

BEFORE THE VILLAGE OF DOWNERS GROVE  
BOARD OF PARK COMMISSIONERS

IN RE THE MATTER OF:            )  
  )  
Excerpt from Meeting Minutes )

EXCERPT FROM THE  
BOARD OF PARK COMMISSIONERS MEETING  
October 18, 2007  
7:00 o'clock P.M.

PROCEEDINGS HAD before the VILLAGE OF  
DOWNERS GROVE BOARD OF PARK COMMISSIONERS, taken at  
the Downers Grove Village Hall, 801 Burlington  
Avenue, Downers Grove, Illinois, before Marlane K.  
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Illinois.

3

1 MR. JAROS: I would like to think aloud in sort  
2 of a macro sense to try and bring together the  
3 comments that everyone has made. And I am hearing  
4 slightly -- somewhat different perspectives from my  
5 colleagues. Let me see if I can come up with an  
6 amalgam here that might work and advance this.

7 First of all I want to commend Gordon and  
8 Charley's group, the Heritage Preservation Corporation,  
9 for their endeavors. I mean there's been a lot of  
10 energy expended, a lot of good results. Obviously  
11 the board here would have liked to see a larger number  
12 raised, but we know you're doing the best you can and  
13 you're to be commended for that. I love the private  
14 initiative that you have taken.

15 Back in February at our February 15th  
16 meeting our colleague on the village council,  
17 Commissioner Mark Tully, said this, he said, "This  
18 is a fantastic opportunity that we as a community  
19 really have. And it's one that we should really try  
20 to exploit if at all possible." He says, "This is  
21 really one that I think all the government entities  
22 can get behind and ultimately benefit from." Then

2

1 BOARD OF PARK COMMISSIONERS PRESENT:  
2 MR. ROBERT J. GELWICKS, President  
3 MR. ARTHUR G. JAROS, Vice-President  
4 MS. CATHERINE C. MAHONEY, Treasurer  
5 MS. KATHRYN ENGEL-ACCETTURA, Secretary  
6 MR. RON SMITH, Commissioner

7  
8 PARK DISTRICT STAFF PRESENT:  
9 MR. DAN A. CERMAK, Administrator  
10 MR. TODD REESE, Director of  
Parks

11  
12 MS. SANDY DIXON, Director of  
Recreation

13 MS. KAREN I. SHANNON, Director of  
Facilities

14 MS. PAM RANK, Clerk

15  
16  
17 ALSO PRESENT:

18 MR. GORDON GOODMAN

19 MR. CHARLES SMART

20 MR. DAN RUSIK

21  
22

4

1 he goes on to say, "There is going to be a lot of  
2 questions and tough challenges, financial being a big  
3 one." Of course, that's what we're looking at right  
4 now. And then I commented that, "If your body, the  
5 village council, would put up the money, I think we,  
6 the park district, probably can put up the land." And  
7 as you know we have put the land up in a subsequent  
8 formal motion. Now we're at a point where you're under  
9 time pressure as I sense to get this done. The  
10 developer will only wait so long. Is that right?

11 MR. GOODMAN: Chris Salman who is the owner of  
12 the property has not given us a deadline. Every time  
13 we talk to him or his bankers we know that he has a  
14 loan and he's paying for that privilege of waiting.  
15 He has not given us a deadline. He sort of  
16 sardonically says well, there's no way we can tear  
17 this house down now. So I think it's sort of a mixed  
18 bag. There is a great deal to be gained by him. He  
19 doesn't have to pay demolition costs, he becomes a  
20 community hero. There is a cost that he's incurring  
21 as it goes along. And as long as we have been able  
22 to make him optimistic about the eventual payoff and

1 the successful accomplishment of this, he's very  
 2 patient and willing to wait with us. But if it looks  
 3 like it's not going to happen, then I think there  
 4 really is a very definite end point somewhere.  
 5 MR. JAROS: That's very helpful because I think  
 6 it gives me two alternatives now to propound. Speaking  
 7 just as one commissioner, I am not willing to have the  
 8 park district take any risk on the Phase I costs. But  
 9 the reality is from what I have heard tonight and  
 10 assuming the estimates bear out -- And I do concur  
 11 with our administrator that our staff needs to be  
 12 sure that these cost estimates are in line, and the  
 13 best way to determine that is through a bidding  
 14 process. So assuming that the costs check out, then  
 15 you have most of the costs for Phase I already  
 16 covered. You have \$81,000 roughly available which  
 17 is the Phase I cost that you presumably would need  
 18 to shell out this year. And that would leave about  
 19 \$68,000 of Phase I costs to be raised and spent next  
 20 year which aren't covered.  
 21 So my two options to my fellow commissioners  
 22 to this part of the puzzle is to say okay, let's

1 require a letter of credit for next year's Phase I  
 2 costs, \$68,000 that aren't yet covered, or wait to do  
 3 the move until the rest of the Phase I costs are  
 4 assembled by your group. Two choices. That's Phase I.  
 5 Let me get my ideas out. Then you can critique and  
 6 comment.  
 7 As to Phase II, Phase II is the interior.  
 8 Phase II is about \$145,000. My sense is that the  
 9 board here is probably not willing to pay for Phase II  
 10 costs, but I don't see a time urgency. If the  
 11 timetable doesn't materialize I don't see the urgency  
 12 of having that come on line for the budget.  
 13 Let's take the worst case. Let's say the  
 14 Phase II costs don't materialize. The Phase II costs  
 15 are set forth on pages 12 and 13. This is to restore  
 16 the interior with any improvements required for public  
 17 access, to prepare the basics of the exhibits and  
 18 provide public access. That \$144,000 is your estimate,  
 19 Gordon, if I am interpreting this right. Let's assume  
 20 it doesn't materialize. The park board if we're of a  
 21 mind not to pay for that, what we would do is we have  
 22 the structure on our campus, the foundation is intact,

