

**DES PLAINES PARK DISTRICT  
SPECIAL PARK BOARD MEETING (EXECUTIVE SESSION)  
THURSDAY, JUNE 15, 2000**

The Special Meeting was called to order by Vice President Davis at 7:40 p.m. Commissioners answering present to roll call were: Brookman, Davis, Rosedale and Yates. Absent: Commissioner Wright. A quorum was present.

Also in attendance were: D. Markworth, C. Capek, P. Cathey, R. Gravesmill and Attorney G. MacDonald.

A motion was made by Commissioner Rosedale and seconded by Commissioner Yates to convene into executive session under Section 2(c)(5) of the Open Meetings Act for the purpose of discussing the lease or purchase of property by the Park District. Commissioners voting aye: Brookman, Davis, Rosedale and Yates. Voting nay: None.

Director Markworth reviewed the feasibility report for the Golf Center and 9 hole golf course prepared by consultant Christian Mile. On the Internal Rate of Return spreadsheet, he pointed out error on the "Total Operating Expense" line item as shown by the computer projection run. This will reduce the Net Income amount in each of the succeeding years, however, would still show a positive cash flow from the second year (2002) on. Director Markworth also reviewed his memorandum dated 6/13/00, which provided additional information we have obtained since the consultant was here.

Commissioner Brookman reviewed his meeting 4-5 weeks ago with the Sisters. He said it was a positive meeting and that he was lead to believe that they would be willing to sell the property. They also indicated that they would prefer to work with the Park District as opposed to an outside investor group. Commissioner Brookman indicated that he also spoke with Father Smith from Maryville and that he supported the Park District's efforts to acquire the Golf Center. He said that while he does not control the decisions of the Sisters of the Holy Family of Nazareth, he would speak with them about the Park District's involvement in this project.

Commissioner Davis stated that he has gone both ways in his feelings about this project. He is concerned about the high cost involved to purchase this property and the improvements which need to be made. He said that if we cannot purchase the land, he would not be in favor of purchasing the golf center. He feels that the 9 hole golf course has a great layout and is in a beautiful setting, although, it needs a lot of work.

Commissioner Brookman said that he is very much in favor of this project. This is a great opportunity to acquire approximately 40 acres of land and preserve open space. It also has the potential to generate surplus funding for the District.

Commissioner Yates indicated that he did not favor leasing the property. He felt that if we can purchase the land, we should proceed with the acquisition of the golf center. This is an opportunity to preserve this land and its improvements for the people of Des Plaines.

Commissioner Brookman expressed a concern that we not take too hard a position reference the purchase of the land. He did not want to paint staff in a corner if there was some reluctance to sell the land by the Sisters.

Supt. Capek felt there is a lot of potential with the site including the golf course. This would be an ideal location to develop a strong youth golf program. Supt. Gravesmill said that based on the report, there appears to be a real upside to generating surplus dollars to support the District in the future. Supt. Cathey said that he feels the golf course has great potential, although it does need work with landscaping and the greens.

Director Markworth pointed out that because of little preventative maintenance having been provided, this will be a high priority for anyone taking over this operation. You will also need to sink a well to support the water level in the retention pond. Currently, there is a mechanics lien against the building and an outstanding water bill with the City of Des Plaines. Both of these are the responsibility of the bank prior to sale.

It was discussed that this 9 hole par 3 golf course is significantly different from our course at Lake Park. This course would need to be run in a very businesslike fashion. We could not afford to sell season passes or offer large discounts to any group. Supt. Capek agreed that we would need to price it at a level comparable to other unique golf facilities, for it to be financially feasible to operate. But if operated properly, it does have great potential to be a beautiful course and generate revenue for the District.

A question was directed to Attorney MacDonald if the Sisters controlled who could enter into the new lease agreement with them and if they could claim that they owned all the improvements because the original owner defaulted. Attorney MacDonald felt that the CIB bank is now the legal "tenant" because undoubtedly, they have been paying the obligations to prevent them from going into default.

The consensus of the board members present was that the Park District should proceed with trying to purchase the golf center. They also directed Director Markworth to meet with the Sisters to renegotiate the lease and hopefully, be able to purchase the land. If the Sisters are in agreement, Commissioner Brookman would accompany Director Markworth in the meeting with them.

