
NILES PARK DISTRICT
Minutes of Board Meeting
Tuesday, November 15, 2022
6:00 pm

Board Members present: Scott O'Brien, President
Julie Genualdi, Vice President
George Van Geem, Treasurer
Dennis O'Donovan, Commissioner

Staff Members present: Tom Elenz, Executive Director
Scot Neukirch, Finance Director
Heather Petrie, Executive Admin. Coordinator
Robin Brey, Recreation Programs
Jim Majewski, Facilities Superintendent
Marty Stankowicz, IceLand Manager
Chris Czajka, Grounds Superintendent
Ethan Bontly, Tam Tennis
Peter Dubs, Tam Golf Course
Kenny Krueger, Athletic Director
Jamie Teichmann, Assistant Athletic Director
Julie Jentel, Marketing

1. Budget Public Meeting

President O'Brien called the Budget Public meeting to order at 6:07 p.m. A Motion was made by Commissioner O'Donovan and seconded by Treasurer Van Geem to convene the public budget meeting. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

Niles residents were given the opportunity to ask questions and make comments. No comments were offered by the public. President O'Brien asked the Executive Director for a status update on the capital projects slated for 2023. The Executive Director stated that all projects are on schedule, with the exception of the renovation of the Howard Street bathrooms due to supply chain delays.

A Motion was made by Vice President Genualdi and seconded by Commissioner O'Donovan to adjourn the public budget meeting. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

1. **Regular Board Meeting call to order**

President O'Brien called the regular board meeting to order on Tuesday, November 15th at 6:15 pm.

2. **Roll Call**

Recording Secretary Petrie called the roll. Commissioner Hynes was absent.

3. **Pledge of Allegiance**

President O'Brien led the assembly in the pledge of allegiance.

4. **Changes to the Agenda**

Staff would like to move item J. up to number 6 on the agenda.

5. **Harvest Hustle Donation to Family Services**

This year's Harvest Hustle had 138 registrants which enabled the park district to donate four large boxes of food items. Cash donations came to \$3382 to Niles Family Services. Kathy O'Grady was present from Niles Family Services to accept the donation.

6. **J. Discussion/Approval of Ordinance 22-O-108 providing for the issue of approximately \$1,200,000 General Obligation Limited Park Bonds, Series 2022, 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 purchaser thereof.**

Todd Kryzkowski from Mesirov Financial was present to answer any questions the board may have regarding the annual bond rollover. This is a process the park district goes through each year to put a levy in place to repay the long term capital project bonds issued for park improvements. The park district issues alternate revenue bonds the levy that is put in place with these annual bonds effectively pays the long term capital project bonds. The reason the park district does this is because it allows park districts to finance larger amounts when they issue alternate revenue bonds without having to go to referendum. Each year Mesirov Financial puts together a bid process to 18 different institutions. Five institutions responded with interest rates ranging from 3.72% to 5.14%. The best bid was from the Public Bank of Chicago with a rate of 3.70%.

A Motion was made by Vice President Genualdi and seconded by Commissioner O'Donovan to approve Ordinance 22-O-108 providing for the issue of approximately \$1,200,000 General Obligation Limited Park Bonds, Series 2022, 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 purchaser thereof. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

7. **Consent Agenda Approval**

Minutes of the Regular Board Meeting of Tuesday, October 18, 2022
Voucher List as presented October 31, 2022 – summary by fund:

| | |
|--------------------|---------------------|
| General Fund | \$118,689.43 |
| Recreation | \$124,708.41 |
| Ice Rink | \$34,414.65 |
| Swimming Pool | \$7,644.73 |
| Golf Course | \$44,923.77 |
| IMRF | - |
| Debt Service Fund | \$1,048.95 |
| General Liability | \$8,071.00 |
| Paving & Lighting | \$741.02 |
| Police Protection | \$108.00 |
| Handicapped | - |
| Capital | - |
| Audit | - |
| Grand Total | \$340,349.96 |

A motion was made by Commissioner O'Donovan and seconded by Treasurer Van Geem to accept the minutes of the Board Meeting of Tuesday, October 18, 2022, and the Voucher lists as presented, October 31, 2022. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

8. **Treasurer's Reports**

Treasurer Van Geem read the treasurer report for the month ending October 31, 2022.

A motion was made by Treasurer Van Geem and seconded by Vice President Genualdi to accept the treasurer report. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

9. **Reports of Park Officials**

A. President's Report

There was no President's report.

B. Attorney's Report

There was no Attorney's report.

10. Board Reports

Robin Brey, Programs Supervisor

- Santa Breakfast special event will be held on December 10th.
- Registration is ongoing for the Winter Break Camp. This year offering two camps a full day at Oasis and a half day for early childhood at HC over the holiday break.

