

MUSEUMS & HISTORICAL PRESERVATION COMMITTEE

Glenview Park District Administration Building

1930 Prairie Street

Regular Meeting Minutes

Thursday, May 2, 2019, 8:30 AM

1. Roll Call

Committee Chair Dave Tosh called the meeting to order at 8:30 AM

Commissioners Present: Committee Chair: Dave Tosh; Committee Member: Bill Casey; Commissioners: Jen Roberts and Dan Peterson; Commissioner Dave Dillon called in

Official Staff Present: Executive Director Mike McCarty, Deputy Executive Director Katie Skibbe, Superintendent of Leisure Services Todd Price, Superintendent of Park and Facility Services Jim Warnstedt, Director of Wagner Farm Jon Kuester, Director of The Grove Lorin Ottlinger, Recording Secretary Laney Hauptert

Guests: Bill Marquardt and Kirsten Bergin of the Glenview Hangar One Foundation

Absent: Committee Member: Angie Katsamakias

Late Arrivals, Early Departure: Deputy Executive Director Katie Skibbe, Kirsten Bergin, and Bill Marquardt left at 9:57 AM, Commissioner Dan Peterson left at 10:05 AM

2. Agenda Topics

a. Consider Draft of the Naval Air Station Glenview Museum and Ingenuity Center Development Agreement II

Superintendent of Leisure Services Todd Price presented the draft of the Naval Air Station Glenview Museum and Ingenuity Center (NASGMIC) Development Agreement II (DAII) to the committee. He explained that since the Committee last saw the agreement in November, changes have been made by the Glenview Hangar One Foundation Board. Superintendent Price highlighted some of the changes that had been made since the first draft, including the amount for operational expense over 20 years, approach to the endowment, and the budget.

Commissioner Jen Roberts asked why the construction and professional fees were based on a 15,000 square foot building when the proposed building would be 16,000 square feet based on the information in the feasibility study. Kirsten Bergin of Glenview Hangar One Foundation clarified that the numbers in the feasibility were based on a building that would not exceed 16,000 square feet. Executive Director Mike McCarty added that if the project were to move forward, the numbers should be clarified before being brought before the Board again.

Commissioner Jen Roberts questioned why Glenview Hangar One Foundation requested a \$4 million endowment when the Park Board recommended an \$11 million endowment. Kirsten Bergin of Glenview Hangar One Foundation explained that the \$4 million endowment has been consistent across all presentations to the board. She elaborated by saying that the \$11 million was based on an expendable fund as opposed to an endowment approach. She added that the difference between the current draft of the DA II and the original is that \$1 million would be expendable as opposed to being endowed so that there

would be \$1 million to cover shortfall from revenue for 7 years. She also included that the new approach would end up with \$6.5 million in the bank, whereas the \$11 million endowment approach would end with \$0 in the bank. Commissioner Jen Roberts confirmed with Kirsten Bergin that these numbers were based on a certain amount of capital campaigning and donations, to which she agreed by explaining that the costs include those of hiring a development professional to aid in the fundraising efforts and to ensure that the NASGMIC would be run like a non-profit as opposed operating like it is supported by tax revenues.

Kirsten Bergin of Glenview Hangar One Foundation explained that the expendable fund of \$11 million is completely different than a virtual endowment. She added that even if the NASGMIC were to have issues fundraising the first few years, the \$1 million of expendable funds and interest on the endowment would pay the operating expenses.

Commissioner Jen Roberts expressed concern that there would be confusion in terms of donating as to how the NASGMIC would be funded since the public perception is that all Park District facilities are paid for through tax revenue. She continued by saying that the DAI explains that the NASGMIC would be operated like a Special Revenue Facility, meaning that it would operate primarily on revenue. Commissioner Roberts was worried that the NASGMIC would not be able to bring in the necessary donations due to the public perception of how Park District facilities pay their operating costs. Kirsten Bergin assured that Glenview Hangar One Foundation would not move forward until they had fundraised the money for the endowment and the expendable fund.