Once an agreement is reached with the Sisters, Director Markworth and Attorney MacDonald were directed to meet with representatives from CIB Bank. In his discussions with the bank, Director Markworth was encouraged to relate that the District needs to reach an agreement with the Sisters first. Also, that the Board is concerned with the purchase price; the need for significant improvements; and that it will be at least three years until this could be a break even proposition. The Board gave the Director the latitude to negotiate on their behalf with final approval to come back to the Board.

If the Sisters are in agreement to sell, and have or are getting an appraisal, the Board directed the Director to obtain an appraisal for the Park District. This would be needed prior to arriving at a sale price with the Sisters.

A motion was made by Commissioner Yates and seconded by Commissioner Brookman and approved by the Board in a voice vote to adjourn from executive session at 9:40 p.m.

There being no further business to be brought before the Park Board of Commissioners, a motion was made by Commissioner Rosedale and seconded by Commissioner Brookman and approved by the Board in a voice vote to adjourn at 9:40 p.m.

APPROVED: 6/20/00

  
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PRESIDENT

  
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SECRETARY

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MEETING MINUTES  
TUESDAY, JUNE 20, 2000**

The Park Board members adjourned into executive session under Sections 2(c)(1) and 2(c)(7) of the Open Meetings Act for the purpose of discussing the performance evaluation of the Director and the lease or purchase of property by the District at 7:55 p.m.

Commissioners present included: Brookman, Davis, Rosedale, Wright and Yates. Also in attendance were: D. Markworth and Attorney G. MacDonald.

Director Markworth and Commissioner Brookman reviewed with the board members their meeting that afternoon with the Sisters of the Holy Family of Nazareth concerning the purchase of their property. They indicated that the Sisters were willing to sell to the Park District should an agreeable price be arrived at based on independent appraisals.

The board members directed Director Markworth to get an appraisal as soon as possible. They also directed that he and Attorney MacDonald prepare a letter to send to the CIB Bank with an offer to purchase the Golf Center. They authorized the Director to negotiate on their behalf with the final approval by the Board.

Director Markworth shared a complaint letter sent to Supt Gravesmill from Finance Department employee Gail Deadwyler concerning not being given the proper paperwork prior to her FMLA leave of absence. He was given a copy from Ms. Deadwyler as were copies for the board members. Director Markworth pointed out that the employee and her supervisor have had conflicts in the past and do not get along. It appears that Supt Gravesmill's actions while not illegal as charged in the letter, were ill advised.

The board members then reviewed the Director's composite performance evaluation and discussed it with him. The consensus of the board members was to raise the Director's salary to \$111,000 per year, retroactive to 5/1/00.

They also directed the President to sign the employment agreement with the Director showing the new annual salary.

The meeting adjourned out of executive session at 9:40 p.m.

APPROVED: 7/18/00

  
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PRESIDENT

Acting

  
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SECRETARY

**DES PLAINES PARK DISTRICT  
SPECIAL PARK BOARD MEETING MINUTES (EXECUTIVE SESSION)  
MONDAY, JULY 31, 2000**

The Special Meeting was called to order by Vice President Davis at 8:30 a.m. Commissioners answering present to roll call were: Brookman, Davis, Rosedale and Yates. Absent: Commissioner Wright. A quorum was present.

Also in attendance were: D. Markworth and Attorney G. MacDonald.

A motion was made by Commissioner Yates and seconded by Commissioner Brookman to convene into executive session under Section 2(c)(7) of the Open Meetings Act to discuss the lease or purchase of property by the District. Commissioners voting aye: Brookman, Davis, Rosedale and Yates. Voting nay: None.

Director Markworth reviewed that the purpose of the meeting was to obtain comments from the board members concerning the Park District purchasing the 36.741 acres of land from the Sisters of the Holy Family of Nazareth. The Golf Center is presently located on this property and is privately owned and operating under a land lease with the Sisters.

