

Minutes of the Special Workshop Meeting of the New Lenox Community Park District Board of Commissioners held on Wednesday, November 17, 2021, at 5:00 pm at the Formal Conference Room 202 at the Village Hall, New Lenox, IL.

**GENERAL FUNCTIONS:**

**Call to order** President Schulz called the November 17, 2021, meeting to order at approximately 5:01pm.

**Attendance** The following were present: Commissioners: Kraemer, Fischer, Larson, and President Schulz.

**Also, in Attendance** Executive Director Greg Lewis, Attorney Angelo Vitiritti, Director of Business Services Kathy Lynch, Director of Golf Bob Schulz, Director of Recreation Lea Pipiras, Director of Parks Maintenance George Travnicek, Attorney Angelo Vitiritti, and Deputy Director of Executive Services Jacque Tuma.

**Future Development  
Discussion/Open  
Space Fees**

OSLAD Grant Program

Executive Director Lewis wanted to make sure everyone is on the same page regarding what is currently happening with OSLAD. This cycle IDNR received three times the number of applications versus funding. The real estate transfer is currently projecting \$44M so the amount of funding requested is not out of line. Parks Day has been moved up a whole month due the primary elections being pushed back so the legislators will be in their home districts campaigning. We are on track with our grant and have a site visit scheduled for tomorrow with IDNR. Overall OSLAD is trending exactly how it has in the past.

Open Space Fees

Executive Director Lewis noted the Village is keeping the 30% reduction at least for one more year because it is brining in rooftops. Executive Director Lewis commented unfortunately, with more rooftops it'll be asked about more parks, which makes the balancing of land vs. money to build a little more interesting. Executive Director Lewis noted DR Horton has a large tract of land coming and in good faith the Village will negotiate \$1000 more per home in this area. Executive Director Lewis commented it is possible that a year from now the reduction will fully go away but we will not know for sure until about this time next year. Executive Director Lewis noted this development has 800 homes currently on the concept plan and we're not opposed to a turnkey park instead of money if they follow our park standards. Executive Director Lewis commented we could ask them to do this up front as this would help sell homes, which the Village did mention they liked. Executive Director Lewis noted Ashton Estates is coming up on their 20-year annex agreement which then eliminate the 30% reduction. Executive Director Lewis commented with Bristol Park being 4 acres of high and dry adding Ashton Estates would be beneficial if we could get more land potentially. Executive Director Lewis commented Waterchase is now built out with impact fees only coming in at approximately \$200K and the same with Bristol Park, which is not enough to build a park site. Executive Director Lewis noted Sky Harbor was apart of our bond issuance and if we get Hibernia, we will need to be financially responsible. Executive Director Lewis commented if we want 20-23 acres of land how are we going to build it out. Commissioner Fischer asked if the developer must come back to the Park District for approval. Executive Director Lewis noted yes, they would have to, but we also need to consider how we will pay for the site to be built out. Executive Director Lewis noted we need the 30% reduction to go away which would bring this site closer to \$1M in a land cash combo. Commissioner Fischer asked why Hibernia was specifically named in the ordinance. Executive Director Lewis noted overall the Village has the final say on everything with development, but they are working with us to help us achieving funding needed to build out these parks. Executive Director Lewis commented he would feel better with the numbers if the reduction was not in place this would be the larges site for high and dry land at 8-10 acres and we are committed to one detention pond.

**Festivals/Special  
Events Discussion**

Future of Proud American Days

Executive Director Lewis noted there is documentation in the workshop packet regarding talking points, profit/loss comparisons, and financial reports from 2005-2019. Executive Director Lewis commented planning is at least a year out and we would need to chose a new carnival vendor as Windy City is already committed to another venue for the same weekend as Proud American Days. Executive Director Lewis commented there are new clauses in contracts regarding if there's a pandemic and payments. Executive Director Lewis noted the cost of goods is going up and we