Bill Marquardt of Glenview Hangar One Foundation agreed with Commissioner Roberts that public perception of the project would be important, especially from a donation standpoint. He added that potential donors will want to see how their contributions will be managed and that the proposed plan is more saleable to them and gives the team the opportunity to market in a way that will attract donors.

Commissioner Roberts explained that the Committee was looking for a larger number in terms of the endowment so that the yearly pull for the future development staff for the NASGMIC would be lower. Commissioner Dan Peterson added that fundraising is just one piece since revenues would also come from programs, admission, and other sources. He said that the Committee is looking for much more conservative numbers.

Committee Chair Dave Tosh asked Kirsten Bergin and Bill Marquardt how much money Glenview Hangar One Foundation has currently raised for the NASGMIC, to which Bill Marquardt responded by said that they have yet to begin fundraising efforts.

The Committee discussed the proposed location of the NASGMIC.

Superintendent Todd Price told the Committee that staff has worked on this project for 31 months, and asked that the Committee provide feedback and a direction as to how they would like staff to proceed. Executive Director Mike McCarty added that staff is trying to gauge if the Committee would like to move forward with the project or if they have come to a stalemate, explaining that if the Committee were to decide to continue with negotiations, staff would want to make sure they are bringing forward what the Committee is looking for.

The Committee discussed the fiscal impact of continuing to move forward with the project. Commissioner Roberts pointed out that the main fiscal impact is staff spending their time

on this project. She said she was not sure if the Committee should continue with the project if it was not moving in a direction that made the Committee more comfortable.

Committee Member Bill Casey asked Kirsten Bergin of Glenview Hangar One Foundation how much money has been raised for the project as of current, to which she responded by saying there has been no money raised since the project has not yet been approved by the Park Board. Commissioner Casey expressed concern over the fact that no money has been raised for the project. Commissioner Peterson suggested putting an agreement in place that covers what happens if Glenview Hangar One Foundation is able to raise money for the NASGMIC and what happens if they are not able to. The Committee also discussed what would happen to the donated funds if they were not able to reach their fundraising goal and how the funds would be handled.

Commissioner David Dillon said that the Committee has not given the go ahead to Glenview Hangar One to begin fundraising. He suggested working through the agreement presented and adding the necessary protections for the District, and then give Glenview Hangar One Foundation the authority to begin fundraising.

Bill Marquardt of Glenview Hangar One Foundation explained that they did not want to move forward with fundraising until they had the endorsement of the Park District. He added that donors would want to know if there was a location secured for the NASGMIC and if the Glenview Hangar One Foundation had the support of the community organization before they would be willing to donate. Kirsten Bergin of Glenview Hangar One Foundation included that in order to begin fundraising money for the NASGMIC, a fundraising goal needs to be set in order to determine costs of various naming rights and donor levels. Committee Chair Dave Tosh asked if it were possible to at least get letters of intent to donate from various individuals and organizations to see if there was interest in the project. Bill Marquardt responded by saying that the idea for is for Glenview Hangar One Foundation to go and request letters of intent and pledges once the project is viable as opposed to a general plan.

Committee Chair Dave Tosh suggested that the Committee have Park District Attorney Jim Rock and staff look through the red-lined agreement once more in order to hopefully come to an agreement. He added that pledges may be necessary so that the team can get a sense of how the project is going to be perceived.

Commissioner Dan Peterson added that there would need to be an escalator on the building cost if construction were to be delayed. He pointed out that with every year the project is delayed, the cost goes up 4.6%. Superintendent Price confirmed that the numbers presented in the Feasibility Study to the Committee assume construction in 2022. He added that the cost change with escalation would begin in 2022 and go until 2024.

Executive Director Mike McCarty suggested that staff take a look at the percentage escalators on expenses. He also raised the question as to if the future development director was a Park District employee or worked for Glenview Hangar One Foundation. He suggested that staff and Glenview Hangar One Foundation work through the redlined draft of the DAII and bring another draft back to the Board.