Jim Majewski, Park Services

- Golf course marquee/sign has been installed
- Old pool filters have been removed and new ones are being installed this week
- The roof at the 5th tee bathrooms has been replaced
- The roof at the pool pumphouse will be replaced this week
- The outdoor spot lights and overhang lights and sign lamps at the driving range will be replaced under a Comed lighting grant, they covered approximately \$5678 of a \$5893 job

Marty Stankowicz, IceLand

- We are not having a lot of interest for our Thanksgiving hockey tournament. We only have enough teams to run one division. We have partnered with Ultimate Tournaments to rent ice slots. Niles teams can register with Ultimate and get a discount. They will be scheduled to play at Iceland. This year, there are more tournaments in the area causing low registrations.
- Registration for the winter session starts December 1st. Rehearsals for our Holiday ice show start Friday the 12th. There will be two shows on December 10 and 11. The annual Santa Skate will be part of the holiday events on Sunday.
- Iceland is collecting food and toys to benefit Niles Family Service. We will make a donation before Thanksgiving and a second before Christmas. We are requesting donations as admission to the holiday shows.
- Maintenance on the outdoor rink is ongoing and plans to open depend on weather and staffing.

Chris Czajka, Superintendent of Grounds

- Top dressed and overseeded our soccer fields at Culver school and Golf mill Park
- Finished winterizing all our irrigation systems
- Finished winterizing and shutting down our drinking fountains
- Cutting down all our perennials - Parkwide
- Storm damage clean up and tree trimming from high winds
- Blowing leaves off courts and playgrounds
- Mulching leaves parkwide

Jim Stoneberg, Golf Course Maintenance

- Course winterization continues with preventive fungicide applications top dressing of greens.
- Irrigation system being winterized along with some minor repairs as weather permits.
- Flood damaged turf has been re-aerated, seeded and top-dressed again.
- Drainage maintenance and repairs with ongoing cleaning of catch basins, flushing rodding and repairing damaged lines as needed.

- Leaf removal along with turf clean up and repairs continues around the course as needed.
- Preparing course for the winter all course amenities being put away and stored for the season as time allows.

Julie Jentel, Marketing

- With the holidays around the corner, advertising the special events we have coming up. The Santa Mailbox will come out next week, and we are offering the email option again.
- A Fall Park District newsletter was delivered to the Post Office today. The Winter Spring will come out December 6.

Ethan Bontly, Tam Tennis

We are honored to provide Niles Family Service Food Pantry with a check for \$3,300.44 from this year's Harvest Hustle. Total expenses covered by the park district is \$3382.94. Over the course of 9 years, we have donated over \$19,000, along with several thousands of dollars in food items from our participants and sponsors. Next year will be the 10th Annual Race.

Many Annual and Indoor Season Tennis Memberships are currently being taken, with many renewals in addition to the new memberships. We continue to gain more members as the weather starts to turn to winter weather. Our classes are in full swing and we are planning for the classes in the Winter, Spring and Summer sessions.

Court Rentals

In October we brought in \$32,561 in court rentals, while as of November 9, court reservation is at \$7,372. Tennis guest fees for October was \$1,901 and the year is at \$20,893 for the year. The bulk of these fees are Jan, Feb, Mar, Apr, Sept, Oct, Nov, and Dec. (this year). We are at \$378,056 for the year.

Memberships

In October we brought in \$29,128 in Memberships, while as of November 9, court reservation is at \$4,650. This is a great start to the month. We are at \$189,964 for the year.

Classes

We offer both adult and youth classes, currently at 98% capacity, currently in the 10 week fall season. In October we brought in \$11,792, while November is already at \$3,454 for the month, and \$304,387 for the year.

Private Lessons

Private lessons started in October, bringing in \$17,215, while as of November 9th, we have brought in \$4,873.25. We expect November to be a strong month. We are at \$161,136 for the year.

Fitness Programs

We brought in \$3,255 in October in membership and class registrations, and currently \$2,623 already in November. Most of this revenue is from membership renewals, at \$60,422 for the year.

Kenny Krueger, Athletics Department

Programming

- Jamie Teichmann was introduced to the Board as a new member of the Athletics Department who will be working at Golf View.
- Indoor Soccer and Flag Football began the weekend of 11/5 – 11/6 at Loverde Center.
- Fall basketball league has two weekends of games left. Winter basketball registration is open now through mid-December.
- Volleyball and Soccer academies ended on Tuesday 11/8.
- Our basketball classes will begin at the end of the month. Vince Thomas basketball is back with classes on 3 nights (Monday, Tuesday, Thursday) with some sessions already sold out. Small Shots basketball coached by me are on Saturday mornings and all 3 sessions are sold out.

Staff

- Jamie Teichmann's first day was Wednesday, October 17. She is already making a huge impact on our department with her knowledge and experience being carried over from the Chicago Park District.
- We've made a strong push for adding parttime seasonal staff. We set up a few days to bring in people for interviews and from those interviews, we'll look to add about 10-12 workers in the next week. We have a couple trainings lined up for our new and veteran staff as we now turn all our focus to indoor sports for the next 6 months.

Misc

- We put together some new literature for all coaches, players and spectators that lays out our expectations and goals of our Athletic leagues. All teams were handed out a pamphlet at their first day on Saturday/Sunday for soccer/football. Moving forward, all participants will now receive a hard copy for each league they are registered for.
- Field turf came out and did deep clean and turnover of our soccer field. They also made about 25 repairs that were covered under the field warranty.

