

Minutes of the Special Workshop Meeting of the New Lenox Community Park District Board of Commissioners held on Wednesday, May 21, 2025, at 4:00 pm at the Village Hall in the Executive Session Room, New Lenox, Illinois.

GENERAL FUNCTIONS:

Call to order President Schulz called the May 21,2025, meeting to order at approximately 4:00pm.

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

Also, in Attendance Executive Director Greg Lewis, Associate Executive Director Lea Pipiras, Director of Business Services Jason Braglia, Director of Golf Bob Schulz, Director of Recreation Olga Viano, Director of Parks Maintenance Ken Stephens, Guest Services Supervisor Melissa McGrath and Attorney Angelo Vitiritti.

New Lenox

Crossroads

Sports Complex

Executive Director Lewis introduced Village Administrator Kurt Carroll to attendees and asked him to talk a little about the Intergovernmental Agreement, give a construction update and budget/staffing. Village Administrator Carroll praised the collaboration between the park district and the village, highlighting the benefits of the partnership. He noted the complex is expected to generate significant revenue, with initial investments already returning. The facility is on track for a soft opening at the end of June, with ongoing bookings and sponsorships. Village Administrator Carroll explained the financial aspects, including covering costs and the reimbursing for alcohol. Questions did arise regarding insurance considerations and the role of the village in liability were discussed. The complex is expected to break even within 3 years, with projections of achieving this in year one. He mentioned the involvement of the new general manager and the need for ongoing staff training. The facility is expected to be fully operational by the end of the year, with ongoing improvements and expansions planned to include an indoor facility. It was noted that the website launch and ongoing sponsorships are highlighted as key factors in the complex's success.

Executive Director Lewis noted that the Food and Beverage Supervisor has been hired and is diligently working on hiring her staff. He stated that the Director of Parks and Maintenance Stephens have been interviewing for the Maintenance Supervisor position. There will be some Parks and Maintenance staff members who will go to Elizabethtown, Kentucky to a facility of this size which is ran.

G.O Bond Series

Director of Business Services Braglia reported that the goal is to go out for bonds in January or February instead of November or December, like we did before. The reason behind that is to capture the full CPI increase for 2026 to alleviate leaving anything on the table. We are also looking forward to an increase of 1.5% for 2027 and this is to make sure we are not leaving any money out. Commissioner Ott noted that the previous issue was we did not estimate CPI, we left it at a flat rate, and we lost some money by not estimating 1 1/2% for the forward years so that is what is the one correction we have made. Executive Director Lewis stated that this was during the roll over year and it wasn't clarified to us at the time, or we would have thought it was a good idea then. Commissioner Ott stated by doing this we are forecasting CPI at a safe level and by only doing 3 years it gives us a better idea unlike trying to go out for longer and potentially leaving money on the table.

Capital Budget

By Fund Discussion

Executive Director Lewis started the conversation regarding each fund of the Capital Budget. The board reviewed capital budgets for various park improvements, including playground replacements and shelter installations, and discussed golf course maintenance plans, including resurfacing cart paths and bunk sand replacement. The goal is to enhance community facilities and ensure financial sustainability. The meeting discussed various golf course and park facility improvements. A new pick-up truck and mini tractor were budgeted to enhance maintenance efficiency. The capital projects fund includes \$200,000 for land acquisition and demolition. Playground updates are planned for several parks including Cherry Hill, Jacob Lowell and Nelson Campus Parks. A discussion on what types of equipment and changes should be made especially involving the parks

that are adjacent to the schools. These particular parks are upwards of 25 years old. It was also discussed to survey the areas where these parks are being updated to see what types of equipment they would be interested in, including fitness items, playground and swings. There was a discussion regarding the challenges of maintaining older playground equipment and the benefits of new installations. Director of Parks and Maintenance Stephens mentioned that there are other projects that have been looked at including parking lots at Wildflower Park and Hibernia Park East to be milled and overlaid.

President Schulz questioned if the amount that is budgeted is enough for the playgrounds, but Director of Parks and Maintenance Stephens confirmed that these playgrounds are of smaller size and we have no room to expand.

Director of Golf Schulz explained the need for golf course improvements, including resurfacing cart paths and bunker maintenance. The impact of these improvements on the overall golfing experience is highlighted and by making these improvements it will attract and retain players.

Executive Director Lewis noted that the Sharon's Bay Redevelopment OSLAD project has gone out to bid recently and everyone will be updated as things progress.

Corporate Fund Levy

Associate Executive Director Pipiras spoke about moving forward with going out to Referendum in November 2026 due to the schools not being on the ticket. She discussed the \$30,000 consulting package that will help gauge community interest and preferences for potential projects. A workshop in August is proposed to discuss project details and gather community input. The importance of having a project that appeals to all age groups is emphasized, with potential projects including pool and dog park.

Executive Director Lewis stated that he feels that we have a long-term plan and now it would be up to the voters. He noted the role of the Friends of the Park group in raising funds and supporting community engagement is important. The potential for a referendum committee to help educate and mobilize the community is considered as well as the importance upcoming referendum and the need for a comprehensive plan.

Adjournment

At approximately 5:42p.m. President Schulz requested a motion to adjourn the May 21, 2025, Special Workshop Meeting of the New Lenox Community Park District Board of Commissioners. Motion made by Commissioner Kraemer, seconded by Commissioner Larson. Upon voice vote, all were in favor and the motion passed unanimously.

Respectfully Submitted,
Melissa McGrath, Recording Secretary