Commissioner Jen Roberts said that she would like to see what PDRMA says in regard to the indemnification clause. She included that the termination clause needed to be reworked so that final say belongs to the Park Board.

The Committee discussed the concept of breaking out the roof access and amphitheater. Commissioner Roberts asked if the space for the amphitheater would get roughed up if the Committee decided to move forward with the base project and who would bear the costs if the amphitheater were to need to be repaired.

The Committee gave feedback as to what they would like to see changed in the next draft of the Development Agreement.

The Committee discussed who would hold the Launch Fund and the Legacy Fund. Commissioner Peterson thought that Glenview Hangar One Foundation or Glenview Park Foundation should hold the funds, to which Executive Director Mike McCarty responded by saying that it would be best for Glenview Hangar One Foundation to hold the funds in order to avoid involving a third party. Deputy Executive Director Katie Skibbe added that there would have to be strong internal controls for whoever holds the funds.

b. The Grove and Wagner Farm Master Plans

Director of The Grove Lorin Ottlinger presented the Master Plan for the Grove. She explained that the new Master Plan was created from the Program and Management Plan that was created in 1982 and last updated in 2001. She highlighted various points of the Plan.

The first point she highlighted was to enhance and embrace technology, which the Grove has done through the hiring of a Social Media Coordinator and creation of The Grove app. The second point was to expose people to nature through land acquisition, diverse programming, and marketing improvements. The next point she highlighted was infrastructure improvements, which have been started through the renovation of the Interpretive Center and the redesign of the front entrance. She brought up the point of protecting the legacy, which The Grove plans to do through inventory cataloging and appraising artifacts. Her next point was to collaborate with other museums through partnering with Wagner Farm and Air Station Prairie for staffing and volunteers, and marketing. Her last point of the Master Plan was customer experience, which will be worked on through the new interactive exhibits in the Interpretive Center renovation and new programming opportunities.

Commissioner Bill Casey asked about the nature Playscape and where staff planned to put it. Director of the Grove Lorin Ottlinger explained that the Grove recently received a grant for a 1.26 acre property on Kennicott Lane where the Playscape would take up a portion of that property near the Interpretive Center.

Commissioner Dan asked that both the Grove and Wagner Farm rework their Vision Statements.

Director Wagner Farm Jon Kuester presented the Wagner Farm Master Plan to the Committee.

He first highlighted seeking business opportunities through internal controls, establishing targets, and developing new revenue streams. He added that Wagner Farm is hoping to build educational opportunities through offering an interpretive area in the historic area of the farm, developing strategies to encourage repeat visitation, and continuing to offer

internship opportunities. His next point from the Master Plan was space utilization through capital planning and site improvements. He also highlighted sustaining a culture of empowerment through continuing to encourage staff. He specifically pointed out the recent IMPACT Award that was won by farm operations staff for their mobile chicken coop. The last point he highlighted was connecting to the community through the website and reaching out to new markets.

Commissioner Roberts asked if the farm had gotten any pushback in regard to the working farm practices. Director of Wagner Farm Jon Kuester said that the farm has not yet experienced pushback, but staff is making sure that the information as to how and why is correct so that the public has accurate information.

Commissioner Bill Casey asked about the parking situation at the farm. Director of Wagner Farm Jon Kuester responded that they currently do not have a solution to the lack of parking, but in 2022 the farm will be able to renew the parking agreement with the church nearby.

Superintendent Price added that the Wagner Farm crosswalk is gaining momentum since the District received a reply from the Cook County Highway Department.

The Committee discussed various additional storage options for Wagner Farm.

c. Updates

d. Other

None

3. Matters from the Public

None

4. Adjourn

Commissioner Dave Tosh adjourned the Open Session at 10:37 AM

ATTEST:

David M. Dillon
Board President

Michael D. McCarty
Board Secretary

Approved this 23rd day of May 2019.