

AGENDA ITEM 5 - B

DES PLAINES PARK DISTRICT EXECUTIVE SESSION MINUTES TUESDAY SEPTEMBER 15, 2009

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday September 15, 2009 at 8:23 p.m. in the David L. Markworth Boardroom of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120 Section 1 pertaining to: the appointment, employment, compensation, discipline, performance or dismissal of specific employees; and Section 5 deliberations related to the acquisition, purchase or lease of real property for the use of the Des Plaines Park District, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

Commissioners present included: President Grady, Haas, Rosedale, Weber and Yates. Also present was Executive Director Hecker, Attorney Greg MacDonald, and Superintendents Miletic, Cathey and Mountcastle.

LAND ACQUISITION ECK PROPERTIES

The Board reviewed the response from the Eck Family members in regard to the \$430,000 verbal offer that was presented to them for the properties on both the North and South sides of Sesquicentennial Park. Executive Director Hecker described their response as “disgusted and insulted”. Hecker also updated the Board on the possible funding available to purchase the flood prone properties thru either the Division of Water Resources or IEMA. Preliminary indications are that the proposed acquisitions may qualify for funding in the latest State of Illinois Capital Bill.

PARK DONATION

Hecker updated the Board on the status of the Everleigh Condo Development Park Donation. Attorney MacDonald has been working with the developer ensuring that all of the legal requirements have been taken care of relative to the Park Site being deeded over to the District. Action will be needed by the Park Board in Open Session to accept the Park

Donation. The Board stated that park lighting needs to be included as part of the site development.

PERSONNEL: GOLF OPERATIONS SUPERVISOR

Superintendent of Parks Paul Cathey reviewed the report that was included in the Executive Session materials. Executive Director Hecker explained why the matter was being presented to the Board and cited the most critical reason being to direct our personnel resources away from Golf Course Maintenance and more toward building and mechanical maintenance. The issue is being discussed in closed session because if the proposal is agreed to by the Board, approximately 5-6 Des Plaines Park District part-time grounds maintenance positions will be eliminated.

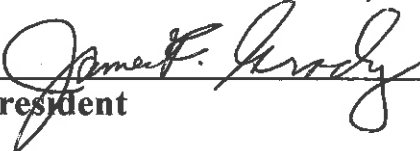
Commissioner Rosedale moved to adjourn the Executive Session at 9:45 p.m.

Commissioner Yates moved to second the motion.

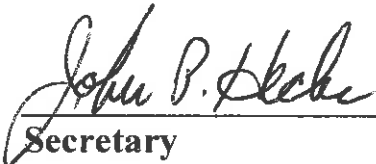
All Commissioners voting in favor by acclamation in a voice vote.

Motion Carried

APPROVED 5-0 10/20/09



President



Secretary

AGENDA ITEM 5 - B

**DES PLAINES PARK DISTRICT
EXECUTIVE SESSION MINUTES
TUESDAY AUGUST 18, 2009**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday August 18, 2009 at 8:23 p.m. in the David L. Markworth Boardroom of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120 Section 1 pertaining to: the appointment, employment, compensation, discipline, performance or dismissal of specific employees; and Section 5 deliberations related to the purchase or lease of real property for the use of the Des Plaines Park District, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

Commissioners present included: President Grady, Haas, Rosedale, Weber and Yates. Also present was Executive Director Hecker, Attorney Greg MacDonald, and Superintendents Miletic, Cathey and Mountcastle.

LAND ACQUISITION ECK PROPERTIES

The Board Discussed the possible acquisition of properties adjacent to Sesquicentennial Park and the possible funding opportunities that may be available through various sources including; FEMA/ IEMA and the latest State of Illinois Capital Bill.

The Board reviewed the plat of survey of Sesquicentennial Park and also the property appraisals of the Eck Properties that the Park District is interested in purchasing. The primary discussion was focused on the acquiring the adjacent properties to the South and the North of the park. The Board agreed that although acquiring property on the north side of Woodland Avenue is of interest, the Board felt that the priority should be on securing land that is adjacent to Sesquicentennial Park.

The consensus reached in closed session was to offer \$430,000 (the appraised value) for the adjacent properties on both sides (North and South) of Sesquicentennial Park.

Superintendents Miletic, Mountcastle and Cathey left the room at 9:30 p.m.

EXECUTIVE DIRECTOR PERFORMANCE EVALUATION/EMPLOYMENT AGREEMENT AND COMPENSATION

Attorney MacDonald distributed Board summaries of the Executive Director Performance Evaluation Instrument for Fiscal Year 2008/2009. Each Commissioner was given the Evaluation Form and asked to complete it and send it in to Attorney MacDonald.

The Board and the Executive Director reviewed the compiled results. The Executive Director thanked the Board for the evaluation.

