

**MINUTES OF THE STUDY SESSION MEETING
CHAMPAIGN PARK DISTRICT BOARD OF COMMISSIONERS**

July 28, 2010

The Champaign Park District Board of Commissioners held a Study Session on Wednesday, July 28, 2010 at 5:30 p.m. at the Leonhard Recreation Center, 2212 W. Sangamon Drive, 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 Barbara Kuhl, and Treasurer Gary Wackerlin

Absent: Commissioner Joseph Petry

Staff: Bobbie Herakovich, Executive Director/Secretary, Joe DeLuce, Director of Recreation, Jan Plotner, Director of Finance, Jim Spencer, Director of Operations, Terri Gible, Park Planner, 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 5:30 p.m.

Discussion Items

Ms. Herakovich thanked the Board for attending the meeting at the Leonhard Recreation Center. She stated that it gives everyone an opportunity to see the activities, offices and improvements that need to be done at the Leonhard Recreation Center.

Virginia Theatre Update

Mr. Spencer updated the Board on the renovation projects occurring at the Virginia Theatre. He reported that renovations include changes to the front entryways, store front glass, box office, and concession area. Mr. Spencer reported that the changes order extended the specifications to include the second floor lobby, carpet, finishes and windows.

In response to questions by Commissioner Kuhl about the fireplace on the second floor, Mr. Spencer responded that it will be refinished like the original. Mr. Spencer stated that discussion is currently underway about the color. He reported that once the color palette has been received, he would bring it to the Study Session in August for Board review and comment.

Ms. Herakovich asked if it was staff's contention that the coffer ceiling in the second floor lobby is original, and Mr. Spencer responded that the architect believes that as well.

Commissioner Dodds expressed concern about the project being a month behind schedule. He suggested that once the palette has been received that the Board go to the Virginia to review it. Commissioner Dodds stated that if the project does not get back on schedule, the Park District may need to delay the reopening date of the Virginia Theatre. He encouraged staff to relay his comments to the architects.

Discussion ensued. Mr. Spencer reported that although the project is behind schedule, he believes that there is time to meet the project deadline. He reported that the notice of bid for the marquee was advertised today. Mr. Spencer stated that the plan is to advertise locally and

nationally. The marquee bid specifications were sent to two vendors: Alpha Signs in California and Wagner Electric Sign Co. in Ohio. The bid amount is expected to be in the \$250,000 range. Commissioner Dodds commented that there are a limited number of companies who have the staff and technology to complete the marquee project.

In response to questions by Commissioner Kuhl about the bid, Mr. Spencer responded that the marquee bid specifications call for a finished design. He stated that three renderings were included with the specifications to use as starting points. Mr. Spencer stated that the size is approximately the same as the original size. Commissioner Dodds commented that the main structure exists but will require rearrangement to accommodate a rectangular shaped marquee. Mr. Spencer stated that bids are due August 11, 2010.

Discussion ensued about the design for the second floor of the Virginia Theatre. Mr. Spencer stated that the architect's goal for the second floor is to be consistent with the existing design. He stated that the renovation of the second floor bathrooms will be let for bid as soon as the specifications are received.

Mr. Spencer updated the Board on a duct work problem as called for in the base bid which is being worked out. He reported that this was a design flaw from the architect and that the problem contributed to the delay in the project. Mr. Spencer reported that contractors are moving forward with electrical and finish work. He stated that he believes that the project can be completed by the deadline; however, he is unsure about the completion time for the marquee at this time.

Mr. DeLuce updated the Board on the organ at the Virginia Theatre. He reported that staff is doing its best to work with an individual who has a business in Champaign. Mr. DeLuce stated that staff will receive a condition report on the organ from Buzard Pipe Organ Builders, a local company, on July 15, 2010. He also reported that staff will hopefully receive a condition report from Carlton Smith Pipe Works, located in Indianapolis. Mr. DeLuce stated that the difference between the two companies is that Buzard specializes in church organs and Carlton Smith Pipe Works specializes in theatre organs. He stated that the goal will be to make sure that the organ works and then determine how far the Park District wants to go with restoring it.

