

**DES PLAINES PARK DISTRICT
EXECUTIVE SESSION MINUTES
TUESDAY FEBRUARY 21, 2012**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday February 21, 2012 at 9:32 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Rosedale, Grady, Haas, Weber and Yates. Also present was Executive Director Hecker and Superintendent of Business and Golf Operations Don Miletic.

Superintendent of Business and Golf Operations Don Miletic reviewed the **POSITIONS AND TITLES, GRADES AND SALARY RANGES FOR 2012/2013**

Commissioner Rosedale expressed concern that one of the District employees (Building Custodian II) was being paid 20% more than the top of the range maximum. The Executive Director indicated that the employee has been employed by the Park District for 34 years in the same position. The position salary should have been frozen several years ago and staff has allowed the wages to exceed the maximum. Staff will ensure that it does not happen again for any other positions and will freeze the pay for the Building Custodian II.

EMPLOYEE COMPENSATION FOR FISCAL YEAR 2012/2013

Executive Director Hecker reviewed the staff report included in the Executive Session Materials requesting a salary pool of additional monies totaling \$52,832.52 for merit based increases for full time staff for the fiscal year 2012/2013 and an additional \$7,000 to be used for exceptional performance recognition as determined by the Executive Director

EMPLOYEE HEALTH, DENTAL, VISION AND LIFE INSURANCE BENEFITS FOR FISCAL YEAR 2012/2013.

Superintendent of Business and Golf Operations Miletic reviewed the staff report included in the Executive Session Materials.


ADJOURNMENT

Commissioner Rosedale moved to return to Regular Open Session at 10:04p.m.
Seconded by Commissioner Grady and approved by acclamation.

APPROVED 5-0 4-17-12



President



Secretary

**DES PLAINES PARK DISTRICT
EXECUTIVE SESSION MINUTES
TUESDAY JULY 17, 2012**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday July 17, 2012 at 8:36 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Grady, Rosedale, Haas, Weber and Yates. Also present was Executive Director Hecker and Superintendent of Business and Golf Operations Don Miletic.

APPROVAL OF EXECUTIVE SESSION MINUTES OF JUNE 19, 2012

Commissioner Rosedale moved to approve the Closed Session Minutes of June 19, 2012 as presented. Commissioner Weber moved to second the motion.

Discussion: None

All Commissioners voted in favor by acclamation.

Motion Carried

CLUB CASA LEASE AGREEMENT OPTION PERIOD

Executive Director Hecker reviewed the current Lease Agreement with Club Casa in regard to the Option Period that starts February 1st, 2013 thru January 31, 2016. Hecker indicated that Club Casa Owner/Operator Pat Ergastolo has agreed to accept the Option Period with monthly rates at \$6,683.83 for year 1, \$7,091.75 for year 2 and \$7,501.75 for year 3.

The Board reviewed the proposal presented by Ergastolo for 9 additional years starting on February 1, 2016 thru January 31, 2025.

The Board agreed by consensus that the proposal is not fair to the Park District and that we cannot commit to 9 additional years at the terms presented by Ergastolo. The Board directed staff to confirm the exact square footage used by Club Casa in the Golf Center and also compute the value of utilities and common area maintenance to be used in arriving at a monthly rent fee that is fair and appropriate.

PROPERTY ACQUISITION AT 1053 ALGONQUIN

Executive Director Hecker reviewed the status of attempts to purchase the residential property located at 1053 Algonquin that is contiguous with Winnebago Park to the south. The property is apparently in foreclosure and attempts have been unsuccessful to communicate reasonably with the listing realtor or contact the lenders. Attorney MacDonald has been asked to assist with contacting the proper representatives to begin a dialogue in acquiring the property.

Commissioner Weber moved to return to Open Session at 9:38 p.m.

Commissioner Rosedale moved to second the motion

Discussion: None

All Commissioners voted in favor by acclamation.

Motion Carried.

APPROVED

5-0 9-18-12


President



Secretary

**DES PLAINES PARK DISTRICT
EXECUTIVE SESSION MINUTES
TUESDAY SEPTEMBER 18, 2012**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday September 18, 2012 at 8:52 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Grady, Rosedale, Haas, Weber and Yates. Also present was Executive Director Hecker and Superintendent of Business and Golf Operations Don Miletic.

ITEMS TO DISCUSS:

Moehling Farm Purchase: Director Hecker reviewed the proposal submitted to the History Center by the owner of the Moehling Farm property. The History Center would be interested in moving their operation to the farm site...but is not in a position to tender an offer, but perhaps the Park District would purchase the property on behalf of the History Center. Director Hecker did not recommend pursuing the purchase any further due to many other pressing capital project needs of the Park District. The Board agreed in consensus not to pursue the purchase.

White Street Residential License

Staff recommended that the current monthly license amount remain the same at \$1528 per month with an incentive of \$25 for paying on time. The Board agreed by consensus to the staff recommendation presented.

Golf Center Pro Shop Assignment to Awesome World Sports, Inc.

Staff reviewed the staff report recommending an assignment of the Pro Shop License Agreement to the current Pro Shop Manager Se Jin Oh. Don Miletic reviewed the specifics of the current license agreement and recommended providing the assignment from the current owner Scott Jhin.

