APPROVED

Mt. Prospect Park District
Regular Board Meeting
September 16, 2026

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, September 16, 2026 at the Central Community Center Facility of the Mt. Prospect Park District.

President Doherty called the meeting to order at 6:30 p.m.

Commissioner Starr called the Roll:

The following Commissioners were present upon the roll:

Present: Commissioners Masnica, Lowen, Nicholas, Starr, Murphy and Doherty

Remote: Commissioner Tuczak (logged in and confirmed by speaker 30 seconds after roll call)

Absent: None

The following individuals were also in attendance (present or remote) at the meeting:

Administrative Staff: Jim Jarog-Executive Director, George Giese-Deputy Director, Ruth Yueill-Director of Community Relations & Marketing, Mike Azzaretto-Director of Recreation, Matt Dziubinski-Director of Parks & Planning, Mary Kiaupa-Director of Human Resources & Risk, Jeff Langguth-Director of Golf Operations, Jeanette Foley-Executive Assistant, Jon Zgoda-IT Professional/ Remote Meeting Moderator, Mike Wold-Superintendant of Recreation

Professionals: Tom Hoffman-District Attorney, Lee Howard-CPA GAI, James Howard-CPA GAI, Aaron Gold-Speer Financial

Visitors and others in attendance:

On Line: Michael Miller

PLEDGE OF ALLEGIANCE

CHANGES OR ADDITIONS TO REGULAR MEETING AGENDA

President Doherty asked if any Commissioners had any additions or changes to the Regular Meeting Agenda.

MOTION:
A motion to approve the agenda as presented was made by Commissioner Starr and seconded by Commissioner Murphy.

A voice vote was taken; all were in favor to approve the Regular Meeting Agenda as presented and none opposed.

Motion passed

APPROVAL OF CONSENT AGENDA

President Doherty read the following statement:
All items identified may be considered routine by the Board of Commissioners and be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so

requests, in which event the item will be removed from the Consent Agenda and approved under its normal sequence on the Regular Meeting Agenda.

- Approval of Minutes: Regular Board Meeting, August 19, 2026
- Ratification of Accounts Payable August 2026 in the Amount of $1,809,512.26
- Ratification of Payroll August 2026 in the Amount of $648,108.94

President Doherty asked for a motion to approve the Consent Agenda as presented.

MOTION:
Commissioner Starr made the motion to approve the Consent Agenda as presented, seconded by Commissioner Lowen.

Commissioner Starr called the roll:
Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty
Nays: None
Absent: None

Motion Passed

UNFINISHED BUSINESS

Capital Planning Discussion (Continued) - 5 Year Capital Improvement Plan Draft 2

Deputy Director George Giese presented to the Board:
The 5-Year CIP returns in second draft form in September, with minor budget updates. Based on the August discussion, notes were added to years 2027 and 2028 to reflect expected receipt of reimbursement capital funds in the amounts of $1.5 million (TIF-upon occupancy of new Lions Recreation Center in 2027) and $2 million (CloudHQ-upon execution of primary lease in 2028, timing dependent upon construction milestones). These funds would supplement budgets for new or existing capital projects upon receipt.
Following the August meeting, Speer Financial updated the Park District's Rollover Financing Model to accommodate a hypothetical $4 million ARS bond issuance in 2032. As demonstrated in the model, the Park District could still meet its existing obligations and maintain its annual rollover bond capital target around $2 million. The amount, timing or need for the issuance itself will be determined at a future date. However, much like the District's previous placeholders, it demonstrates the flexibility of Speer's model to accommodate additional capital infusions beyond those earmarked to address Melas Park and RecPlex improvements. Staff will look to add remaining budget placeholders to the plan ahead of proposed approval in October.
Capital Planning - Timeline Recap:
- March - Reintroduction
- April - Melas Park athletic field master plan presentation
- May - Discussion - Long-term capital needs and future priorities
- June - Discussion - Long-term capital needs and future priorities, Melas Park continued
- July - Synopsis, begin CIP outline
- August - CIP Draft 1 (with preliminary financing model)
- September - CIP Draft 2 (with refinements)
- October - Approve CIP, present Draft Capital List (utilizing CIP)
- November - Approve Capital List

5-Year Capital Improvement Plan 2027-2031 (Draft 2)
Speer Financial - Updated Rollover Financing Model

Recommendation:

None at this time - for discussion only.

APPROVAL ITEMS
Director of Parks and Planning-Matt Dziubinski presented to the Board
Approval of Professional Services - Melas Park Field Renovation Phase #2

SUMMARY & BACKGROUND:
Matt Dziubinski-Director of Parks & Planning presented to the Board. Continuing the work presented at the June Board meeting regarding the development of the Melas Park Athletic Field Master Plan, Park District staff are requesting approval to proceed with the next phase of the project. This phase will include the preparation of construction documents and construction administration services by Design Perspectives and their consultants.