Ms. Herakovich reported that a donation has been received toward the restoration of the organ. Commissioner Dodds commented that it has been expressed to the donor that the organ will be operational during the reopening ceremony.

Commissioner Kuhl asked staff for an update on the letter received from the Illinois Historical Preservation Agency. Ms. Herakovich reported that DCEO has approved the grant to the Park District. The grant has not been released yet as it typically goes through a historical review process with the Illinois Historic Preservation Agency (IHPA) that takes approximately six weeks. The infrastructure project is totally different from anything in question regarding the marquee. The project has to do with flooding in the basement and tuckpointing. She stated that the Park District has correspondence that indicates that the Virginia Theatre work qualifies for the project. Ms. Herakovich stated that staff is trying to keep IHPA focused on the infrastructure project. Ms. Herakovich stated that according to their timeline, they have two weeks to respond. Commissioner Kuhl asked staff to keep the Board updated and suggested that it be on the agenda until it has been resolved.

Ms. Herakovich commented that it is exciting to be able to make renovations to the Virginia Theatre. She stated that the Park District has a great deal of community support and people interested in seeing renovations at the Virginia Theatre.

Commissioner Dodds asked about plans for Commissioner Petry's mother who passed away. Discussion ensued. It was decided that staff will make arrangements to place a bench and plant a tree in Mayfair Park in her memory. When the tree is planted, the family will be invited to take part in a recognition ceremony.

Heritage Lake Park Subdivision

Ms. Gibble reported that staff met with residents adjacent to Heritage Park in May 2010 to obtain feedback on a proposed path. She stated that residents voiced their concerns about a proposed path as well as other issues they would like to see addressed. The issues include: the lake shoreline erosion on the west side of the park; not enough room between homeowners property and the lake in the southwest portion of the park for a path; lack of public access points on the west side of the park; and minimal vehicle parking associated with the park site. Ms. Gibble stated that staff determined that the next step would be to address the shoreline erosion and bank stabilization. She stated that no one on staff is qualified to address this issue. Ms. Gibble reported that staff would like input from an engineer on better ideas of how to address the shoreline erosion issue. At the same time, staff would like to increase the dimensions of the area in question which would mean filling in a portion of the lake on the southwest side so that a path could be constructed without it being too close to neighbors' property. She stated that staff met with HDC Engineering, Inc. about a cost proposal to address the issue. HDC Engineering provided an estimated construction cost of approximately \$200,000 to address shoreline erosion and \$9,950 for the preparation of site engineering plans, bidding documents, construction layout and inspection for a total estimated bank stabilization cost of \$209,950. Ms. Gibble stated that although staff made a recommendation to proceed with the preparation of site engineering plans and bidding documents for the bank stabilization project, staff needs the Board's direction on these projects.

Ms. Herakovich asked staff to discuss how Heritage Park is connected to any other drainage in town. Ms. Gibble reported that Heritage Park is a park mainly because it is the low area within the water shed. There is water that runs over land into the lake. There is also one storm drain pipe that runs from the west of the adjacent subdivision and into the lake. She stated that she does not know if that is the sole drainage for that subdivision. However, the drainage plan from the City of Champaign shows only one drain outlet into the lake from the west. Ms. Herakovich reported that there is also a valve that connects the lake to the Copper Slough if the Park District wants to reduce the level of the lake, but that the lake is not part of the Copper Slough. Ms. Gibble updated the Board on her discussion with Don Wauthier, Berns, Clancy & Associates, who informed her that there was erosion on the west and east sides of the lake, and that there is piping parallel to the path. Ms. Herakovich asked if the Board wanted staff to get an engineer's opinion regarding dredging the lake.

Vice President Griggs indicated that he would like to obtain professional input. Commissioner Dodds suggested that staff discuss the issues with a drainage attorney, the City of Champaign staff, and Copper Slough representatives. Afterwards, he suggested hiring an engineer to work with the drainage attorney and the City as this has to be a joint project. Ms. Herakovich stated that if it was the Board direction, staff will schedule a meeting with Mary Perlstein, drainage attorney, to discuss the issues. The Board confirmed that this was the next step in this process.