Peter Dubs, Tam Golf Course

- Weather continued to cooperate through October and we hosted 3450 rounds on the course, beating last years totals for the month by approximately 200 rounds.
- Our good fortune with weather lasted just long enough into the early part of November to allow us to surpass \$1,000,000 in revenues for the second consecutive season.
- Moving forward, the course will remain closed on days where the daily high temperature does not move out of the low 40's (...this seems to be the pretty consistent threshold where we get enough players to come out to cover the cost of having minimal operational staff present).

11. New Business

A. Discussion/Approval of Ordinance 22-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, 2023 and ending December 31, 2023.

This is the ordinance for approving the budgeted expenses for the various Park District funds. The total appropriation for approval is \$17,544,203. The details were discussed with the Board of Commissioners at an open workshop on October 11, 2022. The budget document and

appropriation ordinance have been available for review at the park district's website and front counter at the administration building. Formal comment on the appropriation request was provided at the start of this meeting during the required budget hearing.

A Motion was made by Commissioner O'Donovan and seconded by Vice President Genualdi to approve Ordinance 22-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, 2023 and ending December 31, 2023. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

B. Discussion/Approval of Ordinance 22-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, 2022 and ending December 31, 2022 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 \$3,734,440 represents a 4.9% increase from the 2021 levy for the corporate portion of the park's levy.

A Motion was made by Vice President Genualdi and seconded by Treasurer Van Geem to approve Ordinance 22-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, 2022 and ending December 31, 2022 in the Niles Park District, Cook County, Illinois. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

C. Discussion/Approval of Resolution 22-R-101 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 the 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 Treasurer Van Geem and seconded by Commissioner O'Donovan to approve Resolution 22-R-101 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:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

D. Discussion/Approval of Ordinance 22-O-102 an Ordinance abating the tax heretofore levied for the year 2022 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 Commissioner O'Donovan and seconded by Treasurer Van Geem to approve Ordinance 22-O-102 an Ordinance abating the tax heretofore levied for the year 2022 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:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

E. Discussion/Approval of Ordinance 22-O-103 an Ordinance abating the tax heretofore levied for the year 2022 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 2015 debt that was issued for the construction of the LoVerde Center. This is in the amount of \$320,150.

A Motion was made by Commissioner O'Donovan and seconded by Treasurer Van Geem to approve Ordinance 22-O-103 an Ordinance abating the tax heretofore levied for the year 2022 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:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

F. Discussion /Approval of Ordinance 22-O-104 an ordinance abating the tax heretofore levied for the year 2022 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. This is in the amount of \$291,150.

A Motion was made by Treasurer Van Geem and seconded by Commissioner O'Donovan to approve Ordinance 22-O-104 an ordinance abating the tax heretofore levied for the year 2022 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:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

G. Discussion/Approval of Ordinance 22-O-105 an ordinance abating the tax heretofore levied for the year 2022 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 in the amount of \$58,175.

A Motion was made by Vice President Genualdi and seconded by Commissioner O'Donovan to approve Ordinance 22-O-105 an ordinance abating the tax heretofore levied for the year 2022 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:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

H. Discussion/Approval of Ordinance 22-O-106 an ordinance abating the tax heretofore levied for the year 2022 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 in the amount of \$80,807.50.

A Motion was made by Treasurer Van Geem and seconded by Vice President Genualdi to approve Ordinance 22-O-106 an ordinance abating the tax heretofore levied for the year 2022 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:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

I. Discussion/Approval of Ordinance 22-O-107 abating the tax heretofore levied for the year 2022 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 in the amount of \$24,150.

A Motion was made by Commissioner O'Donovan and seconded by Vice President Genualdi to approve Ordinance 22-O-107 abating the tax heretofore levied for the year 2022 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:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

K. Discussion 2023 Park Board Meeting Dates

The January meeting date should be the 17th, not the 14th. The rest of the dates will be: February 21, March 21, April 18, May 16, June 20, July 18, August 15, September 19, October 17, and November 21.

12. Old Business

There was no old business to discuss.

13. Miscellaneous

Director Elenz announced that the staff met with Hitchcock Design regarding the Pioneer Park project. He hopes to come back to the Board in January with the preliminary design of what it will look like when they start the project.

Staff and the Board also discussed the bathroom renovation project at the Howard Street Inn.

14. Public Comments

There were no public comments.

15. Executive Session

A Motion was made by Vice President Genualdi and seconded by Commissioner O'Donovan to adjourn the regular board meeting. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

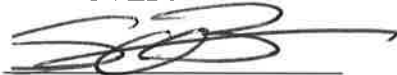
The motion passed 4-0

A Motion was made by President O'Brien and seconded by Treasurer Van Geem to convene into Executive Session. Recording Secretary Petrie called the roll:

| | |
|-------------------------|-----|
| President O'Brien | Yes |
| Vice President Genualdi | Yes |
| Treasurer Van Geem | Yes |
| Commissioner O'Donovan | Yes |

The motion passed 4-0

APPROVED:



President O'Brien
Board of Commissioners
Date: November 15, 2022



Board Secretary