These services would advance the improvements identified in **Option 4 as the Base Bid** and **Option 5 as an Alternate Bid**, as outlined below.

Option 4 includes: (Base Bid)
- Installation of athletic field lighting across all five (5) fields and scoreboard improvements
- Synthetic turf for two (2) 100-yard fields
- Natural turf for one (1) 80-yard West practice field and two (2) Southern Micro fields
- Enhanced pedestrian access improvement and repaving of existing pathways
- Addition of a rest area plaza

Option 5 includes: (Alternate Bid)
- All improvements identified in Option 4
- Conversion of the existing 80-yard practice field to synthetic turf field, for a total of two (2) 100-yard fields, one (1) 80-yard field in synthetic turf. Natural turf for the remaining two (2) micro fields.

The preparation of construction documents and specifications, civil and electrical engineering, and coordination with the Metropolitan Water Reclamation District of Greater Chicago (MWRD) will be necessary to develop a complete and successful bid package. Design Perspectives will also provide bidding assistance during the bidding phase and construction observation services throughout construction.

These additional services will help ensure coordination and consistency between the construction documents, design team, and contractors. Bidding assistance will provide contractors with clarification and responses to questions that may arise during the bidding process, while construction observation services will assist with addressing field conditions, coordination issues, and other matters that may arise during construction.

If approved, the project milestone schedule would be as follows:

Design/Permitting/Final Engineering: Fall 2026-Winter 2027

Bidding: Bids due in April 2027

Board Approval: May 2027 (bonds sold and closed prior to acceptance of bids)

Construction: November 2027 through August 2028

PHASE 2 PROJECT COSTS:

Construction Documents & Specifications	$	176,000
Final Engineering Services	$	21,000
Stormwater Management Design & Permitting	$	14,000
Bidding Assistance	$	3,000
Construction Observation	$	34,000
*Reimbursable Expenses	$	2,000
TOTAL	**$**	**250,000**

**Reimbursable expenses will be billed at cost. A preliminary budget of $2,000 has been recommended to be carried by Design Perspectives to cover these necessary expenses, if they arise.*

Commissioner Masnica asked for clarification on a start date if approved. Director Dziubinski stated they would make sure to salvage the football season. Spring soccer would be affected. Off site locations are being explored for soccer. The intent is to not disrupt the football season.

A brief discussion followed regarding alternate fields for practices during construction.

President Doherty expressed a desire to examine additional design variations aimed at lowering costs or adjusting service levels. He noted that he has not yet taken a final stance on the proposed options and hopes to review further alternatives should expected funding fall short. Director Dziubinski indicated that he could provide the Board with greater design flexibility and present revised figures for evaluation. A brief discussion followed.

Commissioner Nicholas acknowledged the effort that is being made by Director Azzaretto to ensure programming will continue during the construction phase.

MOTION:
Commissioner Murphy made a motion to Accept The Proposal For Professional Design Services For The Melas Park Athletic Field Renovation Of $250,000 As Submitted By Design Perspectives. Motion was seconded by Commissioner Starr.

Commissioner Starr called the roll:
Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty
Nays: None
Absent: None

Motion Passed

ADOPTION ITEMS

A. **Ordinance No. 887: An Ordinance providing for the issue of not to exceed $4,000,000 General Obligation Limited Tax Park Bonds, Series 2026, for the building, maintaining, improving and protecting of District land and facilities, for the payment of certain outstanding obligations of the District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchasers thereof.**

District Attorney Thomas Hoffman reviewed his September 16, 2026 memorandum regarding Ordinance No. 887. The Ordinance authorizes issuing General Obligation Limited Tax Park Bonds to fund park improvements, pay long-term debt (Alternate Revenue Source Bonds Series 2014A/2022A and Debt Certificates Series 2014B), and cover related expenses. Under the Tax Cuts and Jobs Act

of 2017, advance refunding cannot be tax-exempt. Thus, the issue includes estimated $3,537,535 tax-exempt Series A Bonds (sold via competitive bid for capital improvements, obligations, and issuance costs) and estimated $263,070 taxable Series B Bonds (purchased by the Corporate Fund for advance refunding of debt due in over 6 months).

Final Term Sheets were provided, and Aaron Gold of Speer Financial attended to present the results of the sale of the award packets for the District's Annual Roll Over Bonds. Mr. Gold presented in detail the results.