Audience Attendees

Interns Kate Yeazel and Jennifer Solava, working in the Special Events division, introduced themselves to the Board. Also, Pat Wade, The News-Gazette, and Joy Thornton-Wilder, League of Women's Voters, introduced themselves to the Board.

Proposed FY 10-11 Goals and Objectives

Ms. Herakovich reviewed with the Board that a discussion regarding goals and objectives was held in December 2009 and voted upon in January 2010. She stated that the document provided, "Strategic Planning FY 2010-2011 Goals" was a work program from the staff's level. It outlines the main areas of concern for the upcoming year through which the Park District's staff will focus on maintaining current programs and facilities; strengthening fiscal responsibility and providing a safe environment for our residents. Ms. Herakovich reported that the goals and objectives cover the work that starts May 1, 2010 and will be completed by April 30, 2011. She stated that changes are often made to the goals and objectives as new demands occur throughout the year.

Commissioner Dodds expressed his concern about the magnitude of items included in the goals and objectives. He stated that he considers three quarters of the items to be maintenance/operational items and should not be included as capital items. Commissioner Dodds stated that the items should be included in operations as maintenance items.

Ms. Herakovich agreed that the items are maintenance items in the first goal of maintaining the Park District's park features, trails, and facilities. She stated that there may be too much detail provided.

Commissioner Dodds stated that if the Park District needs more assistance in maintenance, then it should hire additional staff. He further stated that as capital projects are completed, they will ultimately add to the need for more maintenance in the future.

In response to a question by Vice President Griggs, Commissioner Dodds stated that Heritage Lake was discussed earlier in the meeting. Commissioner Kuhl questioned whether Heritage Lake remained on the list of goals and objectives. Commissioner Dodds commented that the list should remain. However, items should be prioritized and categorized. He stated that operation items are maintenance items and should be completed as soon as possible. Commissioner Dodds commented that maintenance items normally only requires the acceptance of bids.

Ms. Herakovich stated that the items are included only because they are funded through the capital plan, and that staff has no objections to not including some of the items on the list of goals.

Commissioner Dodds stated that believes that the Pipeline Trail item is a component to connect to Porter Park. Commissioner Dodds stated that there was discussion about getting the final plans and proceeding with the completion of Porter Park. He noted that the Park District has put in some asphalt, a shelter and weeds continue to grow. He does not consider that to be appropriate planning. Commissioner Dodds stated that the Board directed staff to finish construction of Porter Park and proceed with construction of Boulder Ridge Park.

Ms. Gibble reported that the Park District has applied for grant funding for Porter Park. She also reported that the prairie grass is being allowed to establish.

Commissioner Dodds expressed further concerns about the condition of Porter Park, but commented positively about the rye grass and the trees that have been planted. Dodds stated that the Porter Park may end up like Heritage Park if rip rap is not added to the shoreline of the pond at Porter Park. He stated that he believes that all ponds should have rip rap around them to prevent or reduce erosion. He noted that the City of Champaign requires that all new ponds have rip rap around them. Ms. Gibble reported no rip rap was used in an attempt to utilize a natural pond stabilization approach at Porter Park.

Commissioner Dodds questioned the need for a path in Powell Park. Staff responded that there are no paths in Powell Park at this time.

Commissioner Dodds addressed Boulder Ridge Park. He noted that farmers to the north and east have put in crops and questioned why the Park District did not put in crops knowing that it was not going to develop Boulder Ridge Park for two or three years. Ms. Gibble responded that planting crops on land purchased with state funds is not allowed. Commissioner Dodds commented about the weeds and signage at Boulder Ridge. He expressed his concern about the length of time it takes for the planning process. Commissioner Dodds questioned why staff has not started the Boulder Ridge Park project. Ms. Gibble stated that the Park District is not applying for a grant for Boulder Ridge Park. She stated that in June 2010, the Board directed staff to apply for a grant for Porter Park instead of Boulder Ridge Park. Ms. Gibble reported that capital funds from FY 11-12 will be used for the development of Boulder Ridge Park. She stated that staff is proceeding with planning for Boulder Ridge Park which includes meeting with residents and moving forward with the design and construction drawings. The project will be bid after January 1, 2011 with construction starting in FY 11-12.