would need to charge differently than previous years and we have not received call backs from several vendors regarding their pricing, especially the beer vendor. Executive Director Lewis commented we can bring Special Needs back and then do a concert night like that of the band boosters. Executive Director Lewis noted we are not guaranteed the land yet either and other districts who were able to have a festival have their own facility or large enough parcel. Executive Director Lewis noted we can make a special event we have now bigger, for example Empty Bowls by having an Octoberfest, or a Haunted Barn at the 4-H field possibly; we need to reinvent special events. Executive Director Lewis noted we also do not have the staff coverage for a four-day festival right now, currently for this year we are mailing out 148 W-2's compared to a year ago. Executive Director Lewis noted maybe we will have enough staff a year from now. Executive Director Lewis commented we repurpose the PAD donations to other things such as the Fitness Court and Scoreboard; so, it will be difficult to get sponsorship. Commissioner Ott questioned didn't we go these sponsors already annually. Executive Director Lewis commented we had to break even from the festival and the donations/sponsorships offset what wasn't covered. Commissioner Ott commented he remembers when PAD was the only show in town and how everyone knew about the festival. Commissioner Ott noted we should still dedicate one weekend and still host PAD because the 10-year financial reports didn't show a huge profit or loss which means we were able to maintain. Commissioner Ott commented the community really enjoyed this event and we're here to serve the community. Executive Director Lewis noted our goal was always too breakeven but one of the largest costs to us now is the security at the event. Executive Director Lewis noted we could have Windy City do the carnival, but we would receive less, and the carnival was what helped us too breakeven more. Executive Director Lewis commented currently costs are too high and we would take a financial hit. Executive Director Lewis noted the concert series are not selling out like they use to. Commissioner Ott commented there is a demand to bring PAD back and we should plan for the worse and hope for the best by bringing it back. Commissioner Ott noted we need to plan for the following year. Executive Director Lewis noted Windy City is not available that weekend anymore and they provided a lot to the district and donated all their time for Special Needs. There was discussion about having a one-day festival or bringing in a bigger band, but the insurance policies would cost us a lot of money. Executive Director Lewis commented we would run mud volleyball but do not have a place to hold it. Executive Director Lewis noted if we cannot use the Menards parcel, we have nowhere else to go which it would be better for us to try and do one day events. Executive Director Lewis noted even Mokena's festival they were not guarantee product to sell. Executive Director Lewis commented we cannot ramp up for this year it is just not feasible, but we can review for the following year. President Schulz noted he would hate to see this event go by the wayside especially since the public enjoys it. President Schulz asked how other communities are having their festivals. Commissioner Larson asked if we need to get super bands and typically PAD is a festival where people come to hang out and listen to music. There was discussion about how much land we would need to host, and it was noted a good 12-15 acres would be ideal. Commissioner Larson noted to take all land from DR Horton that would help solve our land location for this type of event. Commissioner Fischer asked what the marching orders for this year with Special Needs Day are with being late in the game. Director of Recreation Pipiras commented this is something we could feasibly do. It was discussed about planning something in the commons this year but need to get figures put together. Commissioner Ott asked if we could do a 2-day festival at the Menards parcel and have a safe version of PAD. Executive Director Lewis commented we could do a Fall Fest or Octoberfest but need to find a time that we are not on the same weekend as other festivals. Commissioner Ott doesn't agree with doing something with the Village all the time and we need stand alone event like PAD or similar. President Schulz agrees we need something of our own and not to host small special events. Executive Director Lewis reminded the board the PAD festival comes out of the Recreation Fund is currently operating at 2/3 from the years before and we cannot put on only a one- or two-day festival because the weather is not guaranteed. President Schulz commented if we don't have the staff to run a proper event then we need to come out and say we are cancelling because of staffing. Executive Director Lewis noted it isn't just staffing it's the cost of goods as well. Commissioner Larson commented if we do this are people going to come. Executive Director Lewis commented

we will need to move the date because Windy City is not available anymore that weekend. Director of Business Services Lynch commented Windy City gave the best offer than any other vendor and they also had problems with labor back in 2019. Executive Director Lewis commented it may be time to revamp the event and do something new. Commissioner Fischer would like to know what direction staff is going to go this summer. Executive Director Lewis commented we will try and offer more one day events and do our research for a large event. Director of Recreation Pipiras is still waiting to hear back from the Village about having Special Needs and cannot commit today. President Schulz commented we need to at least bring Special Needs back. Overall goal is not to duplicate. Executive Director Lewis commented we must build this back into the budget and approach this the following year. Commissioner Ott asked how staff is during the summer months. Director of Business Services Lynch noted this past summer was horrible to find staff to work. Director of Parks-Maintenance Travnicek commented typically during PAD we have everything covered both at PAD and park checks but we would have to have all hands-on deck for 3-4 days without anyone doing park checks because of staffing. Executive Director Lewis noted we cannot even get college students to step up. Director of Business Services Lynch noted again we are only mailing out about half the amount of W-2's than we did a year ago. Executive Director Lewis commented we need to wait and see how this next tax season goes for people. President Schulz commented the district will put the festival off for another year due to labor and cost of goods but staff is researching other avenues.

**Adjournment**

At approximately 6:00 p.m. President Schulz requested a motion to adjourn the November 17, 2021 Special Workshop Meeting of the New Lenox Community Park District Board of Commissioners. Motion made by Commissioner Larson, seconded by Commissioner Fischer. Upon voice vote, all were in favor and the motion passed unanimously.

Respectfully Submitted,  
Jacque Tuma  
Recording Secretary