The Executive Director was excused from the meeting at 9:40 p.m.

The Board discussed the Compensation Package for the Executive Director and agreed by consensus to increase the 2009/2010 Executive Director Salary by 2.5% effective May 1, 2009. The Board also agreed by consensus to renew the Executive Director Employment Agreement for an additional 2 year period thru June 30, 2012.

The Executive Director was asked to join the meeting at 9:52 p.m. The Board indicated that the Employment Agreement will be renewed for an additional 2 year period thru June 30, 2012 and that the 2009/2010 Executive Director salary will be increased by 2.5% retroactive to May 1, 2009.

The Executive Director thanked the Board for their continued confidence in his leadership.

Commissioner Rosedale moved to adjourn the Executive Session at 9:57 p.m.

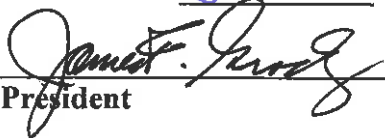
Commissioner Yates moved to second the motion.

All Commissioners voting in favor by acclamation in a voice vote.

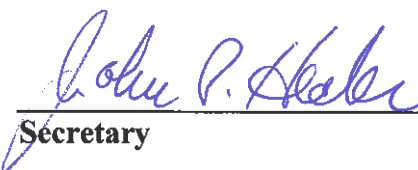
Motion Carried

APPROVED

5-0 9.15.09



President



Secretary

AGENDA ITEM 5 - C

**DES PLAINES PARK DISTRICT
EXECUTIVE SESSION MINUTES
TUESDAY FEBRUARY 17, 2009**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday February 17, 2009 at 8:52 p.m. in accordance with the Park District Code 70 ILCS 1205 Paragraph 120 Section 2 © 6 of the Open Meetings Act to discuss the setting of a price for sale or lease of property owned by the Des Plaines Park District. Commissioners present included: President Yates and Commissioners: Haas, Rosedale and Grady. Absent: Commissioner Brookman Also present was Executive Director Hecker, Attorney Greg MacDonald, and Superintendents Miletic, Cathey and Mountcastle. Also present: Resident Tom Becker

EATON FIELD – REQUEST TO PURCHASE

Tom Becker addressed the Board and indicated that he is representing the owner of O'Hare Lakes Office Complex. The owner is planning an entertainment district development at the O'Hare Lakes site and wants to convert a large portion of Eaton Field into a parking garage. Mr. Becker indicated that he has had previous conversations with the Executive Director that included an outright purchase and/or a swap for land that the developer might purchase from Cook County located at Devon and Stillwell.

Mr. Becker presented a map that showed what portion of Eaton Field the developer needs. Mr. Becker said that he wants an indication from the Board as to whether or not such a purchase or swap of property is possible. The consensus of the Board was that any further consideration of giving up a portion of Eaton Field had to result in a very positive outcome for the neighborhood in terms of additional park land secured at no cost to the Park District. Barring that, the Board is not interested in pursuing any changes to Eaton Field.

The Board agreed that an outright swap of the Devon-Stillwell property (currently owned by Cook County) for the portion of Eaton Field outlined in the site map was not feasible and not in the best interest of the neighborhood.

The Board said, as they said a couple of years ago, that an underground parking facility that would not adversely affect the park would be something the Board would consider.

Tom Becker will convey the Board's position to the developer and if there are additional ideas or proposals he will bring them back to the Board.

Tom Becker left the Executive Session at 9:12 p.m.

CLUB CASA

Club Casa Owner/Operator Pat Ergastolo joined the closed session meeting at 9:13 p.m. Mr. Ergastolo addressed the Board and described his plans for renovations to the banquet room, installation of a canopy over the patio and request for additional square footage to allow for a catering operation. Mr Ergastolo is requesting an extension on his lease term and also requesting a freeze on the rent for the next term to help pay for his capital investment. Pat is also requesting that the term extension allow him option years out to 2019.

The Board agreed that a flat monthly rate would be desirable that would also allow the District to recover rising utility costs.

The Board also agreed that Club Casa Ownership and Management are value added to the Golf Center Des Plaines and that every effort should be made to ensure Club Casa's continued success and long term future at the facility, while making sure that the District is receiving a competitive and fair monthly rent. The Board had no concerns with the improvements outlined except that the "sand trap" area should remain under the control of the Park District and not leased to Club Casa, but that additional space should be found for the new catering operation.

The Executive Director will meet with Mr. Ergastolo and attempt to reach a license agreement term extension (including a flat monthly license fee that will more closely cover our rising utility expenses) and structure the escalation of the license fee over several years to arrive at a fee that is agreeable to both parties.

The Executive Session ended at 9:54 p.m.

APPROVED 4-0-1 ABSENT

William J. Gato
President

Secretary