

**MINUTES OF A THE FACILITY AND RECREATION COMMITTEE MEETING
OF THE PARK DISTRICT OF HIGHLAND PARK
HELD ON JANUARY 10, 2024, 6:01 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, Director Baird; Manager Ochs; Coordinator Hejnowski

Guest Speaker: None

Additions to the Agenda

None.

Sunset Valley Golf Club Concessionaire License Agreement Update

Manager Ochs reported that the Park District no longer has a concessionaire license agreement with Open Kitchens and staff are working on a concessionaire license agreement with Madden Restaurant Concepts, LLC. Madden Restaurant Concepts, LLC owns multiple locations of Left Coast Restaurants in Chicago and they operate the Lawn, which is the new restaurant at the Wilmette Golf Club. Madden Restaurant Concepts, LLC's vision for the restaurant experience at Sunset Valley Golf Club is to capture the feel of Isabella's Kitchen at Grayhawk Golf Club in Scottsdale, Arizona. Manger Ochs reported that the theme of the proposed new restaurant is a Texas Cantina Style Tacos and Tequila Bar and Grill, and they will make every effort to keep the restaurant operation open year-round.

Manager Ochs reviewed the five-year proposed financial terms and payment schedule.

Manager Ochs reported that Madden Restaurant Concepts, LLC would like to add an outdoor grill and walk-in fridge, expand the club house bar, install new flooring and lighting, and update the dining room décor. Madden Restaurant Concepts, LLC, would like the Park District to support the upfront cost of the capital improvements to enhance the new restaurant at Sunset Valley Golf Club. Staff developed a funding model for the clubhouse improvement plan, noting that the annual lease payments in 2024, 2025, and 2026 will reimburse the capital fund.

Staff will share a draft of the Sunset Valley Golf Club Concessionaire License Agreement with the Park Board of Commissioners for review before requesting approval at the January 17, 2024 Workshop Meeting.

Saslow Restricted Donation Agreement Update

Executive Director Romes reported at the December 13, 2023 Regular Meeting of the Park Board, the Park Board of Commissioners approved the Restricted Donation Agreement with Ronald Saslow at 2205 Skokie Valley Road (Lot 3) which includes the donation of a new Four-Season Air Supported Dome structure with Pickleball and Padel courts with certain restrictions and the Park District operating the facility upon completion. The new Dome may also feature a reception area, café, locker rooms and a pro shop.

UPP Paddles, LLC, wishes to enter into an agreement to sell paddles, related products, and branded attire manufactured and sold by UPP (the “Products”) to the Park District of Highland Park for sale in the Paddle Facility located at 2205 Skokie Valley Road, Highland Park, IL 60035.

Staff reviewed the terms and funding model for the proposed Paddle Facility Reservation Agreement.

Lastly, in 2018 the Park District and the City of Highland Park approved a Lease Agreement for Lot 3 of the Highland Park Country Club, the parcel property known as the Highland Park Golf Learning Center and referred to as the “Enterprise Property” (Lease Agreement). Effective January 1, 2019, the Lease Agreement was amended in 2021 to address payment shares for proposed improvement at Lot 3 and Lot 4 pursuant to the Shared Use Agreement between the Park District of Highland Park and the City of Highland Park for Lot 4.

In compliance with the Lease Agreement, on September 30, 2023, the Park District released a Request for Proposals for an Agreement for Recreational Services of an Enterprise Facility at 2205 Skokie Valley Road, Highland Park, (Lot 3) in consideration for payment to the Park District of Highland Park. The Park District received three RFP submittals. At the October 25, 2023, Regular Meeting of the Park Board, the Park Board provided consensus to negotiate a Donor Agreement with Ronald Saslow, which includes the donation of a new Four-Season Air Supported Dome structure with Pickleball and Padel courts with certain restrictions and the Park District operating the facility upon completion. At the December 13, 2023 Regular Meeting of the Park Board, the Park Board of Commissioners approved the Restricted Donation Agreement with Ronald Saslow at 2205 Skokie Valley Road (Lot 3).

The Donor Agreement includes a contingency that the Lease Agreement be amended so that the term cannot be terminated without cause during the Term of the Donor Agreement.

Staff reviewed the changes to the terms and the funding model for the Dome.

Other Business

None.

Open to the Public to Address the Board

None.

CLOSED SESSION

A motion was made by Commissioner Bernstein, seconded by Commissioner Ruttenberg, to adjourn into Closed Session for discussion of Section 2(c)5 – the purchase or lease of real estate including discussion on whether a certain parcel of property should be acquired;

Roll Call:

Aye: Commissioner Bernstein; Commissioner Kaplan; Commissioner Ruttenberg, Vice President Freeman, President Grossberg

Nay: None

Absent: None

Facility and Recreation Committee Meeting Minutes
January 10, 2024

Abstain: None

Motion Carried

The meeting adjourned into Closed Session at 6:50 p.m.

The meeting reconvened into Open Session at 7:05 p.m.

Action From Closed Session If Any

Vice President Freeman reported that the Facility and Recreation Committee met in Closed Session under Section 2(c)5 – the purchase or lease of real estate including discussion on whether a certain parcel of property should be acquired.

No action was taken.

ADJOURNMENT

A motion was made by President Grossberg and seconded by Commissioner Kaplan and approved by a unanimous vote. The Board Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Roxanne Hejnowski

Roxanne Hejnowski, Assistant Secretary