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SPECIAL REVENUE FACILITIES COMMITTEE

Glenview Park District – Administration Building

1930 Prairie Street, Glenview, IL 60025

Regular Meeting Minutes

Thursday, March 5, 2020 @ 9:00 a.m.

1. Roll Call

Committee Member Bill Casey called the meeting to order at 9:00 am and the roll was called.

Commissioners present: Committee Chair: Dave Dillon (via phone); Committee Member: Dave Tosh, Bill Casey; Dan Peterson (via phone), Jen Roberts, Joe Sullivan (via phone)

Official Staff present: Executive Director Mike McCarty, Superintendent of Special Revenue Facilities Lori Lovell (via phone), Glenview Ice Center Manager Jim Weides, Manager of Program Services at Glenview Ice Center Brian Montgomery, Recording Secretary Amy Wille

Guests: Nick Philippas of 1851 Landwehr LCC

Late Arrivals, Early Departure: Nick Philippas arrived at 9:20 am, Dave Dillon and Dan Peterson left at 9:55 am, Joe Sullivan left at 10:00 am

Commissioners/Official Staff absent: None

2. AGENDA TOPICS

a. Glenview Ice Center, 2020/2021 Annual Operating Recommendations

Manager of Program Services Brian Montgomery presented the Glenview Community Ice Center (GCIC) Annual Operating Recommendations for the September 2020 through August 2021 season and fiscal year 2020/2021. The recommendations included fee increases for rental ice for 2020/2021 season of 3.7% for prime time rental of the NHL sheets for recognized associations and 13.1% for prime time non-recognized renters. The Studio Rink included a fee increase of 5.7% for prime time and 7.1% for non-prime time.

The commissioners and staff discussed various options for programming and logistics based on the space and amenities that will be available at the new facility. Commissioner Jen Roberts asked if the dryland fitness room can be used for drop-in patrons and rentals. Montgomery responded that staff is collaborating with the Park Center Health and Fitness team to assess the best utilization of the space. Executive Director Mike McCarty added that staff is weighing options to accommodate patrons in that capacity.

Commissioners and staff discussed the local competition in comparison with the proposed Glenview Park District rates. Executive Director McCarty noted positive discussions with Glenview Stars and other organizations currently using neighboring facilities and their desire to come back to the District facility. Montgomery emphasized that this is considered a rebuilding year due to the renovation and drawing patrons back into the District facility.

Staff provided further information on increased prime time ice time and the prioritization of users. Commissioner Joe Sullivan asked about the Glenview Stars splitting their ice time with GCIC and Mt. Prospect Ice Arena. Montgomery responded that the Stars needed more ice time than available, although GCIC will remain their primary facility.

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The commissioners also discussed the ice time for Glenbrook North and South High School hockey teams. Staff responded that they will still use District ice time, and Glenview Ice Center Manager Jim Weides noted that the North vs. South game will be at Wilmette again for the 2020 game. Commissioner Bill Casey requested staff to work on securing GCIC as the host for future North vs South games. Montgomery and Weides responded that costs and capacity drove the decision made by the teams.

The committee recommended the acceptance of the 2020/2021 Annual Operating Recommendations for the Glenview Ice Center to be moved to the consent agenda for full Board approval.

b. Glenview Community Ice Center, Food & Beverage Agreement

Glenview Ice Center Manager Jim Weides gave an overview of the GCIC Food and Beverage Agreement with Nick Philippas proprietor of 1851 Landwehr LLC. He noted the current partnership with Mr. Philippas as a partner in the operation of Coarse Italian at Glenview Park Golf Club.

Highlights of the proposed agreement with 1851 Landwehr LLC included an initial three-year License with opportunity for two term extensions, three years each, if all terms are being satisfied. The License Fee for the period September 1, 2020 through August 31, 2023 will be 5% of gross revenues; if gross revenues exceed \$750,000 the monthly License Fee will be 6% of gross revenues. 1851 Landwehr LLC will make a capital contribution to the Park District in the amount of \$125,000 over a five-year period. The agreement also included costs related to the restaurant specific meters for electricity and gas at the Ice Center as well as fees for disposal, landscape and exterior maintenance of the GCIC grounds.

Superintendent of Special Revenue Facilities Lori Lovell reported revenue projections calculated by Nick Philippas. The restaurant will profit from food sales in addition to beer and wine sales.

Nick Philippas presented his plan to make the restaurant profitable using his North Branch restaurant in Glenview. He explained how the team plans to adjust the menu based on the customers' demand and provide different options based on the season. He presented several ideas that may be utilized, such as grab-and-go food menu.

Commissioner Bill Casey expressed concerns over the exclusion of hard liquor in the bar portion of the restaurant. Executive Director Mike McCarty responded that staff planned to open without hard liquor and adapt as needed. Nick Philippas noted that the liquor license can be changed at any point and add in the hard liquor option at an additional expense. The commissioners discussed the pros and cons of a full bar. Commissioners Joe Sullivan and Bill Casey showed support and Commissioner Dave Tosh was not supportive. Executive Director McCarty stated that the hard liquor option will need to be an action item to be approved at a future meeting.

The commissioner and staff discussed the requirements for restaurant staff. Commissioner Casey asked about background checks. Executive Director McCarty responded that staff will work with Nick Philippas in order to comply with District regulations.

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The committee recommended the acceptance of the GCIC Food and Beverage Agreement with Nick Philippos proprietor of 1851 Landwehr LLC to be moved to the consent agenda for full Board approval.

3. Other

None

4. Matters from the Public

None

5. Adjourn

Committee Member Bill Casey moved seconded by Commissioner Jen Roberts to adjourn the Open Session at 10:06 am. On Voice Vote: All present voted aye, motion carried.

ATTEST:

Jennifer G. Roberts
Board President

Michael D. McCarty
Board Secretary

Approved this 23rd day of April 2020.