In response to Commissioner Tuczak's question regarding any potential impact from today's interest rate hike, Mr. Gold clarified that the pricing for the issue occurred on Monday, September 15th, when the general market sentiment had already factored in an anticipated rate increase by the Federal Reserve.

MOTION:
Commissioner Masnica made a motion To Adopt Ordinance No. 887, an Ordinance providing for the issue of $3,800,100 General Obligation Limited Tax Park Bonds, Series 2026, of the Mt. Prospect Park District, Cook County, Illinois, for the building, maintaining, improving and protecting of District land and facilities, for the payment of certain outstanding obligations of said Park District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchasers thereof. Motion was seconded by Commissioner Lowen.

Commissioner Starr called the roll:
Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty
Nays: None
Absent: None

Motion Passed

FINANCIAL ADVISOR'S REPORT

Annual Bond Issue – Consideration of Bids

Bids will be considered for the annual $3,800,605 rollover bond sale. $1,597,676 is designated for long-term debt and issuance costs, with the remaining $2,202,929 for board-approved Capital Improvements Fund projects. Repaid in one year via a limited tax levy (DSEB), these bonds include a concurrent BINA hearing, with closing scheduled for September 30.

Capital Projects & Financial Highlights

- **Capital Projects:** Reviewed individual fund capital budgets and the 96 Non-bond Fund (Gov Deals Fund) holding Brentwood sale proceeds.
- **Golf Operations:** Revenues reached $1,877,170 (+0%). Expenditures rose 11% to $1,569,192 due to 100th-anniversary tournament/program costs and higher wages/benefits.
- **Rec Programs:** YTD revenues reached $2,197,725 (+3%), with Baseball up 15% to $178,242.
- **Early Childhood & Youth:** YTD revenues rose 5% to $1,035,980. Kids Klub (+20%) and Preschool (+12%) increased, while Day Camp fell 3%.
- **RecPlex Facility:** YTD revenues reached $470,266 (+25%), driven by increases in Fitness Pass Sales (+21%) and Building Rentals (+45%).
- **Aquatics:** RecPlex Pool revenues grew to $397,113 (+7%) and Meadows Pool to $220,493 (+8%).

EXECUTIVE DIRECTOR REPORT

Executive Director Jarog presented the following updates to the Board:

Lions Park Phase 2 Construction

The project remains on schedule for substantial completion in May 2027. Key progress includes:

- **Gymnasium & Main Building:** Concrete slab pouring for the gym floor is underway. Overhead utility installations in the gym, second-floor wall rough-ins, and the first-floor southernmost slab are complete.
- **Second-Floor Masonry:** Masonry layout for bathroom areas and parapet wall stonework have begun.
- **Pool, Splash Pad & Outdoor Amenities:** Underground plumbing installation for the splash pad and pool is underway. Trench drains and asphalt for pickleball courts are nearing completion.
- **Bath House:** Underground utilities are in progress, with the concrete slab to follow. Bathhouse and filter building masonry walls will start in late September and take four weeks.

Series 2026A General Obligation Limited Tax Park Bonds

Speer Financial presented the results of the Series 2026A competitive private placement. Ordinance #887 was introduced to formally accept the bonds, supporting long-term debt management and ongoing capital projects.

Other District Updates

- **Aquatics & Facilities:** Annual maintenance at the RecPlex Pool is complete, including the installation of a new dehumidification system. New aquatic staff will be onboarded for winter following recent lifeguard certifications.
- **Preschool & Youth Programming:** The new school year began with KinderKlub on August 20 and Preschool on August 31, preceded by "meet the teacher" sessions.
- **District Improvements:** The RecPlex Explorer Room was updated with new flooring, furniture, and ceiling tiles.

Upcoming Board Meeting

Regular Board Meeting: Wednesday, October 21, 2026 @ 6:30 PM (CCC)

PUBLIC COMMENT :

None

COMMENTS/MATTERS FROM COMMISSIONERS:

Commissioner Nicholas commended the completion of the dehumidification project at RecPlex, noting that the facility looks wonderful and that there is a noticeable improvement in air quality. She commended the staff for a great job.

Commissioner Starr referenced the success of last year's Veterans Day Ceremony at RecPlex and noted plans to hold this year's ceremonies at RecPlex again. Expressing appreciation for the detailed manager reports included at the conclusion of the Board Packet, he commended the thorough explanations provided for ongoing district activities. Additionally, he noted his surprise at the high level of preschool participation in the soccer program. Director Azzaretto shared that enrollment stood at 120 participants at the start of spring and mentioned that he coached one of the teams.

ADJOURNMENT

MOTION:

A motion to adjourn was made by Commissioner Starr and seconded by Commissioner Murphy.

Following a voice vote with all in favor, the motion carried.

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

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William J. Starr, Secretary