PARK DISTRICT OF HIGHLAND PARK
BOARD OF PARK COMMISSIONERS
MINUTES OF WORKSHOP MEETING
SEPTEMBER 10, 2019

The Workshop 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 6:04 p.m. by President Kaplan.

ROLL CALL

Present:  Commissioner Grossberg, Commissioner Bernstein, Vice President Ruttenberg, President Kaplan

Absent:  Commissioner Flores Weisskopf arrived at 6:19 p.m.

Staff Present:  Executive Director Romes, Interim Director Becker; Director Carr; Director Smith; Director Voss; Manager Grill; Director Gogola; Assistant Director Maliszewski; Assistant Director Henriques

ADDITIONS TO THE AGENDA – None

SOLAR PANELS
Interim Director Becker introduced Terry Black, from Eco-Solar, an independent solar design and build company. Mr. Black provided an overview of the proposal from Realgy, a third-party energy marketer that helps deliver electricity. Deer Creek Racquet Club and the Recreation Center of Highland Park are being considered for solar panel installation.

Mr. Black explained that there is no cost to the Park District to install or to maintain the Solar System because Realgy can take substantial energy credits, tax credits and use accelerated depreciation methods to limit its exposure. Additionally, Realgy also brokers the balance of energy used in the building with the solar.

Mr. Black stated that by signing the agreement, the District will be obligated to an eight-year agreement at a fixed rate. The Park District must buy electricity from Realgy at the facilities with the solar panels during that eight-year period. The Park District can still install the panels. However, the eight year-contract will not commence until the existing electricity contract ends. The Park District currently has about 18 months remaining on its electricity contracts.

Interim Director Becker shared that it is important to consider that each facility’s roof must be new enough to last through the eight-year commitment. Ideally, solar panels should be put in shortly after a new roof is installed. Realgy won’t put solar panels on seasonal facilities. The largest savings comes from the elimination of the delivery charge for the energy generator on the roof. The delivery charge is a substantial component (about half) of every electric bill. Savings
comes from purchasing the balance of electricity used in the building from Realgy. They consistently beat the current costs.

Commissioner Bernstein asked for clarification of the relationship between the Park District, Realgy and Eco-Solar. Mr. Black explained that Eco-Solar is the middle-man and both the Park District and Eco-Solar would have a relationship with Realgy. Commissioner Bernstein requested a proforma comparing what the Park District’s costs would be under the existing energy company and Realgy. Interim Director Becker stated that he would get back to the Board with that information.

SUPPLEMENTAL BUDGET AND APPROPRIATION ORDINANCE
Interim Director Becker reported that the Park District is one of 13 Partner Agencies that support and fund the North Suburban Special Recreation Association (NSSRA). NSSRA provides year-round programs and services for children, teens, and adults with disabilities who live in Highland Park and other Partner communities. On April 23, 2019, the Park District of Highland Park Board of Commissioners approved the acquisition of property at 1221 County Line Road, Highland Park, Illinois, in accordance with the Purchase and Sale Contract between NSSRA and Lakeside Congregation for Reformed Judaism. This approval allowed NSSRA to close on the purchase and sale of this property on August 30, 2019.

The acquisition and renovation of the new NSSRA building was, and will continue to be, funded from the following sources:

- NSSRA fund balances
- Past and future contributions from the 13 Partner Agencies
- Charitable contributions through the NSSRA Foundation

Interim Director shared that in order to fund the Closing and Design fees for the acquisition of the property located at 1221 County Line Road, Highland Park, Illinois, on July 21, 2019 the Park Board approved a payment to NSSRA in the amount of $134,664 for the Park District’s portion of Partner Agency Contributions. This amount was allocated from the Park District’s Special Recreation Fund Balance. Interim Director Becker stated that the Park District will make this information available to the public to view on-line for 30 days and then hold a hearing on the Supplemental Budget and Appropriations Ordinance on October 22.

REVIEW OF VOUCHERS
Interim Director Becker presented the vouchers for checks written August 2, 2019 through September 4, 2019 for an amount totaling $439,164.78. There were no questions from the Board. Vice President Ruttenberg reviewed the vouchers and had no further questions.

