
NILES PARK DISTRICT
Minutes of Board Meeting
Tuesday, October 21, 2025
6:00 pm

Board Members present: Jim Hynes, President
Ronnie Strzelecki, Vice President
Julie Genualdi, Treasurer
Scott O'Brien, Commissioner
Joe LoVerde, Commissioner

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

1. Call to order

President Hynes called the regular board meeting to order on Tuesday, October 21, at 6:00 pm.

2. Roll Call

Recording Secretary Petrie called the roll. All Commissioners were present.

3. Pledge of Allegiance

President Hynes led the assembly in the pledge of allegiance.

4. Changes to the Agenda

There were no changes to the agenda.

5. Consent Agenda Approval

Minutes of the Regular Board Meeting of Tuesday, August 19, 2025; and Voucher List as presented August 31, 2025 – summary by fund:

General Fund	\$121,842.58
Recreation	\$253,224.60
Ice Rink	\$69,341.63
Swimming Pool	\$63,712.90
Golf Course	\$29,606.45
IMRF	-
Debt Service Fund	\$2,950.00
General Liability	\$14,169.50

Paving & Lighting	\$6,059.56
Police Protection	\$108.00
Handicapped	\$77,810.50
Capital	\$350,038.47
Audit	\$5,310.00
Grand Total	\$994,174.19

And Voucher List as presented, September 30, 2025 - summary by fund:

General Fund	\$85,873.69
Recreation	\$239,301.04
Ice Rink	\$32,024.67
Swimming Pool	\$24,121.63
Golf Course	\$28,617.87
IMRF	-
Debt Service Fund	\$950.00
General Liability	\$6,753.00
Paving & Lighting	-
Police Protection	\$1,247.00
Handicapped	\$10,988.11
Capital	\$8,345.75
Audit	-
Grand Total	\$138,222.76

A motion was made by Treasurer Hynes and seconded by President Hynes to accept the minutes of the Board Meeting of Tuesday, August 19, 2025, and the Voucher lists as presented, August 31, 2025 and September 30, 2025. Recording Secretary Petrie called the roll:

President Hynes	Yes
Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner O'Brien	Yes
Commissioner LoVerde	Yes

The motion passed 5-0.

7.

Treasurer's Reports

Treasurer Genualdi read the treasurer reports for the month ending August 2025 and the month ending September 2025.

A motion was made by Commissioner LoVerde and seconded by President Hynes to accept the August 2025 treasurer's report. Recording Secretary Petrie called the roll:

President Hynes	Yes
Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner O'Brien	Yes
Commissioner LoVerde	Yes

The motion passed 5-0.

A motion was made by Vice President Strzelecki and seconded by Commissioner O'Brien to accept the September 2025 treasurer's report. Recording Secretary Petrie called the roll:

President Hynes	Yes
Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner O'Brien	Yes
Commissioner LoVerde	Yes

The motion passed 5-0.

8. Reports of Parks 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

- Trunk or Treat this past weekend. Boo Bash this coming Friday HLC banquet room and the Halloween Parade & Party on Saturday. Parade kicks off 9am from Oak Park.
- Bright Beginnings is having a busy month. Picture Day, Field trip to Wagner Farm, Fire Station Visits and Firefighter classroom presentations. Thank you, Niles Fire Department. Favorite of all will be Trick or Treating at HLC offices and their classroom parties.
- Schools out camp was held on 10/13 and with 20 kids at HLC. Also offered was a K-Pop dance camp for both the morning and afternoon session which filled with a waiting list.