Discussion about Boulder Ridge Park continued. Commissioner Dodds expressed his concerns with the length of time it has taken to complete work on Porter Park and commence work on Boulder Ridge Park. Commissioner Kuhl stated that funds have not been committed for construction of Boulder Ridge Park. Commissioner Dodds stated that funds could be made available. Commissioner Kuhl asked if staff was waiting on a response from the developer about access issues with Boulder Ridge Park. Ms. Gibble responded that staff was not waiting on a response from the developer. However, the developer is reconsidering how he wants to develop the east side of the park where he owns lots. She stated that staff has met with the developer to discuss the matter. Commissioner Dodds expressed his concern about meeting with the developer when the plans for access to Boulder Ridge Park exist. Ms. Gibble stated that staff is proceeding with planning for Boulder Ridge Park with access on the south side. Ms. Herakovich acknowledged staff needs to address the issue of maintenance during the planning stage.

Discussion ensued about additional projects. Commissioner Dodds suggested that Eisner Park be placed on hold until other projects that may have an impact on it are addressed. He commented that Garden Hills be placed on hold until the City of Champaign has a plan in place and Champaign Unit 4 completes its construction. Commissioner Dodds commented that the Tennis Center projects are operations items and that some of the items have been completed. He stated that the Board has not figured out what it is going to do with Spalding yet, but that Spalding Pool is not considered a top priority item and is several years away from a formal decision.

Discussion ensued about recommendations from staff for consideration regarding Leonhard Recreation Center and Sholem Aquatic Center. Commissioner Dodds questioned staff's ability to make recommendations to the Board. He stated that he does not feel that the

recommendations by staff for the two facilities were well thought out. Commissioner Dodds stated that he does not disagree that something needs to be done at Leonhard Recreation Center and Sholem Aquatic Center. However, additional parking was not addressed and until it is, he will not support moving forward with these two projects. Vice President Griggs offered no comments.

Commissioner Kuhl stated that she thought the document was a great internal document for staff to work from and it gives her a concept of current projects. Commissioner Kuhl stated that she believes that it is not really a strategic plan and that the document should be retitled. She noted that it shows where staff is focusing its efforts. However, she stated that as a Commissioner, her focus is on the large items. Commissioner Kuhl stated that it is good to know on a regular basis what is happening at Park District. She commented about the discussion that has taken place regarding natural areas. She believes that Porter Park will be a natural park and will look similar to Meadowbrook Park, but that it will take time. Commissioner Kuhl stated that she would like to see Porter Park completed. She stated that Heritage Park is important to her and that it is a great element to the Park District's path system. She encouraged staff to pursue all options available as they relate to Heritage Park.

President Solon stated that she liked the document and thinks that it could be helpful in responding to questions by citizens about various projects. She reiterated Commissioner Dodds' point that the Park District has to look at long term matters. She commented on the discussion that had occurred regarding the drainage issues at Heritage Park and that at this time it would not be a good use of money for a path. President Solon suggested that staff talk to the City and Drainage District prior to starting a project. She stated that the Park District needs to look at its overall situation and focus on what is good for the community and citizens.

Discussion ensued about repairing the area in Scott Park. Ms. Herakovich and Mr. Spencer updated the Board on this project.

Discussion ensued about Washington (Frat) Park. Ms. Herakovich reported that the part of the park which was used as a staging area for a construction project has been restored to normal condition. She updated the Board on plans for the park to be adopted by students as part of the Adopt-A-Park program.

Centennial Projects Financing Plan

Ms. Herakovich reported that the Board had established a goal to establish a 90-day reserve balance. The goal was attained in three years. Ms. Herakovich asked the Board to review this goal given the current economic conditions.

Discussion ensued. President Solon stated that she prefers maintaining a 120-day reserve. Commissioner Griggs questioned if there was a recommendation at the staff level. Ms. Herakovich stated that the typical government accounting standard is to maintain a 90-day fund reserve. She stated that she recommended going from maintaining a 90-day reserve to 120-day reserve in some of the Park District's funds.