ROSEWOOD BEACH UPDATE
Director Smith reported that at the August 27 Board Meeting the Park Board approved the sand nourishment project. Director Smith explained that SmithGroup was moving ahead and would be submitting drawings to the Army Corp and IDNR by the end of this week. Director Smith
stated that emergency approval was filed so that this work could begin soon. SmithGroup will be contacting sand suppliers and contractors within the next week or two. Director Smith shared that the Park District has contacted the City of Highland Park regarding the project and has made them aware of the traffic issues. Executive Director Romes explained that permits for sand nourishment were submitted last year and should be approved sometime this October.

Commissioner Bernstein stated that a Special Meeting in later September might be necessary if a vote to move forward cannot be made until later than anticipated.

**DESIGN AND ENGINEERING CONTRACT FOR COMMUNITY PARK POND**

Manager Grill reported that this past March the Park District applied for IEPA 319 funds to enhance restoration of the north pond shoreline at the Community Park. If awarded, staff will incorporate the design, engineering and implementation of this work into the overall community park project. Contingent on award of the grant funding, staff has solicited a Design and Engineering proposal from Hey and Associates.

Manager Grill explained that the IEPA 319 award date has been delayed until the beginning of October. No design work can take place prior to the grant award (or it will not qualify as match). In order to keep to the schedule of completing bid documents in December, staff wishes to receive approval for the Hey proposal, contingent on award of the grant funding.

The grant, if awarded, is in the amount of $144,672.00, with an equal match from budgeted capital funds. The amount of the Hey Proposal, $27,100, is included in the grant project budget as match. If we do not receive the award, we will not implement the grant-related portion of the project. Staff will request approval from the Park Board of Commissioners Board at its September 24 regular meeting to authorize the Executive Director to execute the Hey and Associates proposal in the amount of $27,100 contingent on award of the grant funding.

**OPEN TO PUBLIC TO ADDRESS BOARD** - None

**CLOSED SESSION**

Motion was made by Vice President Ruttenberg, seconded by Commissioner Grossberg to adjourn into Closed Session for discussion of Section 2(c)(1) – the appointment, employment, compensation, discipline of the District including legal counsel for the District; Section 2(c)5 – the purchase or lease of real estate including discussion on whether a certain parcel of property should be acquired; Section 2(c)6 – the setting of a price for sale or lease of property owned by the District; Section 2(c)8 – security procedures and the use of personnel and equipment to respond to an actual, a threatened, or a reasonably potential danger to the safety of employees, students, staff, the public, or public property; Section 2(c)11 – litigation against or on behalf of the District or where the District finds that an action is probable or imminent; Section 2(c)21 – the discussion of minutes lawfully closed under the Act, whether for the purposes of approval of said minutes or for conducting the semi-annual review of the minutes as set forth in Section 2.06 of the Act; Section 2(c)29 – for discussions between internal or external auditors and the Board.
Workshop Meeting Minutes  
September 10, 2019

Roll Call:

Aye: Commissioner Grossberg, Vice President Ruttenberg, Commissioner Flores Weisskopf, Commissioner Bernstein, President Kaplan
Nay: None
Absent: None
Abstain: None

Motion Carried

Meeting was adjourned into closed session at 7:01 p.m.

Meeting was reconvened into open session at 8:32 p.m.

**ACTION FROM CLOSED SESSION IF ANY**

President Kaplan reported that the Board met in Closed Session under Section 2(c)1 – the appointment, employment, compensation, discipline of the District including legal counsel for the District; Section 2(c)5 – the purchase or lease of real estate including a discussion on whether a certain parcel of property should be acquired; Section 2(c)11 – litigation against or on behalf of the District or where the District finds that an action is probable or imminent.

No action was taken.

**ADJOURNMENT**

There being no further business, a motion was made by Vice President Ruttenberg and seconded by Commissioner Grossberg and approved by unanimous vote. The Board Meeting adjourned at 8:33 p.m.

Respectfully submitted,

Brian Romes, Secretary