

**PARK DISTRICT OF HIGHLAND PARK
BOARD OF PARK COMMISSIONERS
MINUTES OF SPECIAL MEETING
MAY 16, 2018**

The Special Meeting of the Board of Park Commissioners of the Park District of Highland Park was held in the Board Room at the West Ridge Center, 636 Ridge Road, Highland Park, Illinois.

The meeting was called to order at 6:00 p.m. by President Kaplan.

ROLL CALL

Present: Vice President Ruttenberg, Commissioner Bernstein, Commissioner Flores Weisskopf, President Kaplan

Absent: None

Staff Present: Executive Director McElroy, Deputy Director of Operations Donahue, Director Curtis, Director Gogola, Director Voss, Assistant Director Smith, Manager Johnson, Director Romes, Superintendent Ochs

OPEN PUBLIC TO ADDRESS BOARD

HIGHLAND PARK COUNTRY CLUB INTERGOVERNMENTAL AGREEMENT

The Board met to review the Intergovernmental Agreements regarding the Highland Park Country Club. The following items were a part of the discussion.

Transfer Agreement

After reviewing the Property Transfer Agreement for Lots 1, 2, 6 and 7, the Board agreed that the following items should remain open: The need for a Restrictive Covenant Utility, Easement Agreement, Stormwater Management Language, Language for Operations/Management Agreements, Language for the As-Is Where-Is Section, Tree Nursery – 4 acres on Lot 1 for the city to operate a tree nursery. After a review of the Tree Nursery Agreement the Board agreed the following items remain open: The Usage Agreement for the Nursery, Termination Language.

Lot 4 – The Parking Lot and the HPCC Building

After review of the Shared Use agreement for Lot 4, the following items remain open: Common Areas and Common Facilities – the Locker Room and the Pool Hallway. The Board expressed that language changes be made to address security/safety concerns. Further discussion with the City on whom will be running banquets in 2019 the Parking lot usage, allocation of ADA spots and designated number of parking spaces. Discussion on the location of parking deck, Parallel provisions for insurance and Exhibit F and the allocation of shared expenses.

The Lease Agreement for Lot 3, the operations of the Learning Center, Mini Golf and Golf Dome

After review of Lot 3 the following items remain open: There are still questions regarding the shared expenses and distribution of revenue, the construction/repair replacement of parking lot and shared expenses, Termination Provision relative to hazardous substances, new Language is needed and Termination relative to the profitability of the facility and propose new language for the Management Fee – Lot 3.

There were also comments about the conveyance of title and the need to terminate the Master Agreement. The Board has asked that the attorney propose new language to the city.

ADJOURNMENT

There being no further business, a motion was made by Commissioner Bernstein seconded by Vice President Ruttenberg and approved by unanimous voice vote. The Board Meeting adjourned at 9:04 p.m.

Respectfully submitted,

Liza McElroy, Secretary