

DRAFT

**PARK & FACILITY SERVICES/ENVIRONMENTAL AND SPECIAL REVENUE  
FACILITIES COMMITTEE**

Glenview Park District – Lakeview Room, Park Center  
2400 Chestnut Avenue Glenview, IL 60026  
Regular Meeting Minutes  
Thursday, August 13, 2020 @ 9:00 a.m.

**1. Roll Call**

Committee Chair Dave Tosh called the meeting to order at 9:00 am and the roll was called.

**Commissioners present:** Committee Chair: Dave Tosh; Committee Member: Angie Katsamakidis; Jen Roberts, Dan Peterson

**Official Staff present:** Executive Director Mike McCarty, Superintendent of Special Revenue Facilities Lori Lovell, Superintendent of Park and Facility Services Jim Warnstedt (via phone), Ice Center Manager Jim Weides, Manager of Program Services Brian Montgomery, Park Planner Ken Wexler, District Attorney Derke Price (via phone), Recording Secretary Amy Wille

**Guests:** None

**Late Arrivals, Early Departure:** Jim Weides arrived at 9:20 am, Derke Price joined the call at 9:30 am and left at 10:10 am, Jim Warnstedt and Ken Wexler left at 9:35 am

**Commissioners/Official Staff absent:** None

2. Commissioner Dave Tosh made a motion to allow Commissioner Angie Katsamakidis to participate in the August 13, 2020 Park & Facility Services/Environmental and Special Revenue Facilities Committee Meeting by electronic means.

**3. AGENDA TOPICS**

**a. School District 34 Proposed Construction Plans**

Superintendent of Park and Facility Services Jim Warnstedt provided an overview on the facility improvements that are scheduled at 3 of the 8 schools within School District 34 as part of the referendum that passed last spring. He explained that the Park District will be impacted through changes in the footprint of some schools that will affect open space, athletic fields, and playgrounds. Warnstedt reported two school locations where playgrounds will be impacted by the proposed building construction project include the north playground at Lyon School and both playgrounds at Westbrook School. He also reported that the playground at Springman Middle School may be impacted, but the site plan is still being developed.

Through discussions with District 34 and Glenview Park District staff, Warnstedt presented to the Committee site plans for Lyon School and Westbrook School that show the proposed plans to install a new playground at Lyon School and two new playgrounds at Westbrook School. He also presented the schedule for District 34 Playground Replacements. Based on the requirements of the School District 34 and Glenview Park

## DRAFT

District Intergovernmental Agreement (IGA), it states the Park District will not pay for the installation of a replacement playground if it is before the end of the 20-year lifecycle and if it is more than once every other year. The IGA also states that the District will not pay for installation of a playground relocation or expansion. The proposed playground replacements fall outside of the parameters set forth by the IGA. Warnstedt requested direction from the Committee on whether staff should provide flexibility on the playground installation costs, or if the Park District should follow the IGA criteria.

Commissioner Jen Roberts asked about the District's involvement in the referendum and planning phases. Superintendent Warnstedt and Executive Director Mike McCarty provided more background information that led to the proposed construction plans. Commissioner Dan Peterson expressed concern with the proposed location of the north playground at Lyon School and its inaccessibility to the public. Commissioner Dave Tosh supported the concern. Commissioner Peterson also expressed concern on the timeline and cost for the playground installation due to the current financial impact that the COVID-19 pandemic has on the Park District.

The commissioners and staff discussed the specifics of the proposed plans, the costs, and timeline. Staff provided budget estimates based on past playground installation. The commissioners shared their concerns regarding the proposed playground installation costs related to the School District 34 referendum construction projects.

### **b. Glenview Community Ice Center, F&B Agreement Addendum**

Superintendent of Special Revenue Facilities Lori Lovell requested consideration from the Committee to approve the addendum to the Glenview Community Ice Center (GCIC) Food & Beverage Agreement with Nick Philippas proprietor of 1851 Landwehr LLC.

The agreement with Nick Philippas for the Food & Beverage (F&B) operations of the restaurant (North Branch) and the grab and go concession (Joe Donut) at GCIC was approved at the April 22, 2020 Board Meeting. Superintendent Lovell explained the need for an addendum due to the District closure on March 13, 2020 and the continued financial impact of the COVID-19 pandemic. Per the original agreement, 1851 Landwehr LLC agreed to make a full capital contribution to the Park District in the amount of \$125,000. Lovell presented the proposed addendum that amends the due dates for the capital contributions. The first installment of \$12,500 due on March 1, 2021 and the second installment of \$12,500 is due no later than December 31, 2021. The remaining installments of \$25,000 each shall be paid on or before December 31st of each year until the capital contribution is paid in full. The original due dates were 10 days after execution, December 31, 2020 and December 31 of each year until the capital contribution is made in full. Lovell added that District Attorney Derke Price included a clause that gives flexibility on due dates if the pandemic continues to impact restaurant operations.

