

SPECIAL REVENUE FACILITIES COMMITTEE MEETING

Glenview Park District Administration
1930 Prairie Street, Glenview, Il 60025

Regular Meeting

Tuesday, September 9, 2014 at 9 a.m.

1. Roll Call

Commissioner Przybylo called the meeting to order at 9 a.m. and the roll was called.

Commissioners/Staff present: Commissioners: Dave Tosh, Dan Peterson, Charlie Kuhn, Ted Przybylo, Bill Casey (via phone conference from China), Executive Director Chuck Balling, Superintendent of Leisure Services Robert Quill, Superintendent of Special Facilities Cheryl Deom, Superintendent of Administrative Operations Barb Cremin; Manager Glenview Ice Center Jim Weides, Programs/Operations Manager Glenview Ice Center Brian Montgomery; Recording Secretary Cheryl Noll, Jeff King from Ballard*King & Associates; Jim Maland from Stantec; Jerry Aulisio from The AT Group

Commissioners/Staff absent: Commissioner MJ Coulson

2. Agenda Topics:

a. Market analysis review study for potential Glenview Ice Center expansion or stand-alone ice sheet – Jeff King, Ballard*King and Associates

Jeff King provided a power point presentation regarding the market study information the board had previously received in the committee packet. He had previously met with Park District staff, Glenview Stars representatives, GBS hockey team representative, and a Chicago Figure Skating Club representative to receive feedback on perceived current and future skating needs. He also went over in detail the research on ice skating sports trends and Park District and Glenview area demographic statistics.

Golf Operations Manager Ron Cassidy arrived at 9:38 a.m.

Another sheet of ice may not contribute to the economic health of the community in regards to area businesses because those who are currently renting ice outside of the district will become the primary renters for the new ice sheet if added.

Local high school hockey clubs that are funded by the parents, not the schools, are interested in another ice sheet and could be potential collaborative partners financially.

The operations/financial component of the Ballard*King report represented a conservative approach to estimating expenses and revenues and were completed based on the best information available.

Ballard * King analysis clearly states the most operationally efficient third sheet would be at the ice center. The recovery cost would be about 15 years if it is a 2 million dollar difference between the ice center site and the CPW site.

There is an existing board policy to offer a balanced program between figure skating and hockey. It is a policy staff may consider amending due to new programing opportunities and demands.

b. Report on potential Glenview Ice Center expansion and permitting issues for GIC and stand-alone sites – Jim Maland, Stantec

Jim Maland discussed in detail his investigation of the expansion and permitting issues for three potential sites for an additional NHL ice sheet via a power point presentation. Those locations are; the Glenview Ice Center and two different stand alone sites at Community Park West. Stantec completed an earlier study in May confirming a potential need for adding a third ice sheet at GIC. A number of crucial site and permitting issues were identified in the report and discussed regarding the expansion on the existing GIC site as well as two other potential sites identified at Community Park West.

Dave Tosh left the meeting at 10:45 am

The time table was discussed and clarification is needed regarding the Grandfather Clause with MWRD.

The committee was in agreement to allow staff to explore collaborative agreements with School District 225 to increase the potential scope of the ice center expansion project and the needs of the School District. Although this would increase the cost of the project, it may be more appealing to more people in the community.

Jeff King and Commissioner Peterson left at 11:06 am

The cost of each site was discussed in detail, suggestions for alternate ball diamond locations more suitable within the park was also mentioned.

Financing of the project was discussed in detail in regards to bond sales and the prioritizing of other projects in the district.

Commissioner Casey would like more information regarding other programming opportunities of the facility.

Barb Cremin and Jim Stantec left at 11:20 am

c. Discussion on potential renovation/updating of GPGC clubhouse – Staff

With the current golf course renovation underway there has been discussion regarding updating the Glenview Park Golf Course clubhouse. The last time the clubhouse had any updating was 1992/93. Staff engaged Mary Cook Associates (Interior Designer for Glenview Prairie Club) to review the existing conditions and propose a conceptual plan if funds were to become available to update the clubhouse. Staff asked Dave Olson of WB Olson, Inc. to put rough dollar allowances together of what the updating of the clubhouse might cost based on Cook's conceptual plan. Based on the cost estimates staff thinks it would not be possible to do the entire concept plan at this time. Staff did suggest consideration be given to a Phase 1 approach (Entrance lobby and restaurant banquet area)

this would update the areas of the clubhouse that are most in need and have the most impact to the community and golfers. The completion of Phase 1, if determined to be a priority by the park board, is believed to be able to be completed prior to the golf course re-opening next summer (2015). Staff reviewed the proposed plan previously submitted to committee in detail.

The committee agreed the next step was for staff to meet with the consultants to determine the Phase 1 dollar value and substantiate the possibility to complete that area this winter prior to re-opening next summer. This consultant work would result in construction documents that could be used to bid the project if approved. The results of this meeting will be brought before the Special Revenue Facility committee and board for further review.

3. Other Business

None

4. Matters from the Public

None

5. Adjourn

Commissioner Przybylo moved seconded by Commissioner Kuhn to adjourn the Open Session at 11:45 a.m.
On Voice Vote: All present voted aye, motion carried.

ATTEST:

Mary Jean Coulson
Board President

Charles T. Balling
Board Secretary

Approved this 25th day of September, 2014