The Board directed staff to ensure that Se Jin Oh has the qualified credit and resources to assume responsibility for the terms of the license agreement as well as the minimum insurance requirements.

Staff will work with Attorney MacDonald to draft language in the assignment that protects the Park District against default or bankruptcy.

The Board agreed by consensus to proceed with the assignment if the concerns for assuring financial capacity are met and satisfied as determined by staff.

Club Casa Proposal for Additional Option Years 2016 – 2025

Staff reviewed the staff report included in the Closed Session Materials. Owner Pat Ergastolo presented a proposal several months ago requesting that the Board agree to

AGENDA ITEM - 14

extend the option periods from February 2016 thru January 2025 with an annual License Agreement increase of 3% or the CPI whichever is less.

Staff views this proposal as very one-sided and ties up the District for too many years with very minimal payback to the District and does not address the utility issues or common area maintenance.

The Board directed staff to work with an electrical contractor to begin to monitor the electric/water/natural gas usage for Club Casa. The Board also directed staff to work with an appraiser that specializes in Restaurant Operations to determine a square footage price that is at market rate.

Also discussed was the catering operation that apparently has increased and the impact that has on utilities without bringing in customers to the facility.

APPROVAL OF EXECUTIVE SESSION MINUTES OF JULY 17, 2012

Commissioner Rosedale moved to approve the Closed Session Minutes of July 17, 2012 as presented. Commissioner Weber moved to second the motion.

Discussion: None

All Commissioners voted in favor by acclamation.

Motion Carried

RETURN TO OPEN SESSION

Commissioner Rosedale moved to return to Open Session at 10:12 p.m.

Commissioner Weber moved to second the motion

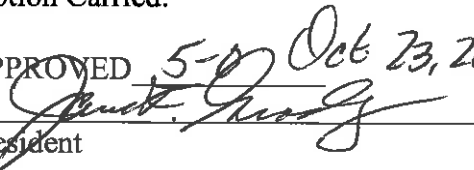
Discussion: None

All Commissioners voted in favor by acclamation.

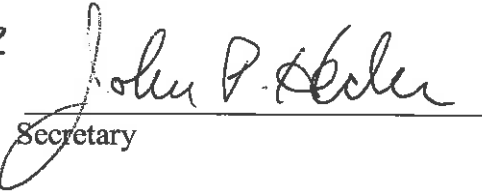
Motion Carried.

APPROVED

President

5-17 Oct 23, 2012


Secretary



**DES PLAINES PARK DISTRICT
EXECUTIVE SESSION MINUTES
TUESDAY NOVEMBER 27, 2012**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday November 27, 2012 at 8:55 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, review of executive session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Grady, Rosedale, Haas, Weber. Commissioner Yates was absent. Also present was Executive Director Hecker and Superintendent of Business and Golf Operations Don Miletic.

ITEMS TO DISCUSS:

PROPERTY ACQUISITION

Superintendent of Business and Golf Don Miletic updated the Board on the discussion that was held with the owner of the property at 1053 Algonquin Road. Mr Miletic indicated that the offer (\$145,000) for the property was verbally presented to the property owner and the rent free option for a one-year period was also presented. Mr. Miletic informed the property owner that the District was wanting to purchase the property in an effort to provide a northern access to Winnebago Park for those residents north of the park. Mr. Miletic left his business card with the property owner and encouraged him to call back if he was interested in selling or had any questions.

Executive Director Hecker indicated that he would contact Attorney MacDonald to see if their can be a more aggressive effort to locate the asset manager or holder of the property deed to effectuate a sale to the Park District.

WHITE STREET TENANT

Mr. Miletic informed the Board that the White Street tenant is (again) delinquent on payment of the monthly rent for the residential property. Papers will be served (on Wednesday November 28, 2012 to provide notice of a five-day timeline to pay the monthly rent.

CLUB CASA LICENSE AGREEMENT

Mr Miletic updated the Board on efforts to conduct a restaurant square footage cost analysis of the spaces occupied by Club Casa at the Golf Center. Mr. Miletic reported that an initial estimate is that a tenant should be paying approximately 20 – 25% of annual gross receipts toward rent, utilities, taxes and common area maintenance. Efforts continue to segregate the utility charges for the Club Casa operation to gauge usage by the restaurant.

APPROVAL OF EXECUTIVE SESSION MINUTES OF October 23, 2012

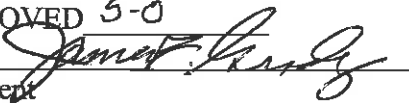
Commissioner Rosedale moved to approve the executive session Minutes of October 23, 2012 as presented. Commissioner Haas moved to second the motion.

Discussion: None

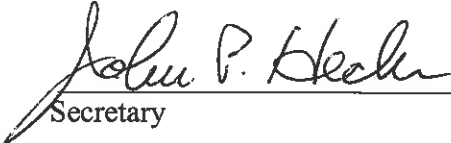
All Commissioners voted in favor by acclamation.

Motion Carried

The Executive Session ended at 9:40 p.m.

APPROVED ⁵⁻⁰ ¹⁻¹⁵⁻¹³


President



Secretary