

**PARK DISTRICT OF HIGHLAND PARK
BOARD OF PARK COMMISSIONERS
MINUTES OF WORKSHOP MEETING
MARCH 11, 2026**

The meeting was called to order at 6:05 p.m. President Grossberg.

ROLL CALL

Present: Commissioner Greenberg, Commissioner Beck, Commissioner Labrador, President Grossberg

Absent: Vice President Freeman

Staff Present: Executive Director Romes; Deputy Director Carr; Director Smith; Director Peters; Director Voss; Director Gogola; Director Hall; Assistant Director Soto; Coordinator Hejnowski

Guest Speaker: None

Vice President Freeman joined the meeting at 6:07 p.m.

ADDITIONS TO THE AGENDA

None.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

None.

APPROVAL OF THE 2026 ASBESTOS REMEDIATION WEST RIDGE CENTER BID

Director Smith reported that before demolition can begin at the West Ridge Center, the Park District is required to remediate all asbestos-containing materials from the building. In 2025, an asbestos survey was conducted and confirmed the presence of asbestos within the structure. Although the asbestos does not pose an immediate safety risk to individuals using the facility, it becomes hazardous if disturbed during demolition activities. Therefore, it is essential to complete the remediation process prior to any demolition work to ensure safety and compliance with regulations.

The 2026 Asbestos Remediation West Ridge Center bid was issued in January 2026 and the bid opening was on February 13.

The Park District received a total of seven bids for the 2026 Asbestos Remediation project at the West Ridge Center. The detailed bid results can be found in the table below. The bidding process included two alternates for consideration:

- **Alternate 1:** This alternate represents the additional cost if the remediation work is performed after June 1, 2026. Based on the current construction schedule, accepting Alternate 1 is not necessary.

- **Alternate 2:** This alternate covers the removal of ceiling tiles and drywall ceiling in the east basement. Due to the results of the asbestos testing, it is mandatory for the Park District to accept Alternate 2.

The selection of which alternates to accept is guided by both the project timeline and the safety requirements established by asbestos test results. As a result, only Alternate 2 will be included in the project scope.

The project's overall budget includes a designated line item for asbestos consulting and remediation services. Currently, the bids received for this specific item are substantially higher than the amount initially budgeted. However, when considering the full Soft Cost budget, as well as the entire project budget, the team anticipates that the project will remain on track financially. Projections indicate that the total expenditure for the project should stay within, or very close to, the original budget parameters.

A motion was made by Commissioner Greenberg and seconded by Commissioner Beck to accept the Base Bid and Alternate 2 from Midway Contract Group, LLC for the 2026 Asbestos Remediation West Ridge Center Project and authorize the Executive Director to enter into a contract in the amount of \$185,000.

Roll Call:

- Aye:** Commissioner Greenberg, Commissioner Beck, Commissioner Labrador, Vice President Freeman, President Grossberg
- Nay:** None
- Absent:** None
- Abstain:** None

Motion Carried

CONSTRUCTION PROJECT UPDATES

A. New Facility and Site Improvements at West Ridge Park

Director Smith shared photos of recent progress including window/glass installation in the community room and the early childhood enrichments rooms, lighting fixtures have been installed in the gymnasium, exterior of the enrichment classrooms and courtyard.

Additionally, Director Smith reported that the last day of programs at West Ridge Center is May 01. Target operations start at the West Ridge Community Center has been pushed back a week to May 11 along with demolition start for West Ridge Center.

B. Lincoln Park Improvements Project

Director Smith reported that powerlines need to be relocated and due to a billing dispute, the playground opening has been delayed. He is pleased to report that the dispute has been resolved, and the playground is anticipated to open next week.

REVIEW OF VOUCHERS

Director Peters reported there was one remarkable item, a check to W.B. Olson for the new community center and site improvements at West Ridge Park.

OPEN TO THE PUBLIC TO ADDRESS THE BOARD

None.

CLOSED SESSION

A motion was made by Commissioner Beck, seconded by Commissioner Labrador 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 Greenberg, Commissioner Beck, Commissioner Labrador, Vice President Freeman, President Grossberg

Nay: None

Absent: None

Abstain: None

Motion Carried

The meeting adjourned into Closed Session at 6:23 p.m.

The meeting reconvened into Open Session at 6:42 p.m.

ACTION FROM CLOSED SESSION IF ANY

President Grossberg reported that the Park Board of Commissioners 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.

OTHER BUSINESS

At the April 8 Workshop Meeting of the Park Board, staff will share feedback from neighborhood meetings regarding Art Sculpture for consideration to be placed at Brown or Lincoln Place Park.

ADJOURNMENT

A motion was made by Commissioner Beck and seconded by Vice President Freeman and approved by a unanimous vote. The Board Meeting adjourned at 6:47 p.m.

Respectfully submitted,

Roxanne Hejnowski

Roxanne Hejnowski, Assistant Secretary