

**MINUTES OF THE REGULAR BOARD MEETING
CHAMPAIGN PARK DISTRICT BOARD OF COMMISSIONERS**

March 10, 2010

The Champaign Park District Board of Commissioners held a Regular Board Meeting on Wednesday, March 10, 2010 at 7:00 p.m. at the Bresnan Meeting Center, 706 Kenwood Road, Champaign, Illinois, pursuant to notice duly given. President Solon presided over the meeting.

Present: President Jane Solon, Vice President Alvin Griggs, Commissioners Newton Dodds and Joseph Petry, and Attorney Guy Hall.

Absent: Commissioners Barbara Kuhl and Joseph Petry and Treasurer Gary Wackerlin.

Staff: Bobbie Herakovich, Executive Director/Secretary, Joe DeLuce, Director of Recreation, Jan Plotner, Director of Finance, Jim Spencer, Director of Operations, Laura Auteberry, Marketing and Development Director, Terri Gible, Park Planner, Tony Oligney-Estill, Special Events Manager, and Cindy Harvey, Administrative Assistant.

Other staff were present as well as members of the public.

Call to Order

President Solon called the meeting to order at 7:00 p.m.

Comments from the Public

None

Communications

President Solon circulated the communications.

Presentation

University Avenue Tax Increment Finance (TIF) Extension Request

Ms. Herakovich introduced T.J. Blakeman with the City of Champaign Planning Department who made a presentation on the East University Avenue TIF extension request.

Mr. Blakeman reported that City staff is updating the taxing districts on the current status of the East University Avenue TIF District. He stated that a presentation was made to the Unit 4 School Board and that the School Board will provide a letter of support.

Mr. Blakeman presented a map which included TIF District 3. He noted that the District being addressed is the East University Avenue TIF District which runs primarily along First Street and University Avenue. He provided an overlay of the Boneyard Creek area and Scott Park to show where they are located in relation to the TIF District. Mr. Blakeman reported on the current status of the East University Avenue TIF District (District). He stated that the District was created in 1986 and has a 23 year term. He reported that the City has previously experienced declining property values in the area. However the area has been stabilized and the City is seeing an increase of approximately 3% growth each year. Mr. Blakeman reported that the City has provided \$416,000 in grants through its redevelopment incentive program. He stated that the City believes with growth in downtown and the area surrounding the former Burnham Hospital site and Campustown there could be renewed growth in TIF District 3as well.

Mr. Blakeman reported that accomplishments include the redevelopment incentive program; the grant program for permanent building improvements; stabilization of older commercial buildings by keeping and preserving the building style; adding residential units; beautification of projects in conjunction with the Park District; and street upgrades notably along University, Chester and First Streets.

Mr. Blakeman provided photographs to illustrate some of the projects the City has been involved with, including major streetscape improvement along University Avenue, preservation of existing building stock, redevelopment incentive grants; and reuse of vacant upper floors which increase property values and eliminates hazards and blight. He noted that the most drastic project was cleaning up the streetscape around University Avenue which included new sidewalks, curbs, trees and lighting. Mr. Blakeman believes it helped change the business climate along the Street.

Mr. Blakeman updated the Board on future needs. He stated that the City perceives the potential for growth of the downtown through Campustown area with the Boneyard Second Reach project and the activities around the Burnham site. Mr. Blakeman reported that projects that remain include infrastructure reconstruction on Logan Street and Water Street to Springfield Avenue, which will be paid for out of the TIF District. He stated that this will be the City's last big project before the TIF District ends or is extended.

Mr. Blakeman reviewed the area of the proposed TIF District extension. He discussed the areas that would be carved out and the areas where TIF would be extended. Mr. Blakeman stated that the City currently receives approximately \$768,000 through the TIF District of which slightly over half would be released to other taxing districts. The City would keep a smaller amount which would create a smaller and more targeted area for redevelopment activity. It would allow the taxing districts to realize some of the gain obtained over the past 23 years. He reported that key properties would remain in the TIF District, including an historic building at the corner of 4th and University, Don Moyer Boy's and Girl's Club, the core commercial area along University Avenue, and the core area around Logan Street. He noted that the area that would be released would come on to the tax roll as new growth which would be important to the Park District because of current tax caps. Mr. Blakeman noted that it is important thing for the City to have the TIF Districts remain contiguous to one another. As long as TIF districts are contiguous money can be transferred between the districts. He discussed the gap in funding for Scott Park left by the developer of Burnham 310, The Pickus Companies. Mr. Blakeman stated that if the TIF Districts are contiguous the City would be in a position to attempt to recover some of the funds for the Scott Park project on the Park District's behalf. He reported that the City is shifting its focus from just interest payments in TIF District 3, to paying off some of the actual principal. Without the districts being contiguous, the City would not be able to transfer money to assist with Scott Park.

Mr. Blakeman stated that the City would carve out a portion which would leave \$397,000 to be divided proportionately between the taxing districts as mentioned above. He stated that people are starting to acquire land and maneuver for position in the area. Mr. Blakeman reported that several family owned businesses are coming to an end on in the near future. He stated that the City wants to be in a position to help build the area around the Boneyard Second Street Reach.