Jackson Theil, Tam Tennis Manager

- Class signups have happened and the first week of classes have also happened. We are at 91% class enrollment. The Harvest Hustle just happened this past weekend and it went well with our highest turnout to date.
- Revenue increase to date, compared to 2024 is up \$59,964. With a further increase coming as it gets cooler.
- We have made our budget for the year. Currently we have exceeded the budget by +\$8,652.
- Revenue Increase from 2024
- Private Lessons: \$8,858
- Junior Tennis: \$22,760
- Fitness: \$11,472
- Non-Resident Memberships \$4,951.00
- Court Fees \$14,317.00
- Class registration was successful and popular. 94% total class enrollment
- Class registration is at 90% for the adults.
- Private lessons have been ramping up as the weather gets colder
- We have had many membership sign ups for classes and private lessons. Fitness enrollment is also up compared to last year.
- Fitness classes have been going on for a month now

Jim Majewski, Park Services

- Pool painting is complete
- Permits have been submitted to the IDPH for next year's project at the pool
- Soccer barrier netting has been extended at golf mill park on the West side
- Lights at Iceland above the ice will be changed to LED

Marty Stankowicz, IceLand

- We are in week 6 of our 13-week winter session which ends just before Christmas.
- We have partnered with Ultimate Tournament again for this year's annual Thanksgiving hockey tournament. Registration is open for all levels. Games will be scheduled every day of the holiday week except Thursday.
- Scary Skate is scheduled for Saturday October 25. Halloween goodie bags will be given to the first 75 skaters in costume. Games will be played on the ice and prizes will be awarded to the best costumes.
- The first installment of our hat trick hockey payment was processed on October 15. The last payment is scheduled for December 1st.
- Lacrosse rentals on the outdoor rink have been extended into November. Maintenance will be performed immediately after getting it ready for winter. Ice rentals and schedules are being confirmed for the outdoor rink.
- I am hosting groups of volunteers from Maine D217 and Orchard Village again this season. The special needs students and adults come to Iceland on Mondays and Fridays to learn job skills. They have been cleaning locker rooms, cleaning glass and mirrors and cleaning rink glass also.

Chris Czajka, Grounds Superintendent

- Edging, weeding and mulching parkwide beds
- Planting fall flowers in planter boxes and beds
- Trimming bushes parkwide
- Mowing turf and mulching leaves daily
- Ball field maintenance and game preparation
- Playground inspections and repairs.

Scot Neukirch, Finance Director

The budget workshop will be held on October 22nd to receive input, comments, and direction from the Board on the operational requests as outlined in the 2026 draft of the budget.

The Park District officially went live with recording hours in Paylocity on September 1st. Our first payroll was successfully processed on September 19th. We have fully transitioned our timekeeping and payroll functions to Paylocity. To date we have successfully completed 3 payroll cycles and next we will implement additional features such as scheduling.

Over the next several months we will be focusing on our other finance systems which will be transitioning to BS&A.

The second installment of the property tax bills for the 2024 tax year paid in 2025 were originally due on August 1st, but that date was rescinded. As of October 2025, the new date is still unknown. The County is in the process of phasing out its decades old mainframe computer system and transitioning to a new system. This project has faced numerous setbacks and went live in April 2025, five years behind its original schedule. Testing revealed significant technical issues and errors which required manual work arounds which further slowed down the process.

The Park District has been utilizing its emergency reserves during this time without needing to take out any loans.

Julie Jentel, Marketing

- Promoting our 5 Fall special events running in October.
- We have 18 vendors for the trunk or treat on Saturday. There are a few new vendors, which is always a good thing.
- Programming for the Winter Spring season has begun. Staff have updated their programs for the upcoming season, and Guide is being designed right now.

Kenny Krueger, Athletic Director

- All of our outdoor fall leagues were treated to great weather this season. Our fall baseball/softball wrapped two weekends ago. Adult softball leagues wrapped up last week with 0 rainouts all season. Fall soccer and Strikers FC wraps up this weekend.
- While the outdoor leagues are coming to an end, Fall Basketball officially started and is being played on weekends and we have our basketball, soccer and volleyball academies taking place on weeknights.
- We had indoor league registration days the first weekend of October for indoor soccer and football. Residents had first chance to register 9/29 and 9/30, and we ended up with roughly 150 kids for soccer and about 40 kids for flag football. Non-resident registration opened for flag football at 9am on Wednesday 10/1 and the first league sold out in seconds! Non-resident soccer was Thursday, October 2 at 9am and three leagues sold out within minutes and the other 3 within an hour. We had a waitlist of approximately 350 kids for both leagues and already pulled kids/coaches off to fill spots. The flag football league begins this Sunday and Indoor Soccer starts next Saturday.