The District has received an appraisal from MaRous & Company appraising the value of the land at \$1,650,000. Attorney MacDonald reviewed the discussions he had with the attorney representing the Sisters. Their attorney was reluctant to reveal any information concerning their appraisal. Consequently, Attorney MacDonald did not disclose any of our information. The Sister's attorney stated that they would like to meet with us and have us make an offer for the property. They also requested that the CIB Bank be present and he asked how much our purchase agreement with them was for. Attorney MacDonald only revealed that we have a written proposal subject to being able to reach an agreement with the Sisters for the purchase of the land, which has been accepted by the Bank.

Attorney MacDonald speculated that possibly the Sister's appraisal came in lower than they thought it would and hoped that our appraisal would be more. He also thought a possible reason for the request that the Bank be present was to drive up the price of the land. It was also discussed that possibly the Sisters just want to be sure the Bank is treated fairly.

Included in the appraisal report is the fact that the rear half of the site is a former landfill. It is their recommendation that an environmental study be conducted; the cost of any required site clean-up or potential liability must be deducted from the value conclusions contained in the appraisal report.

Director Markworth related his discussions with President Wright and that he favored making a good faith offer to the Sisters of the full appraised value of \$1,650,000. All of the commissioners present agreed with Commissioner Brookman in that we should be up front with them and offer our full appraisal price. We should remind them that we had agreed to obtain an appraisal and we should share it with them. We also need to point out that the appraisal identifies the landfill and makes recommendations concerning obtaining an environmental site evaluation prior to reaching a final price.

Director Markworth reviewed with the board member that we have a copy of a 1991 EPA site

investigation, but do not have any recommendations or conclusions from this study. The board members discussed how to proceed. Attorney MacDonald said that he had another attorney in their firm who has experience with EPA studies on property. He will meet with him to see what the quickest and least expensive way to obtain the results of the 1991 study or get an updated EPA study or are if that is required. He will communicate that to Director Markworth.

The consensus of the board members was to offer to Sisters \$1,650,000 for the property, subject to a clean environmental report. They also set a ceiling of \$2,000,000 should the Sister's appraisal be much higher or they refuse to go lower.


Director Markworth reviewed with the board members that under our current long-range debt service financing objectives of allowing \$300,000+ for general capital projects, Speer Financial had set a maximum bond sale limit of \$6,600,000. This would mean that with the Bank purchase price and leaving \$500,000 for capital improvements, the maximum we could pay for the land would be \$2,000,000.

A motion was made by Commissioner Rosedale and seconded by Commissioner Yates and approved by the Board in a voice vote to adjourn from executive session at 9:51 a.m.

There being no further business to be brought before the Park Board of Commissioners, a motion was made by Commissioner Yates and seconded by Commissioner Brookman and approved by the Board in a voice vote to adjourn the Special Meeting at 9:41 a.m. Motion carried.

APPROVED: 8/15/00

  
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PRESIDENT

  
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SECRETARY

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MINUTES  
TUESDAY, OCTOBER 17, 2000**

The Park Board members adjourned into executive session under Sections 2(c)(11) and (21) of the Open Meetings Act for the purpose discussing potential litigation and the review of the minutes of previously closed board meetings 8:15 p.m.

Commissioners present were: Brookman, Davis, Rosedale, Wright and Yates. Also in attendance were D. Markworth, C. Capek, P. Cathey and Attorney G. MacDonald.

Director Markworth reviewed with the board members the potential legal issue of outstanding gift certificates issued by the previous owners and the interim management group. Attorney MacDonald stated that the Park District is not liable for these outstanding gift certificates and that they are a liability of the previous owners. Unfortunately, the legal costs to enforce this obligation from the previous owners would not justify pursuing this recourse.

For purposes of customer service, the consensus of the board members was to honor 50% of the face value of those gift certificates issued by the original owner and to honor 100% of the face value for those gift certificates issued by the interim management group for golfing privileges only. The board members also agreed that it would be appropriate to reduce the per ball rate on all three levels to 10 cents per ball and that the existing pre-paid cards should be honored through 2/28/01.

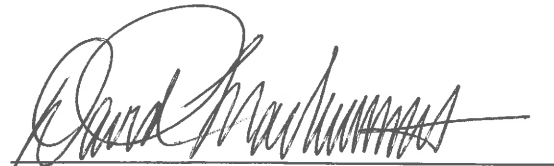
The minutes of the previously closed meetings were reviewed. The consensus of the board members was to release the minutes of the following meetings: 3/21/00; 4/18/00; 5/13/00 and 5/16/00.