Mr. Blakeman stated that in order to extend the TIF District, the legislature has to enable the City Council to be able to make the decision. He reported that the City will ask the legislature to pass enabling legislation to give the City the ability to extend the TIF. Mr. Blakeman stated that the legislature will not pass the bill out of committee without letters of support from the taxing districts. He stated that the City is looking for the letter of support between the end of March and very early in April. Mr. Blakeman reported that the City staff will ask the City Council to pass a letter of intent on March 30, 2010 stating that they will not extend the district unless it has the support of the taxing districts. He noted that Bruce Knight, Director of Planning, and Rob Kowalski, Assistant Planning Director, are in attendance at the meeting to answer questions.

Mr. Knight stated that the City Council will have Study Session on March 23, 2010 but will not be able to pass a resolution until the meeting on April 6, 2010.

Ms. Herakovich reported that the City contemplated \$80,000 in the original TIF fund for Scott Park. She stated that the City has determined that the Park District could receive \$120,000 through The Pickus Companies development, and the City planned to contribute \$120,000. Ms. Herakovich reported that the Park District had sought a grant for the project. She noted that any additional funds would be helpful because the total cost of the project was \$500,000.

Mr. Knight commented from the City's standpoint, the project was well worth it. Commissioner Dodds commented that the area on the west side near the detention basin needs to be cleaned up.

Commissioner Dodds asked questions about the status of the Burnham Project, the current title holder of Burnham 310 and suggested that local developers be used for the remaining parcels. Mr. Knight reported that the Phase I of Burnham has been completed. It includes Burnham 310 and a County Market grocery store. He stated that after completion of Phase I, the City Council released The Pickus Companies from the development agreement. Mr. Knight discussed plans for the future of the site. He also informed the Board that The Pickus Companies still holds title to Burnham 310. He reported that the mortgage holder was satisfied with the current operations. Mr. Knight then discussed the remaining two parcels and that the City is more likely to attract a local company for projects there.

Ms. Herakovich asked Mr. Blakeman to clarify the tax effect for the Park District. He stated that if the current TIF ended, the Park District's share would be \$64,000 annually, and if it continued the amount would be \$33,000 annually but the proposal is based upon the premise that there would be a greater overall increase in future years.

President Solon asked if there was Board consensus for Ms. Herakovich to draft a letter of support for the East University Avenue TIF Extension request. It was the consensus of the three Commissioners present for staff to proceed with a letter of support.

Treasurer's Report

Consideration of Acceptance of the Treasurer's Report for the Month of February 2010

Ms. Herakovich reported that although Treasurer Wackerlin was not in attendance at the meeting, he reviewed both the Treasurer's Report and the list of bills for February and recommended approval.

Commissioner Dodds made a motion to accept the Treasurer's Report for the month of February 2010. The motion was seconded by Vice President Griggs. The motion passed 3-0.

Executive Director's Report

Volunteer of the Month

Mr. Oligney-Estill reported that Abby Bryant was chosen as Volunteer of the Month. He stated that Ms. Bryant is a student at the University of Illinois majoring in Recreation, Sports and Tourism and has a background in architecture. Ms. Bryant has volunteered approximately 30 hours in the Park District planning office organizing drawings in the flat file drawers in the Operations Shop Building. She was presented with a Certificate of Recognition and a bag of small gifts.

The Board thanked Ms. Bryant for her efforts.

Announcements

Ms. Herakovich reported that she attended a Board of Trustees Meeting at President Ikenberry's request.

Attorney's Report

None

President's Report

None

Consent Agenda

President Solon stated that Consent Agenda items were items that had been discussed at a Study Session meeting or were considered routine in nature. These items were:

1. Minutes of the Regular Board Meeting, February 10, 2010
2. Minutes of the Closed Session Meeting, February 10, 2010

3. Awarding a bid to purchase one 2010 Ford F350 4x4 Diesel Cab and Chassis with a Henderson Dump Bed to Geiser Ford in the amount of \$34,717.38.
4. Awarding a bid to purchase one 2010 Ford F250 4x4 Diesel Pick-up Truck to Geiser Ford in the amount of \$26,424.54.
5. Awarding a bid to purchase one 2010 Ford F250 4x2 Diesel Pick-up Truck to Freeway Ford in the amount of \$24,215.00.
6. Awarding a bid to purchase two John Deere 997 Zero Turn Mowers to Heath's Inc. in the amount of \$14,261.02.
7. Awarding a bid to purchase one John Deere 3520 4-Wheel Drive Tractor with attachments to Heath's Inc. in the amount of \$28,878.44.
8. Awarding a bid to purchase one John Deere 1445 Mower/Snow Unit with all alternatives to Heath's Inc. in the amount of \$27,380.33.
9. Awarding a bid for painting services for Park District facilities and structures to the lowest, responsible bidder, Barber-DeAtley, at the bid price of \$6,300.00 and authorizing the Executive Director to enter into a contract for this work.
10. Awarding a bid for ball field fence replacements to the lowest bidder, Hohulin Bros. Fence, at the bid price of \$26,577.00 and authorizing the Executive Director to enter into a contract for this work.
11. Awarding a bid for pool chemicals for Sodium Hypochlorite 12.5% bulk to low bidder, KA Steel Chemicals Inc. of LeMont, Illinois, for an estimated cost of \$11,220.00 and for Powdered Chemicals to low bidder, GS Robbins & Company of St. Louis, Missouri, for an estimated cost of \$5,020.00 for an estimated total bid amount of \$16,240.00.
12. Awarding a bid to replace the Spalding Pool main waterline to low bidder, Berry Garden Center, in the bid amount of \$15,000 using Method No. 1, installation by directional boring.
13. Awarding a bid for rental of portable toilets for special events, sports events, parks and various programs to low bidder, Midwest Pottyhouse, Inc., in the bid amount of \$8,350.00 per year for a two year period with the option to renew for one additional year.
14. Awarding bids for garments to the lowest bidder for each item that meets the specifications for that item as follows in an amount not to exceed \$58,002.78: The Incentive Mall in the amount of \$16,907.50; Sunburst Sportswear in the amount of \$11,183.54; Challenger Sports in the amount of \$9,374.60; The Winning Streak in the amount of \$8,461.08; Midwest Silkscreeing in the amount of \$5,837.00; The Lifeguard Store in the amount of \$4,480.00; Hayden's Sport Center in the amount of \$1,034.06; and The Shirt Guy in the amount of \$725.00, and that all bids for items #134 and #135 be rejected.
15. Approving an Agreement with Developmental Services Center for a period of one year.
16. Approving an Agreement with First Pitch Baseball for a period of one year with an option to renew for one additional year.

Commissioner Dodds made a motion to approve the 16 items on the Consent Agenda. The motion was seconded by Vice President Griggs. The motion passed 3-0.

Action Items

Consideration of an Ordinance Providing for the Disposal of Property Owned by the Park District

President Solon reported that staff recommended that the Board adopt Ordinance No. 546: An Ordinance Providing for the Disposal of Personal Property owned by the Champaign Park District, which will allow staff to dispose of one 1990 Ford 445C Tractor; one 1990 Ford F-150 Truck; one 1991 Ford CM274 Snow Blower; one 1995 Ford F-150 Truck; one 1995 John Deere F-11 45 Mower Snow Blower; one 1997 Ford F-250 Truck; and two 2005 Toro Z Master Mowers.

Vice President Griggs made a motion to adopt Ordinance No. 546: An Ordinance Providing for the Disposal of Personal Property owned by the Champaign Park District. The motion was seconded by Commissioner Dodds. The motion passed 3-0.

New Business

Consideration of Approval of List of Bills for February 2010

President Solon reported that staff recommended Board approval of the list of bills for February 2010 for

payment.

Vice President Griggs made a motion to approve the list of bills for February 2010. The motion was seconded by Commissioner Dodds. The motion passed 3-0.

Consideration of Approval of Phase II of an Indoor Recreational Space Conditions and Improvement Study
President Solon reported that staff recommended Board approval to move forward with allowing Architectural Expressions to complete Phase II of an Indoor Recreational Space Conditions and Improvement Study which will include two public meetings and two focus group meetings with stakeholders.

Commissioner Dodds made a motion to approve Phase II of an Indoor Recreation Space Conditions and Improvement Study. The motion was seconded by Vice President Griggs. The motion passed 3-0.

Consideration of Approval of a Bid for a Lighting Retrofit Project
President Solon reported that staff recommended that the Board award the lighting retrofit bid to retrofit the lighting at the Douglass Community Center, Douglass Annex and Springer Cultural Center to the lowest responsible bidder, Waters Electrical Contracting, Inc., in the amount of \$65,434.00.

Commissioner Dodds made a motion to approve awarding the bid for a lighting retrofit project to Waters Electrical Contracting, Inc. in the amount of \$65,434.00. The motion was seconded by Vice President Griggs. The motion passed 3-0.

Old Business

Commissioner Dodds stated that it had been called to his attention that the retrofit lighting project bid is based on prevailing wages and that this was confirmed by Mr. Spencer and Ms. Herakovich. He encouraged staff to make every effort to ensure that prevailing wages were being paid for the project. Ms. Herakovich stated that the Park District is required by law to receive a copy of the contractor's certified payroll and that staff will make sure that it is received and examined.

Discussion Items

Budget Schedule

Ms. Herakovich reported that Ms. Plotner has prepared a tentative budget schedule for FY 2010-11. She stated that as you can see from the schedule the budget is a year round process.

Comments from Commissioners

None

Adjourn

There being no further business to come before the Board, Vice President Griggs made a motion to adjourn the meeting. The motion was seconded by Commissioner Petry. The motion passed 5-0 and the meeting was adjourned at 7:33 p.m.

Approved:

Jane Solon, President

Bobbie Herakovich, Secretary