Peter Dubs, Tam Golf Course

- In the nearly 200 days since April 10th when we've been open consistently, there have only been 2 where no rounds were played on the course. We recently surpassed 38,000 rounds hosted on the season and will continue operations into the fall as long as the weather cooperates and we remain profitable.
- Our final outing of the season will be hosted this coming weekend. Annual totals for outing revenue surpassed last season and anticipated totals for the year.
- Golf programming will continue at the learning center through the month of November before a few month break over the winter months.
- The course generally closes for the season once daily high temperatures begin to remain in the low 40's.

Eric Aguayo, Golf Course Maintenance

- We started to do our fall trimming which includes our annual flowers, bushes, and our berms
- We spiked our greens to help reduce thatch and get oxygen/water down to the root system to promote healthy growth going into fall/winter
- Our nursery got reseeded and is growing in just in time before we get hit with the frost weather
- The rough and our tees are fertilized and look healthy going into fall.
- Continuing our regular maintenance and trimming.

A. Discussion on resident fees

Morton Grove Park District asked if the Niles Park District would be interested in updating and changing an intergovernmental agreement the Park District had with them in the past. The first expired in 2023 which gave Niles residents and Morton Grove residents the other's resident rates. The second agreement which expires this year, gave Niles residents the resident rate for Morton Grove's fitness facility and Morton Grove residents the resident rate for IceLand. The request came to renew both agreements. They would also like to change the pool agreement to give Niles residents the rate for the Morton Grove pool and give Morton Grove residents the resident rate for Tam Tennis. The Park District currently has 12 Morton Grove residents at IceLand. We have 31 Morton Grove residents at Tam Tennis. The Board asked to see a comparison of the Park District's pool rates and Morton Grove's pool rates.

B. Discussion/Approval on lease extension with T-Mobile

The Park District's current lease with T-Mobile will expire in March of 2026. T-Mobile would like to extend the current lease terms for an additional 5 years, with an option for an additional 5 year term which would bring the expiration date to March of 2056. The Park District Attorney has reviewed the amendment, and Staff is recommending approval of the lease agreement and extension.

A motion was made by Commissioner LoVerde and seconded by Treasurer Genualdi to approve the lease agreement with T-Mobile. Recording Secretary Petrie called the roll:

President Hynes	Yes
Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner O'Brien	Yes
Commissioner LoVerde	Yes

The motion passed 5-0.

11. Old Business

A. Update on Golf Mill Park

The tennis courts, pickleball courts and basketball court are completed and painted. Rubber on the playground is completed. The soccer field opened in September for games. Irrigation work is continuing. The berm installed by the soccer field is going to be removed. The electrical wiring has been completed and final plumbing issues are being addressed.

12. Miscellaneous

Executive Director Elenz thanked Jackson Theil and the Staff at Tam Tennis for their work on the Harvest Hustle. It was to date the largest turn out with 193 registrations. Food donations will be given to Niles Family Services at next month's board meeting. Robin Brey, Theresa Kaufhold, Julie Jentel, Jim Majewski, and Edmond Bahi were thanked for their efforts as well.

13. Public Comments

There were no public comments.

14. Executive Session

There was no need for executive session.

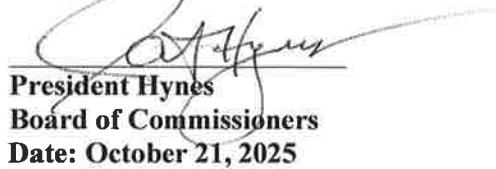
15. Adjournment

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

President Hynes	Yes
Vice President Strzelecki	Yes
Treasurer Genualdi	Yes
Commissioner O'Brien	Yes
Commissioner LoVerde	Yes

The motion passed 5-0.

APPROVED:


President Hynes
Board of Commissioners
Date: October 21, 2025


Board Secretary

