
NILES PARK DISTRICT
Minutes of Board Meeting
Tuesday, November 18, 2025
6:00 pm

Board Members present: Ronnie Strzelecki, Vice President
 Julie Genualdi, Treasurer
 Joe LoVerde, Commissioner

Staff Members present: Tom Elenz, Executive Director
 Scot Neukirch, Finance Director
 Heather Petrie, Executive Admin. Coordinator
 Robin Brey, Recreation Programs
 Marty Stankowicz, IceLand Manager
 Chris Czajka, Grounds Superintendent
 Jackson Theil, Tam Tennis
 Julie Jentel, Marketing
 Peter Dubs, Tam Golf Course
 Kenny Krueger, Athletic Director
 Eric Aguayo, Golf Course Superintendent

1. Budget Public Meeting

Vice President Strzelecki called the Budget Public meeting to order at 6:02 p.m. A Motion was made by Commissioner LoVerde and seconded by Treasurer Genualdi to convene the public budget meeting. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

President's remarks:

The Park District had an open budget workshop covering the details of the fiscal year 2026 recommended budget on October 22nd at the Howard Leisure Center. Staff presented their budgets and the plan for the 2025 tax levy to the Board and received input from the Park Commissioners during this open meeting. The District's levy makes up less than 5% of most residents' tax bill. The proposed increase equates to less than \$1.00 per month to the average resident. The increase was needed to help pay for capital projects, purchases, as well as personal related costs. Residents in attendance were given the opportunity to ask questions and make comments. This public hearing is convened pursuant to the State statute and was given full public notice and published in the local newspaper and on the Park District's website as statutorily required. The proposed budget document and appropriation ordinance in the amount of \$18,582,000.82 has been posted online and is available for the public to view at the Howard Leisure Center front desk.

Niles residents were given the opportunity to ask questions and make comments. No comments were offered by the public.

A Motion was made by Commissioner LoVerde and seconded by Treasurer Genualdi to adjourn the public budget meeting. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

1. Regular Board Meeting call to order

Vice President Strzelecki called the regular board meeting to order on Tuesday, November 18th at 6:05 pm.

2. Roll Call

Recording Secretary Petrie called the roll. Commissioners Hynes and O'Brien were absent.

3. Pledge of Allegiance

Vice President Strzelecki led the assembly in the pledge of allegiance.

4. Changes to the Agenda

There were no changes to the agenda.

5. Harvest Hustle Donation to Family Services

This year's Harvest Hustle had 194 registrants, which was the largest running group to date. Over 450 pounds of food was donated. The Park District donated a check for \$5374 to Niles Family Services. Kelly Francis was present from Niles Family Services to accept the donation. Executive Director Elenz thanked Jackson Theil and all the Park District Staff who made this event such a success.

6. Consent Agenda Approval

Minutes of the Regular Board Meeting of Tuesday, October 21, 2025; and Voucher List as Presented, October 31, 2025 – summary by fund:

General Fund	\$116,839.51
Recreation	\$199,801.49
Ice Rink	\$49,836.52
Swimming Pool	\$21,325.93
Golf Course	\$131,660.09
IMRF	-
Debt Service Fund	\$1,425.00
General Liability	\$6,753.00
Paving & Lighting	\$44,706.69
Police Protection	\$108.00
Handicapped	\$52,672.48
Capital	\$405,103.17
Audit	-
Grand Total	\$1,030,231.88

A motion was made by Treasurer Genualdi and seconded by Commissioner LoVerde to accept the minutes of the Regular Board Meeting of Tuesday, October 21, 2025; and Voucher List as Presented, October 31, 2025. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

7. Treasurer's Report

Treasurer Genualdi read the treasurer report for the month ending October 31, 2025.

A motion was made by Treasurer Genualdi and seconded by Commissioner LoVerde to accept the treasurer's report. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

8. Reports of Park Officials

A. President's Report

There was no President's report.

B. Attorney's Report

There was no Attorney's report.

9. Board Reports

Robin Brey, Programs Supervisor

- The new dance camp themed one day camps are coming up. Wicked camp on 11/26 and Cupcakes with Clara on December 20th. Dance classes will be performing in a Holiday Show on December 6th at Oasis Fun Center.
- Santa Breakfast will be on December 13th with three seatings offered. Always a great family event.
- Winter break camps will be held for the littles at HLC and also at Oaiss camp for the older kids.
- Registration for most of the upcoming winter programs will begin on December 5th.

