

**SPECIAL REVENUE FACILITIES COMMITTEE**

Glenview Park District Park & Facility Services East

1100 Roosevelt Avenue, Glenview, IL 60025

Regular Meeting Minutes

Thursday, December 1, 2016 @ 8:30 a.m.

**1. Roll Call**

Chairman Dave Dillon called the meeting to order at 8:32 am and the roll was called.

**Commissioners present:** Dave Tosh, Dave Dillon, Bill Casey, Dan Peterson

**Official Staff present:** Executive Director Mike McCarty, Superintendent of Special Facilities Lori Lovell, Director of Golf Ron Cassidy, Director of Racquet Sports Dave Woolf, Glenview Prairie Club Manager Kristen Kechik, Recording Secretary Tanya Trapani

**Public Visitors:** Jen Roberts

**Late Arrivals, Early Departure:** Commissioner Bill Casey arrived at 8:33 am, Commissioner Dan Peterson arrived at 8:34 am, Kristen Kechik and Dave Woolf left at 8:40 am

**Commissioners/Official Staff absent:** None

**2. AGENDA TOPICS**

**a) Glenview Prairie Club, Platform Annual Operating Recommendations**

Staff requested consideration of the Glenview Prairie Club (GPC), Platform Annual Operating Recommendations for the 2017-2018 season.

Superintendent of Special Facilities Lori Lovell reiterated that the District is pursuing the expansion of the facility from a four court facility to a six court facility.

Staff recommended an increase in adult memberships which includes both a market adjustment. Junior memberships would increase marginally. The proposed fees were discussed and adjustments were made to the platform annual recommendations to include a fee structure reflecting a four court facility and a six court facility. The proposed six court fees would reflect the improved value of a membership as members will have additional options for open court reservations and improve the times available for league team practices.

Staff recommended a revision to the annual platform membership dates from May 1-April 30 to July 1-June 30. The committee recommended a difference in walk-on fees between resident and non-resident, which will be implemented by staff.

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The committee endorsed the staff recommendation that the proposed Glenview Prairie Club's, Platform Annual Operating recommendations be moved to the full board for approval, on the consent agenda.

**b) Glenview Park Golf Club – Café Operations**

Superintendent Lovell shared that the agreement with Kemper Sports Management for the Glenview Park Golf Club Café operations will expire on January 31, 2017.

At the Park Board Meeting on January 21, 2016 the Park Board approved a Food and Beverage agreement for the Glenview Park Golf Club between Glenview Park District (GPD) and Kemper Sports Management (KSM).

Superintendent Lovell shared the following terms of the proposed agreement:

- A term of 24 months, February 1, 2017 through January 31, 2019.
- A management fee of \$37,080 in 2017-2018 and \$38,192 in 2018-2019, paid to KSM. The terms of the original agreement include a management fee increase of three percent (3%) each respective year the agreement is extended.
- An annual incentive management fee of 25% to KSM and 75% to the GPD based on the Owner's Adjusted NOI.
- The Owner's Adjusted NOI shall mean the NOI less the sum of \$2,000 for the months of June, July, August, and September or a total of \$8,000.

Kemper Sports Management has reviewed the agreement and it will be executed pending Board review and approval.

The committee discussed the benefits of having Kemper Sports Management which included the ability to collectively discuss package deals that could bring additional revenue to the facility. Superintendent Lovell shared that Kemper Sports Management would potentially contribute to the Capital for Phase 2 of GPGC renovation. If they decide to contribute to Capital, staff will bring back to the Board for approval.

The committee endorsed the staff recommendation that the Park Board approve a two year extension of the food and beverage management agreement with Kemper Sports Management.

**3. Other**

Director of Golf Ron Cassidy informed the committee that both Glenview Park Golf Club and Glenview Prairie Club will be closing their courses for the season on Sunday, December 3.

**4. Matters from the Public**

None

**5. Adjourn**

Chairman Dave Dillon moved seconded by Commissioner Dave Tosh to adjourn the Open Session at 8:59 am. On Voice Vote: All present voted aye, motion carried.

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ATTEST:

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Daniel B. Peterson  
Board President

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Michael D. McCarty  
Board Secretary

Approved this 15th day of December 2016