

Minutes of the Special Board Meeting of the New Lenox Community Park District Board of Commissioners held on Wednesday, February 19, 2014 at 5:00 pm in the Formal Board Room located at the Village Hall, New Lenox, IL.

### **GENERAL FUNCTIONS:**

- Call to order** President Fischer called the February 19, 2014 meeting to order at approximately 5:00 pm.
- Roll Call** President Fischer asked everyone in attendance to introduce themselves. Upon taking roll call, the following were present, Commissioners: Jansma, Kraemer, Schulz and President Fischer. At 5:01PM Commissioner Larson brought in on a conference call.
- Also in Attendance** Recreation Superintendent Shirley Braglia, Attorney Angelo Vitiritti, and Executive Director Greg Lewis. At approximately 5:35PM Parks-Maintenance Superintendent George Travnicek was present.
- Capital Development** *Sports Dome Discussion*  
Executive Director Lewis explained to the Board of Commissioners the Park District has an opportunity to apply for a PARC Grant. Executive Director Lewis noted we have two options we can either apply for a land acquisition or development project; it was noted last time out of 22 who received funding 2 were land acquisitions. By going as a development project we run into an issue with the lease agreement as there are many factors for everything to happen. President Fischer asked if we could lease with contingencies and spell out exactly what needs to happen; for example 6 months to a 1 year lease. Commissioner Larson noted a 6 month lease it not much of a lease. Executive Director Lewis commented if the referendum is passed that will help the capital improvement funds and will help with the potential sports dome. Commissioner Kraemer noted the public will see things happen if the referendum is successful. Executive Director Lewis noted we can just submit for land acquisition since there are concerns with the lease and obtain the grant to purchase the land out right. President Fischer noted even if we go for land acquisition the district still needs a successful referendum and be awarded the PARC Grant. Executive Director Lewis noted we can't do it all but if we set the priorities to be #1 park improvements and #2 dome/recreation center with the success of the referendum; the lease idea legally right now can't work for the needs we have. There was a discussion on the costs associated with the building of the sports dome; Executive Director Lewis noted the 9M includes everything, the land, the sports dome, the water/sewer. Commissioner Larson has a concern with using the .06 we requested from referendum for capital improvements to locked back up into payments; the main concern is how the patron from the outside looking in may view it. Executive Director Lewis noted if we do go for the land acquisition Northern Builders will want to build the sports dome. Commissioner Larson would prefer to go for the land acquisition and use the land for now with the end result being the sports dome in the future but he noted he's not comfortable with Northern Builders having it all. Attorney Vitiritti noted this contract is for a design/build. Commissioner Larson mentioned possibly going for a Banquet Facility out at the Golf Course. Executive Director Lewis noted the same concerns would be there for the Golf Course and tie up the funds. There was a question about going now for a land acquisition and then again for the sports dome. Executive Director Lewis believes you need apply all at the same time but will ask the questions. Executive Director Lewis noted the land acquisition would be the easiest without a lease for the PARC Grant application process; but we would have to show in the application a timeline for the sports dome build out. Executive Director Lewis remind the Board of Commissioner the state is looking for development projects because it's all about creating jobs; the land acquisition is a passive and will score lower than a development project. Executive Director Lewis there will be some upfront costs since the application is due by March 10<sup>th</sup> with Planning Resources to draw up the application. Commissioner Larson asked if we could show our intentions with the land. Executive Director Lewis noted this would be how the PARC Grant application would be presented. The general census was to apply for the PARC Grant this cycle for Land Acquisition.
- Adjournment** At approximately 6:00 p.m. President Fischer requested a motion to adjourn the February 19, 2014 Special Board Meeting of the New Lenox Community Park District Board of Commissioners. Motion made by Commissioner Kraemer, seconded by Commissioner Jansma. Upon voice vote, all were in favor.

Respectfully Submitted,  
Jacque Tuma  
Recording Secretary