Commissioner Dodds stated that he thinks that the projects the Board has directed staff to get completed need to be determined. The projects include Porter Park and Boulder Ridge Park. Commissioner Kuhl stated that Boulder Ridge Park has been delayed with Board approval. Ms. Gible reported that the Board directed staff to plan for Boulder Ridge Park this year and that development of it will be funded in FY 11-12. Commissioner Dodds commented that no additional

projects other than maintenance and the ongoing projects at the Virginia Theatre will be funded in 2010. Ms. Herakovich noted that the past few months have been spent planning for Porter Park. She stated that this project cannot be let for bid until the grant notification has been received. Commissioner Kuhl noted that the Board approved the strategy to apply for the grant for Porter Park instead of Boulder Ridge Park.

Vice President Griggs commented on the items that need to be addressed for Sholem Aquatic Center. Commissioner Dodds stated that parking issues need to be addressed. President Solon stated that adding another slide at Sholem Aquatic Center is a possibility. However, she believes swimming lessons need to be at Spalding pool. She stated that the Park District should consider adding amenities in the north end of the city. Vice President Griggs suggested that prior to any action being taken, the Park District spend time studying the Spalding Park area.

Discussion ensued about Spalding Park and Sholem Aquatic Center. President Solon stated that it would create traffic and parking issues if all day camps and swim lessons were moved to the Sholem Aquatic Center. Ms. Herakovich spoke about parallel parking improvements made to the east side of Crescent Drive and staff's use of the empty lot in Centennial. She also spoke about areas for additional parking, including possibly eliminating a little league field and removal of open space. Ms. Herakovich stated that past practice has been not to spend funds on parking. She asked the Board if it would prefer a parking plan for maximum use of overflow parking in the adjacent grass. Ms. Herakovich stated that staff could develop options and present them to the Board for consideration. President Solon stated that she is not sure why there is a desire to remove amenities from Spalding Park, not replace them, and put them at Sholem Aquatic Center. Vice President Griggs stated that he thinks that the Park District needs to study Spalding Park's needs and uses prior to making a decision. He stated that he is not sure a pool is needed at Spalding Park. Ms. Herakovich stated that staff could conduct target surveys and have meetings to get feedback about what neighbors would like to see in Spalding Park.

In summary, Ms. Herakovich reported that the Park District has a 100-year anniversary coming up. She stated that staff would like to know if there is a possibility of announcing some project direction. Ms. Herakovich reported that first a facility study was conducted which showed that the facilities average approximately 35,000 visitors; have no air conditioning; have maintenance issues; and are in need of program space. She stated that to improve the facilities, the Park District could adapt, remodel, or replace the facilities. Ms. Herakovich reported that staff believes it needs to be planning for the future. She stated that this was why the facilities' studies were originated. Ms. Herakovich stated that staff believes that the Park District should complete Phases II and III of Porter Park (a grant has been submitted for Phase II); add a second waterslide at Sholem Aquatic Center (address parking; hold on second pool); and adapt Leonhard Recreation and Douglass Community Centers (hold on spending money and replacing with a new Leonhard Recreation Center). Ms. Herakovich noted that completion of Porter Park was one priority the Board has agreed upon.

Commissioner Kuhl asked if the Park District had to receive approval on the grant for Porter Park before it could spend money. Ms. Herakovich responded yes. President Solon asked since it is a matching grant and the Park District has only applied for one phase, could it spend money on another project in the park. Ms. Herakovich stated that it is staff's understanding that the Park District could not be under contract for the grant to be awarded.

Commissioner Dodds encouraged staff to mow the areas at Porter Park that are readily mowable, such as around the pond which was constructed in Phase 1 of the project. He also suggested that rip rap be added around the pond. Commissioner Dodds suggested that staff look at what can be done at Porter Park because he believes it needs work.

Ms. Herakovich reported that the Park District should receive a response on whether it received the funds for Porter Park in December 2010 or January 2011. Meanwhile, staff will be working on preparing the bid documents.

Ms. Herakovich spoke about different methods for funding improvements to the Virginia Theatre including using donations and capital funds. She asked the Board whether there was interest in funding all Virginia Theatre improvements with Build America Bonds. Ms. Herakovich reported that detailed cost estimates for all remaining projects have been finalized for the Virginia Theatre projects.