Jackson Theil, Tam Tennis Manager

Classes are well underway and going strong. We are having our winter signups December 6th. We will be presenting the check with the proceeds of the Harvest Hustle totaling \$5,374.80 to the Niles Family Services Representative.

Budget

- Revenue increase to date, compared to 2024 is up \$79,319. With a further increase coming as it gets cooler.
- We have made our budget for the year. Currently we have exceeded the budget by
- +\$114,513.

- Revenue Increase from 2024
Private Lessons: \$16,673
Junior Tennis: \$23,257
Fitness: \$11,050
Non-Resident Memberships \$9,586
Court Fees \$19,554

Junior Programs

- Classes are underway with high enrollment and satisfaction. We are running a junior Thanksgiving camp during Thanksgiving Week

Adults Programs

- Classes are underway with high enrollment and satisfaction.

Private Lessons

- Private lessons are very popular with it being cold outside. There is continued high interest for private and group lessons

Memberships

- Fitness and Tennis enrollment continues to be up compared to last year.

Maintenance

- The HVAC installation went smoothly

Scot Neukirch, Finance Director

Staff finalized the proposed 2026 budget document based on feedback received from the Board at the October Budget Workshop. Staff has also prepared the 2025 the tax levy necessary debt service abatement ordinances and the 2026 appropriation ordinances to be presented to the Board. Finance has also begun working on its fiscal year end and new fiscal year procedures and will soon be submitting documents to the auditors for preliminary work on the Park's 2025 annual audit.

Cook County has sent out the final installment of the 2024 tax bills to be paid in 2025. This delay has forced the Park District to utilize its reserves and doing so has enabled the Park District to continue all operations and make all necessary payments without the need to take out bridge loans or postpone payments to vendors.

Marty Stankowicz, IceLand

- Our Halloween scary skate was well attended. We had 86 in attendance and saw some real great homemade costumes. Goodie bags were given to the first 75 skaters.
- We are partnering with Ultimate Tournaments again to rent ice slots for a Thanksgiving hockey tournament. Niles teams can register with Ultimate and get a discount. They will be scheduled to play at Iceland. Games will be played on Saturday and Sunday. Iceland will be closed Thursday and Friday except for a couple private rentals.
- Registration for the winter session started November 3. Rehearsals for our Holiday ice show started Monday. There will be two shows on December 13 and 14. The annual Santa Skate will be part of the holiday events on Sunday. Tickets are currently on sale for both shows.
- Iceland is collecting food and toys to benefit Maine Township Food Pantry. We will donate before Thanksgiving and a second before Christmas. We are requesting donations as part of the admission to the holiday shows.

Chris Czajka, Superintendent of Grounds

- Mulching leaves and removing from parks
- Cutting down fall plantings in planter boxes and sign beds

- Plowing snow and salting lots when needed
- Maintenance of Plows and snow removal equipment has been done for this winters season
- Slit seeding and aeration of athletic fields
- Irrigation systems are winterized and shut down for the season
- Drinking fountains have been shut down for the season
- Playground inspections and repairs.

Julie Jentel, Marketing

- With the holidays around the corner, I am advertising the special events we have coming up. The Santa Mailbox will be put in the front lobby this week.
- The Winter Spring Guide is almost done, and will come out online Tuesday December 2, and printed copies about a week after.
- Niles Holly Jolly is November 29, and once again we will be sponsoring the photo snow globe at the event.

Kenny Krueger, Athletics Department

- Indoor Soccer and Flag Football began playing on 10/30 and 11/1 at Loverde Center and so far, all has been good. Session 2 registration opens for Residents on December 8 and Non-residents on December 10.
- Our fall youth basketball league finishes this upcoming weekend. Next up is our High School basketball league which starts on Sunday after Thanksgiving. Our winter basketball league registration is open now through January 5th.
- Our instructional basketball classes will begin early next month. Vince Thomas will have camps on 3 nights (Monday, Tuesday, Thursday) and we've rebranded all his offerings to try and get new participants in. Our very popular Small Shots basketball class on Saturday mornings starts Saturday 12/6 and all 3 sessions have been sold out since early October.
- Dodgeball registration deadline is Monday, December 1 but we've already been sold out for 1 division for over 2 weeks, and the other 2 divisions have only 1 and 3 spots left. We'll start that league right after the winter holiday break.
- We're offering a new Niles Strikers Futsal league on Sunday mornings at LoVerde Center on the gym floor and Grennan. This fills a long void for our teams from mid-October until late January. We've opened up registration for other club teams and have 18 teams joining our 7 teams for the league.

