

**MINUTES OF A THE FACILITY AND RECREATION COMMITTEE MEETING
OF THE PARK DISTRICT OF HIGHLAND PARK
HELD ON OCTOBER 18, 2023, 6:05 PM.**

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

Absent: None

Also, Present: Executive Director Romes; Deputy Director Carr, Director Peters, Director Smith, Director Voss, Director Gogola, Assistant Director Acevedo, Manager Ochs, Manager Kutscheid, Manager Schwartz, Coordinator Hejnowski

Guest Speaker: None

Additions to the Agenda

None.

CONSTRUCTION PROJECT UPDATES

A. Hidden Creek AquaPark Deck Replacement and Shade Structures project

Manager Kutscheid reported that conduit was encased in concrete during construction. The contractor had to come back to fix the mishap. Regardless, the project should be completed before the end of the year.

B. Recreational Services of an Enterprise Facility at 2205 Skokie Valley Road

Manager Ochs reported that the District received three RFP submittals for this project: Ron Saslow Pickleball Dome Proposal, Golf Development Strategies and The Golf Practice, and The Golf Practice Partnership with The Highland Park Golf Learning Center. Submittals were required to present a plan for the following scope of work: the operation and management of an enterprise facility, with consideration given to a proposed design, construction, and financing at 2205 Skokie Valley Road. Proposals could be for all, or portions of the entire property.

- a.** Ron Saslow proposes to build a new Four-Season Dome structure with Pickleball courts and Padel courts and donate the Dome to the Park District upon completion. The new Dome will also feature a reception area, café, locker rooms and a pro shop. The Park District will operate the facility upon completion. The Park District team is currently working on a Proforma to illustrate how the facility will operate financially. Staff would like to work with counsel on an agreement.

Commissioner Kaplan would like to know if the current amount of parking spaces is enough.

Executive Director Romes reported that staff will need to conduct a parking analysis.

Commissioner Bernstein would like to know if staff have developed a business plan for the Ron Saslow pickleball dome proposal.

Executive Director Romes reported that staff have started a proforma.

Commissioner Bernstein would like staff to develop plans for lost program usage for current programs operating in the dome.

- b.** Golf Development Strategies and The Golf Practice proposes to reimagine the driving range, reconfigure the putting green, short game area, and the 13th hole, operate the dome as is, and expand the food and beverage patio. Staff do not recommend working with counsel to develop an agreement at this time and would like to further explore.
- c.** The Golf Practice Partnership with The Highland Park Golf Learning Center proposes operational changes. The Golf Practice would team up with PDHP staff to enhance programs and golf instruction. Staff would like to work on a license agreement with the Golf Practice.

Staff received consensus from the Facility and Recreation Committee to request approval from the Park Board of Commissioners at the October 25, 2023 Regular Meeting to have Park District Counsel begin working on an agreement to accept the proposal from Ron Saslow. The Park Board would like to further discuss the golf proposals.

C. *Larry Fink Memorial Park Baseball Field Improvements project*

Manager Kutscheid reminded the Park Board of Commissioners that the improvements include installing synthetic turf in the infield, covered dug outs and bleachers, a warning track and portable outfield fence, a scoreboard and welcome sign, and donor bricks behind the batter's box. Staff completed design work and submitted for permits. Staff will release the bid at the end of the month, award the bid in November, and begin construction in March of 2024. Staff estimated the project to be completed in July of 2024.

D. *Port Clinton and Old Elm Park Playground projects*

Staff will provide an update at the November 8, 2023 Workshop Meeting.

E. *Park Avenue North Beach project*

Manager Schwartz reported that the design layout plan of the site, furniture options, pergola and fencing options, and boardwalk materials were shared with the community. Staff are relaying feedback from the community and the Park Avenue Working Group to Hitchcock Design Group. Staff will meet with the City of Highland Park and the North Shore Water Reclamation District before requesting final design approval from the Park Board. Staff hope to bid the project out in January 2024, construction is expected to commence in the Spring, anticipated completed in the Fall.

F. *New Community Center at West Ridge Park*

Manager Schwartz reported that programming and schematic design for the new community center at West Ridge Park will continue through the end of the year. Architects, Holabird and Root, developed and presented a program reconciliation to park district staff this past week. Highlights from the reconciliation include multipurpose rooms with flexible spaces to increase utilization, designing a building for many different users, designing adequate storage space, incorporating a gymnastics program, and weaving recommendations from the District's security consultant into design.

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Commissioner Ruttenberg requested that all deliverables from Holabird and Root are shared with the Park Board.

Other Business

None.

Open to the Public to Address the Board

None.

Adjournment

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Roxanne Hejnowski".

Roxanne Hejnowski, Assistant Secretary