Ms. Herakovich stated that there is consensus on completing Porter Park. She stated that although the Board has told staff to look at parking for Sholem Aquatic Center, staff would like to know if it could proceed with installation of a second slide. Ms. Herakovich reported that there is \$675,000 set aside for improvements to Sholem. Vice President Griggs asked staff to provide information on parking prior to the Board taking formal action on whether to proceed with a second slide at Sholem Aquatic Center.

Commissioner Dodds stated that he would like to see a complete analysis of the proposed projects. President Solon commented that a second slide will not contribute to the parking and that the piping already exists. A second slide will reduce the number of people waiting in line. Commissioner Dodds expressed his concerns about staff's idea to add an additional 6 to 8 lane pool at Sholem Aquatic Center, but not providing the Board with a complete plan for the proposed improvements, including a location for the pool and a parking plan. Ms. Herakovich asked if there was interest in adding a second slide. Commissioner Dodds stated that he is not in favor of adding a second slide. Ms. Herakovich questioned if whether there was a consensus to not go forward on another waterslide until staff provided a report on a parking plan.

Commissioner Kuhl stated that the Park District has numbers on the pool for the last five years and that this year is probably the best year ever. She stated that five years worth of information should provide sufficient data to assess the average number for occupancy and demand for parking at Sholem Aquatic Center. She stated that the numbers should drive the need for additional parking. Commissioner Kuhl felt that adding one additional slide would probably not add a need for additional parking. She stated that she agreed with President Solon and Commissioner Dodds, that if a swim lesson pool is added and Spalding Pool is closed, staff would be remiss if it did not provide the Board with an overall parking plan to address usage. Commissioner Kuhl stated that she would support adding the second slide at Sholem Aquatic Center. She encouraged staff to structure so that on busy days the tubes are kept moving. Ms. Herakovich reported that additional tubes have been ordered for Sholem Aquatic Center. Commissioner Kuhl commented that it has been talked about over time to add elements to the Aquatic Center to keep it interesting to people. Commissioner Kuhl stated that as a Commissioner, she believes she needs to know all the ancillary cost of a project in order to make an informed decision.

Discussion ensued about funding Virginia Theatre improvements. Ms. Herakovich reported that an application for a \$1 million grant has been submitted to fund improvements to the Theatre. She stated that staff is seeking thoughts or direction on the Board's preference for improvements at the Theatre.

Vice President Griggs stated that he favors continuing to work on Virginia Theatre projects and not complete the improvements all at once. President Solon stated that she agrees with Vice President Griggs. She is in favor of completing Porter and Boulder Ridge Parks so people can have a place to go and recreate outside. She stated that what the Park District has accomplished with the Carragher donation is a huge step. President Solon stated that she does not believe that putting new seats in

the Virginia Theatre is going to cause people to use it more. She stated that the Virginia is just as big of a drain on tax dollars as Spalding Pool. Commissioner Dodds agreed with comments made by President Solon and Vice President Griggs. He stated that there are cosmetic problems in the auditorium that need to be addressed, but that he is not in favor of using bonds to pay for improvements to the Virginia Theatre. Commissioner Dodds reported that he would rather see funds from use of the Theatre and funds generated through the Foundation used to pay for improvements. He stated that he wants to see the Virginia Theatre reopened and functional. He also stated that he believes that it is necessary for the Park District to have an artistically oriented person oversee the Virginia.

Ms. Herakovich reported that a report on the estimated total cost to renovate Virginia Theatre is available. She asked the Board to review the list and let staff know if there are items they would like to see funded through capital or reserve funds or through bonding. Commissioner Dodds stated that he does not think that the Park District has addressed the magnitude of what it is going to have in the way of maintenance in the next ten years. He stated that the Park District cannot just build all these facilities and not maintain them. Commissioner Dodds stated that this is why he thinks that the Park District should have a complete plan, and know where it is going, including all phases of the various projects.