Peter Dubs, Tam Golf Course

- We surpassed 40,000 rounds on the season earlier this month, and total revenues for the year through October are nearly identical to those of our record breaking 2024.
- After an early snowfall forced a few day closure, we were able to take advantage of late week warmth after the Veterans Day holiday and reopen to host some additional play for the year.
- Things look to be winding down and that our season will be coming to an end in the not-too-distant future. I'd like to be sure to take a moment to recognize our part time staff and thank them for their hard work in heat, cold, sun, and rain, to make sure Tam O'Shanter maintains its positive reputation in the community for being a friendly and welcoming place to enjoy the game of golf.

Eric Aguayo, Golf Course Maintenance

- As the golf season comes to an end, I'd like to thank everyone on the maintenance crew for all the hard work they put in every day this year no matter what the weather conditions were like. I'd like to thank Peter and his crew for helping us out any way they could, and for keeping an eye on the course. Also, I'd like to thank all the other departments for helping us when we needed a hand!
- We blew out our irrigation system and is fully winterized for the season. Due to the age of the system, the main pump manifold needs repair and will be taken apart in December to get repaired over the winter.
- We sprayed our Roughs with weed prevention for next season, our Greens, Tees, and Fairways are going to get sprayed in the following weeks for our annual snow mold protection for the winter.
- We stained the fence around the Leisure center and the section around hole #6
- Continuing blowing and mulching the leaves as they continue to fall.
- Thank you to everyone that came out to enjoy our golf course this year, hope to see you all again next year!

Carl Steffen, Park Patrol

- Start winter hours M-F 6:30pm to 10:30pm Sat & Sun 3-10:30pm.
- New Hire Park Patrol Officer completed.
- Indoor sports events are continued to be monitored by Park Patrol.

10. New Business

A. Discussion/Approval of Ordinance 25-O-100 an Ordinance providing for the annual budget and appropriation for taxes and revenue from other sources for the Niles Park District, Cook County, Illinois, for general corporate purposes, for recreation fund, for ice rink fund, for swimming pool fund, for golf course fund, for capital project fund, for debt service fund, for IMRF fund, for FICA fund, for general liability fund, for audit fund, for paving and lighting fund, for police protection fund, for handicapped fund, for the fiscal year beginning January 1, 2026 and ending December 31, 2026.

This is the ordinance for approving the budgeted expenses for the various Park District funds. The total appropriation for approval is \$18,582,082. The detail behind this appropriation request was discussed with the Board of Commissioners during an open workshop on October 22nd. The budget document and appropriation ordinance have been available for review at the Park District's website and at the front desk of the Howard Leisure Center. Formal comment on the appropriation request was provided at the start of this meeting during the statutorily required budget hearing.

A motion was made by Commissioner LoVerde and seconded by Treasurer Genualdi to approve Ordinance 25-O-100 an Ordinance providing for the annual budget and appropriation for taxes and revenue from other sources for the Niles Park District, Cook County, Illinois, for general corporate purposes, for recreation fund, for ice rink fund, for swimming pool fund, for golf course fund, for capital project fund, for debt service fund, for IMRF fund, for FICA fund, for general liability fund, for audit fund, for paving and lighting fund, for police protection fund, for handicapped fund, for the fiscal year beginning January 1, 2026 and ending December 31, 2026.

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes

Commissioner LoVerde

Yes

The motion passed 3-0

B. Discussion/Approval of Ordinance 25-O-101 an Ordinance providing for the annual levy of taxes for general corporate purposes and providing recreational programs as per article 5 of the general Park District Code and for the payment of the share of Illinois Municipal Retirement Fund; Social Security; for the payment of liability insurance premiums; annual audit; police fund; paving and lighting fund; special handicapped fund; for the fiscal year beginning January 1, 2025 and ending December 31, 2025 in the Niles Park District, Cook County, Illinois.

This ordinance provides the corporate property tax revenue for the general operations of the park district and helps support various district funds. The total requested of \$4,067,744 represents a 4.99% increase from the 2024 levy for the corporate portion of the park's levy.