The meeting adjourned out of executive session at 9:20 p.m.

APPROVED: 11/21/00



PRESIDENT



SECRETARY

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MEETING MINUTES  
MONDAY, DECEMBER 4, 2000**

The Park Board members adjourned into executive session under Section 2(c)(6) of the Open Meetings Act for the purpose of discussing the lease of Park District property at 6:41 p.m.

Commissioners present were: Brookman, Davis, Rosedale, Wright and Yates. Also in attendance were D. Markworth, C. Capek and R. Gravesmill.

Director Markworth distributed the administrative staff's summary of the Senior Center request along with plat drawings of the site and the current Senior Center layout.

The Park Board members stated they are agreeable to pursuing discussions with the Senior Center subject to being comfortable with the architectural renderings of an addition, meeting with the architect to determine what impact an addition will have on the architectural integrity and functionality of the Prairie Lakes Community Center, estimated size of the addition, and the aesthetics of the area.

The board members reviewed the outline of the issues presented in the staff memorandum. In a consensus of opinion, the board members agreed that if they were to allow the Senior Center to proceed with the expansion, the Senior Center would need to comply with the following recommendations:

Agreement:

1. Lease length - 15 years
2. Utilities (gas & electric) for the "new" portions of the building should be the responsibility of the Senior Center. Either charge them on a pro-rata basis or have the new section separately metered.
3. The Senior Center should be responsible for their own routine custodial and set-up needs. Would recommend the Senior Center's hiring of a part-time staff person for this responsibility as the Park District does not have the staff to pick up this added responsibility, even if we were reimbursed financially for it.
4. Access to existing DPPD areas in the building would be available only after the Senior Center program space is completely used.
5. Identification on the "outside" of the building shall continue to be "Senior Center". If they wish, they can identify it as the Frisbey Senior Center as you enter that portion of the building.
6. Title for the addition to the building shall remain with the DPPD.
7. We should be more specific in the lease agreement concerning method of scheduling after 4:30 p.m. or when the Senior Center is closed.
8. DPSC shall be responsible for the additional cost of their portion of the cleaning contract.

Expansion Limitations and Conditions:

1. The Park Board members want to meet with the architect to see what the impact of an addition would be.
2. A separate HVAC system should be installed if practical.
3. The DPSC would be responsible for the restoration of the outside pathway (east side) and



landscaping around the building to include relocating existing trees, especially the memorial trees.

4. The new pathway would need to provide full and easy access to the existing playground and bike path.
5. The architect should explore the feasibility of a basement program/storage area and the possibility of adding a second floor to the present space.
6. The Senior Center should hire a construction manager or project manager to supervise the job. Additionally, the DPPD will need to be involved in the planning and construction phase.
7. The DPSC should pay all architectural and construction costs directly to the appropriate contractors/architect.
8. This would be an appropriate time to reevaluate the entrance(s) to the Senior Center and access to them from the parking lot.
9. If additional or changes in parking areas are required, the Senior Center shall be responsible for those costs.


Other Related Items:


1. This project should be publically bid.
2. Director Markworth and Assistant Director Capek should set up a meeting with Senior Center Board President Gillie and Executive Director Smith to review the position of the Park Board.
3. The Senior Center needs to be aware that this is executive session material and cannot be released until a formal approval of the Agreement is reached.
4. The staff and board members also discussed the future needs of the Park District in reference to expansion of the fitness center, locker rooms, and dance studio. While no money is available for the Park District to do these projects at the present time, the architect should be aware of these future needs and incorporate them into the overall design concept of this project with the Senior Center.

President Wright asked about the use of the third floor at the Golf Center and if this could be used for an expansion of the fitness facilities we offer to our community. Director Markworth said that the staff has had some discussion for this space and would likely be making a recommendation to the Park Board by the end of the month on the use of this space. It was the consensus of the board members that we need to pursue the use of this space that will provide the greatest financial return to the Park District.

The meeting adjourned from executive session at 8:43 p.m.

APPROVED: 12/19/00

  
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PRESIDENT

  
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SECRETARY