District Attorney Derke Price further explained how the force majeure clause was written to benefit both parties and how the pandemic has affected restaurant leases throughout the nation.

The committee recommended the acceptance of the Food & Beverage addendum to be moved to the consent agenda for full Board approval.

**c. Glenview Community Ice Center, Glenview Stars Agreement**

Superintendent of Special Revenue Facilities Lori Lovell requested consideration from the Committee to approve the agreement between the Glenview Stars Hockey Association, Inc. and the Glenview Park District for the priority lease with increased priority use in scheduling of ice time at GCIC.

Superintendent Lovell provided background on the Glenview Stars pledge of one million dollars to the District that was made in November 2017 and the negotiations between District staff and the Stars to develop an agreement that meets the needs of both organizations. Lovell also provided the highlights of the proposed 13-year agreement, including the Stars donation of \$875,000 for the renovation and expansion of GCIC, the Stars donation of \$102,653 for the purchase of an ice resurfacer/Zamboni, and specific lease, rental, and pricing criteria.

Lovell noted the reduction in the pledge from \$1 million to \$875,000 to recognize the financial hardship on the Stars during the 2019-2020 hockey season and the continued effects of the COVID-19 pandemic. The Stars purchased significantly more non-Glenview ice at premium rates due to the cancellation of the temporary ice seasons at GCIC during the 2019-2020 hockey season. Executive Director McCarty reminded the Committee of a motion made at the December 12, 2017 Finance Committee of the Whole meeting to use the pledged Stars donation to pay down the bond issued for the GCIC renovation.

Commissioner Jen Roberts asked if this agreement brings the Glenview Stars to Glenview at full capacity. Manager of Program Services Brian Montgomery responded that the Stars need more ice time than the amount proposed in the agreement and staff will continue to work with the Stars to provide the additional ice time once GCIC opens. He also noted that the Stars are in an agreement with the Mt. Prospect Ice Arena that ends in one year.

The commissioners and staff discussed the financial impacts on the Stars organization during the 2019-2020 hockey season and compared the proposed GCIC lease rates to the rates that the Stars paid to outside rinks last year. Commissioners Jen Roberts, Dave Tosh, and Angie Katsamakakis showed support in reducing the \$1 million pledge to \$875,000. Commissioner Peterson was not in favor and suggested an extension to the \$1 million pledge rather than a reduction in pledge money. Executive Director McCarty agreed to go to the Stars with the proposed extension.

Executive Director McCarty shared a question on behalf of Commissioner Joe Sullivan that asked about the proposed 43 full sheet hours of guaranteed leased ice per week during the hockey season and if the Stars do not use the full 43 hours. District Attorney Derke Price explained that the agreement outlines incentives for the Stars to use GCIC ice time over competitors' ice time through pricing and prioritized prime time availability. The commissioners and staff discussed the guaranteed Stars ice time and how staff will accommodate if less ice time is used by the Stars, which is allowed through the agreement. McCarty provided background on how the agreement was developed and the hard work from staff during this time of uncertainty due to the pandemic.

The committee supported the Glenview Stars Agreement as written with the exception of the proposed pledge of \$875,000. The committee supported staff requesting an extension

DRAFT

to the \$1 million pledge that was approved in 2017. The agreement will be included as a staff recommendation to be discussed at the August 27, 2020 Board Meeting.

- d. Glenview Community Ice Center, VIP reception and Grand Opening Celebration**  
Superintendent Lovell requested input from the Committee on the Grand Opening Celebration planned for September 12, 2020 that incorporates the safety guidelines set forth by the Phase IV of the Restore Illinois Plan during the COVID-19 pandemic. She presented a mailer to the public that provided information on the new facility and the opportunity for the public to join the celebration virtually. She provided details on the schedule of speeches, tours, and in-person events planned. Lovell added that a one-year anniversary celebration is planned for September 12, 2021 with the hope that less restrictions will be in place at that time.

Commissioner Roberts provided feedback on the mailer and made a suggestion for the commissioners' appearance at the grand opening event. She also expressed support to the District team for all the work put into this facility over the years, including the years it took to get the approval from the referendum and the challenge of working on this project through a global pandemic. Commissioner Peterson made suggestions to the mailer as well. Commissioner Tosh made a suggestion on commissioner appearances at the grand opening event. He also commended staff on the hard work to achieve this project. Staff agreed to incorporate the feedback on the mailer to be sent by the end of the week.

**4. Other**

None

**5. Matters from the Public**

None

**6. Adjourn**

Committee Chair Dave Tosh moved seconded by Commissioner Angie Katsamakakis to adjourn the Open Session at 10:24 am. On Voice Vote: All present voted aye, motion carried.

ATTEST:

---

William M. Casey  
Board President

---

Michael D. McCarty  
Board Secretary

Approved this 24<sup>th</sup> day of September 2020.