A Motion was made by Treasurer Genualdi and seconded by Commissioner LoVerde to approve Ordinance 25-O-101 an Ordinance providing for the annual levy of taxes for general corporate purposes and providing recreational programs as per article 5 of the general Park District Code and for the payment of the share of Illinois Municipal Retirement Fund; Social Security; for the payment of liability insurance premiums; annual audit; police fund; paving and lighting fund; special handicapped fund; for the fiscal year beginning January 1, 2025 and ending December 31, 2025 in the Niles Park District, Cook County, Illinois.

Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

C. Discussion/Approval of Resolution 25-R-100 a resolution directing the County Clerk to reduce the general liability levy in the event of the application tax cap.

This resolution directs the County to reduce the park district's levy for general insurance in the event the overall park district levy exceeds the PTEL limit on the district's rate for the year. Increases in property tax extensions are limited to the lesser of 5% or the increase in the national consumer price index (CPI) for the year preceding the levy.

A Motion was made by Commissioner LoVerde and seconded by Vice President Strzelecki to approve Resolution 25-R-100 a resolution directing the County Clerk to reduce the general liability levy in the event of the application tax cap. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

D. Discussion/Approval of Ordinance 25-O-102 an Ordinance abating the tax heretofore levied for the year 2025 to pay principal and interest on \$8,610,000 general obligation

park bonds (alternative revenue source) series 2013 of the Niles Park District, Cook County, Illinois.

The next 6 abatement ordinances that are up for approval are notifying the County not to levy taxes for the respective debt issues because the district will pay the debt service utilizing its operational revenues or proceeds from the annual rollover bonds. This first abatement ordinance is abating the taxes for the 2013 debt that was issued for the construction of the park district’s Golf View facility.

A Motion was made by Treasurer Genualdi and seconded by Commissioner LoVerde to approve Ordinance 25-O-102 an Ordinance abating the tax heretofore levied for the year 2025 to pay principal and interest on \$8,610,000 general obligation park bonds (alternative revenue source) series 2013 of the Niles Park District, Cook County, Illinois. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

E. Discussion/Approval of Ordinance 25-O-103 an Ordinance abating the tax heretofore levied for the year 2025 to pay principal and interest on \$4,540,000 general obligation park bonds (alternative revenue source) series 2015A of the Niles Park District, Cook County, Illinois.

This second abatement ordinance is abating the taxes for the 2015A debt that was issued for the construction of the LoVerde Center.

A Motion was made by Treasurer Genualdi and seconded by Vice President Strzelecki to approve Ordinance 25-O-103 an Ordinance abating the tax heretofore levied for the year 2025 to pay principal and interest on \$4,540,000 general obligation park bonds (alternative revenue source) series 2015A of the Niles Park District, Cook County, Illinois. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

F. Discussion /Approval of Ordinance 25-O-104 an ordinance abating the tax heretofore levied for the year 2024 to pay principal and interest on \$8,460,000 general obligation park bonds (alternative revenue source) series 2016A of the Niles Park District, Cook County, Illinois.

This abatement ordinance is abating the taxes on 2016A debt that was issued for the construction of the LoVerde Center and the Oasis remodel.

A Motion was made by Commissioner LoVerde and seconded by Treasurer Genualdi to approve Ordinance 25-O-104 an ordinance abating the tax heretofore levied for the year 2025 to pay principal and interest on \$8,460,000 general obligation park bonds (alternative revenue source) series 2016A of the Niles Park District, Cook County, Illinois. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

G. Discussion/Approval of Ordinance 25-O-105 an ordinance abating the tax heretofore levied for the year 2025 to pay principal of and interest on \$1,790,000 general obligation park bonds (alternative revenue source) series 2019A of the Niles Park District, Cook County, Illinois.

This abatement ordinance is abating the taxes for 2019 debt that was issued for the construction of the administration portion of the Howard Street rehabilitation project and other miscellaneous park projects.

A Motion was made by Vice President Strzelecki and seconded by Commissioner LoVerde to approve Ordinance 25-O-105 an ordinance abating the tax heretofore levied for the year 2024 to pay principal of and interest on \$1,790,000 general obligation park bonds (alternative revenue source) series 2019A of the Niles Park District, Cook County, Illinois. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

H. Discussion/Approval of Ordinance 25-O-106 an ordinance abating the tax heretofore levied for the year 2025 to pay principal of and interest on \$2,415,000 general obligation park bonds (alternative revenue source) series 2021A of the Niles Park District, Cook County, Illinois.