Discussion ensued about funds available to finance improvements. Ms. Plotner reported that six funds were identified to fund the proposed projects plus including paying down the bonds. The reserve amounts included \$1,200,000 from the General Fund; \$800,000 from the Recreation Fund; \$500,000 from the Museum Fund; \$500,000 from the Special Recreation Fund; \$234,000 from the Capital Improvements Funds; and \$500,000 from the Foundation. The Foundation funds are designated as follows: \$101,000 for seats; \$45,000 for dressing rooms; \$23,000 for the proscenium; 50,000 for aquatic center renovations, and \$15,000 for renovations. She stated that currently the Park District could take \$4,000,000 from reserves to spend for projects. The amount would be approximately \$2,000,000 if funds were used to pay down the bond amount.

Discussion ensued about paying down the Alternate Revenue Bonds. Ms. Plotner reported that the Park District has \$5,900,000 in outstanding Alternate Revenue Bonds. She stated that if this amount were to be paid down, the Park District would only be able to take \$2,000,000 out of reserve to pay down the bond due to available funding sources.

Commissioner Kuhl questioned the advantage of paying the bonds off early. She stated she did not feel that it would be advantageous to pay the bonds off early due to the low interest rate of the bond.

Ms. Herakovich stated that staff was trying to accomplish a facility study that showed the Park District has facility needs. She stated that there are many residents' needs and desires which make it harder to prioritize where funds should be spent. Ms. Herakovich stated that she has heard from the Board about prioritizing the following projects: Porter Park and Boulder Ridge Park.

Commissioner Kuhl stated that she does not view Boulder Ridge Park as a special project. She noted that Boulder Ridge Park is the next park that has to come on board because the Park District is up against a time deadline and it has to be developed. Commissioner Kuhl stated that she would like to see the Virginia Theatre completely renovated. She commented that until it is renovated the Park District will never be able to run it in the manner that Commissioner Dodds suggested earlier in the meeting. She stated that she agreed with his comments, that if it is completely renovated, appropriate management would need to be put in place. Commissioner Kuhl stated that the Virginia Theatre ranked very high, along with trails and open space, as priorities from its residents. She stated that additional research is needed on the Build America Bonds. Commissioner Kuhl stated that it would be advantageous to see a proposed plan to borrow \$4,000,000 of Build America Bonds

to be paid back over a 20-year period of time. Ms. Herakovich reported that if the Park District uses Build America Bonds, it would have to move quickly as the bonds are only available through December. Ms. Plotner stated that Build America Bonds are taxable and easier to sell. The Park District would have to apply to the IRS to receive the rebate.

Commissioner Griggs stated that before he makes a decision about using Build America Bonds for the Virginia Theatre, he would like to see the entire plan for all projects including Leonhard Recreation Center, Sholem Aquatic Center and Spalding Pool. He also suggested that staff get feedback from the Board about the budget.

Ms. Herakovich clarified with the Board that it would like to see operational costs and parking plans added to the facilities study report.

Discussion ensued about a plan about how the Park District expects the Virginia Theatre to make money. Ms. Herakovich stated that the Virginia Theatre is not expected to make money.

Commissioner Kuhl stated that the Board should keep in mind that staff would still like to have a field house and a new recreation center if the Park District renovates the Leonhard Recreation Center. She noted that she would also like to see a timeline for proposed projects as well as proposed staff costs.

Further discussion ensued about the Virginia Theatre. President Solon questioned why the Park District would want to close the Virginia Theatre for a longer period of time if it decided to completely renovate it. Commissioner Kuhl commented that the decision to renovate the Virginia Theatre should not be based on whether it would be closed for a longer period of time or not. She stated that a timeline should be developed if a decision is made to renovate the Virginia Theatre, and if not, no timeline would be needed.

Discussion ensued about a survey conducted by the Park District. President Solon questioned whether the survey should be considered outdated based on the number of residents who have been annexed into the Park District. She would like to see the statistical analysis of the survey. Ms. Herakovich reported that funds are allocated to conduct a survey next year. She stated that a needs assessment is usually conducted every 10 years.

Commissioner Dodds stated that he does consider approximately 30 items on the goals and objectives list to be day-to-day maintenance items. He stated that he would support additional management staff in operations.

Adjourn

There being no further business to come before the Board, Commissioner Dodds made a motion to adjourn the meeting. The motion was seconded by Vice President Griggs. The motion passed 4-0 and the meeting adjourned at 7:35 p.m.

Approved:

Jane L. Solon, President

Bobbie Herakovich, Secretary