This abatement ordinance is abating the taxes for 2021A debt that was issued for refunding of the 2014 issue for the IceLand renovations.

A Motion was made by Treasurer Genualdi and seconded by Commissioner LoVerde to approve Ordinance 25-O-106 an ordinance abating the tax heretofore levied for the year 2025 to pay principal of and interest on \$2,415,000 general obligation park bonds (alternative revenue source) series 2021A of the Niles Park District, Cook County, Illinois. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

I. Discussion/Approval of Ordinance 25-O-107 abating the tax heretofore levied for the year 2025 to pay principal of and interest on \$805,000 general obligation park bonds (alternative revenue source), series 2021B, of the Niles Park District, Cook County, Illinois.

This abatement ordinance is abating the taxes for 2021B debt that was issued for the restructuring of 2021 payments for the 2013 and 2015 debt issues.

A Motion was made by Commissioner LoVerde and seconded by Treasurer Genualdi to approve Ordinance 25-O-107 abating the tax heretofore levied for the year 2025 to pay principal of and interest on \$805,000 general obligation park bonds (alternative revenue source), series 2021B, of the Niles Park District, Cook County, Illinois. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

J. Discussion/Approval of Ordinance 25-O-108 providing for the issue of approximately \$1,309,000 General Obligation Limited Bonds, Series 2025 of the District for the payment of certain outstanding obligations of the District, providing for the levy of a direct annual tax to pay the principal and interest on said bonds and authorizing the sale of said bonds to the purchase thereof.

As directed, staff and Mesirow conducted an open process to solicit bids for its rollover bonds. A summary with the ordinance containing the final numbers was provided to the Board. The proceeds from these annual bonds are used to pay the principal and interest on outstanding Park District bond issues. The financial term sheet was sent to potential investors of which there were 8 interested parties who submitted proposals. Time Bank provided the most favorable overall bid with an interest rate of 3.05% which is a bout a half percent better than last year's rollover bond rate. The final value of the issue is \$1,309,000.

A motion was made by Vice President Strzelecki and seconded by Commissioner LoVerde to approve Ordinance 25-O-108 providing for the issue of approximately \$1,309,000 General Obligation Limited Bonds, Series 2025 of the District for the payment of certain outstanding obligations of the District, providing for the levy of a direct annual tax to pay the principal and interest on said bonds and authorizing the sale of said bonds to the purchase thereof.

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

K. Approval of 2026 Meeting Dates

The Board was asked to approve the proposed Board meeting dates for 2026: 1/20, 2/17, 3/17, 4/21, 5/19, 6/16, 7/21, 8/18, 9/15, 10/20 and 11/17.

A motion was made by Commissioner LoVerde and seconded by Treasurer Genualdi to approve the 2026 Board meeting dates. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

L. Discussion/Approval of a contract with Sikich for auditing services

Staff is requesting approval to enter into a contract with Sikich for auditing services for the 2025 audit year to be performed in 2026. Sikich has been the auditor for the Park District for the last 7 years. The contract we are seeking approval for is a 3.4% increase from last year. Staff has had no issues with Sikich over their years working with them. The anticipated cost of the audit is \$27,250. Sometimes additional fees are incurred so Staff is asking for the fully budgeted amount of \$31,000.

A motion was made by Commissioner LoVerde and seconded by Vice President Strzelecki to approve a contract with Sikich for the 2025 audit year to be performed in 2026 not to exceed \$31,000. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

11. Old Business

A. Update on Golf Mill Park project

The final sod installation has been completed. Discussions continue on removing the berm on the soccer field. Benches, trash cans and picnic tables are being assembled for installation. Once the berm is removed, the park will be ready to be opened to the public. The Board suggested putting an update on the website stating that the park will be open soon.

12. Miscellaneous

The Park District holiday party will be held on December 19th at noon.

13. Public Comments

There were no public comments.


14. Adjournment

A motion was made by Vice President Strzelecki and seconded by Treasurer Genualdi to adjourn the regular board meeting. Recording Secretary Petrie called the roll:

Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner LoVerde	Yes

The motion passed 3-0

APPROVED:



President Hynes
Board of Commissioners
Date: November 18, 2025



Board Secretary