1 you have preserved it, the exterior is redone because  
 2 that's part of Phase I. You have a survivable  
 3 structure even though it's not ready for public use.  
 4 We just wait for your group whatever -- If it takes  
 5 a longer amount of time to raise the Phase II money  
 6 it takes a longer amount of time. So I don't think  
 7 we need a letter of credit for the Phase II costs.  
 8 My thinking as I am thinking aloud is we'll take that  
 9 risk of having a temporarily unusable but preserved  
 10 shell and wait for you to develop the Phase II money.  
 11 If you need to revise your game plan, fine. It's  
 12 just that the public won't get to use it as fast as  
 13 you're hoping.  
 14 So Phase II my thinking is the park board  
 15 doesn't commit to fund that, but we're not going to  
 16 require your group to guarantee that either with a  
 17 letter of credit to save those financing costs. So  
 18 my mind says letter of credit only for the balance  
 19 of the Phase I costs that you don't have right now  
 20 unless you want to wait to do the move until you get  
 21 all the Phase I costs in which case you don't have  
 22 to incur the letter of credit costs. So that's what

1 I am thinking about that.  
 2 On Phase III Phase III has the enhanced  
 3 exhibits. That's the same as Phase II in my opinion.  
 4 As to the site improvements to the museum campus, which  
 5 is \$129,000 spread over two years, speaking as one  
 6 commissioner I am willing to have the park district  
 7 build that into our capital plan. That's an exterior  
 8 improvement. We improve our parks, our outside lands  
 9 all the time with parking lots and things. So I would  
 10 be supportive of that request, Gordon, a hundred  
 11 and -- which you built in, \$129,000 spread over two  
 12 years. Especially because this fund, I believe,  
 13 also pays for our Lyman Woods restoration and that's  
 14 coming to an end on very favorable terms, the lion's  
 15 share of it. So we will have funds, I think, freed  
 16 up within the Museum and Natural Resource Funds.  
 17 MR. CERMAK: I think you will have some  
 18 operational funds that you could free up. But the  
 19 actual funding of Lyman comes out of your capital.  
 20 MR. JAROS: Okay. All right.  
 21 MR. CERMAK: For the major project.  
 22 MR. JAROS: That's fine. But that's money that

1 can be devoted.

2 MR. CERMAK: I do believe there is some  
3 operational dollars that could be used.

4 MS. SHANNON: There is some ongoing maintenance  
5 and monitoring dollars with the Lyman Woods project.

6 MR. JAROS: Yes, for Phase III.

7 MS. SHANNON: For each of the three project  
8 site areas ten years out.

9 MR. CERMAK: There's ten years of commitments  
10 with maintenance, monitoring and reporting.

11 MR. JAROS: But those are annual costs and those  
12 are modest compared to Phase I and II capital costs.

13 MR. CERMAK: Yes, they are. But in terms of  
14 actual dollars probably ten to \$30,000 a year.

15 MS. SHANNON: I would say about \$20,000 for all  
16 three project site areas ballpark.

17 MR. JAROS: Okay. So now I have talked about  
18 Phase I part A this year and part B next year. I  
19 have talked about Phases II and III. Let me come to  
20 operating costs.

21 So again all I have, I think, to go on is  
22 the July 10th memo that indicates we're looking at

1 the worst case of about \$50,000 a year including  
2 infrastructure replacement costs which is the same  
3 as depreciation. In this regard I go back to what  
4 Commissioner Tully said. He said, "This is something  
5 all the governmental entities can get behind and  
6 ultimately benefit from."

7 In this regard I want to read briefly from  
8 an excerpt from a letter we received June 1, 2007 from  
9 Superintendent Dale Martin of School District 58.

10 It's a very fine letter. He is applauding your  
11 committees for your efforts to preserve the Blodgett  
12 House for the benefit of the community, and he goes  
13 through the Underground Railroad history a little  
14 bit. And then he says, "I look forward to being able  
15 to incorporate a visit to the cultural center into  
16 the district's curriculum and expand the educational  
17 opportunities for our students. I appreciate the  
18 passion to keep this educational treasure within our  
19 community."

20 Now, I believe that he's correct about that.  
21 I think it is a -- can be a valuable educational asset,  
22 but I believe that District 58 ought to join with us

1 in bearing the ongoing operating costs. And so I  
2 would propose that whatever the deficit of the  
3 \$50,000 a year in operating cost is -- So in other  
4 words if your group, Gordon, can bring in so much  
5 towards operating cost, \$50,000 minus private money  
6 leaves the deficit, my musing says we should get a  
7 commitment from District 58 to fund half of that  
8 shortfall, get a commitment from the village to fund  
9 a quarter of the shortfall and this park district I  
10 would propose bear the other quarter of the shortfall.  
11 Because as Commissioner Tully said, this is something  
12 that all the governmental entities should get behind.  
13 And I interpret that to mean more than just words.  
14 Put your money where your mouth is.

15 So that's how I am sort of thinking about  
16 this subject to comment and critique from my colleagues  
17 and from the representatives of the Preservation  
18 Corporation.

19 PRESIDENT GELWICKS: Comments?

20 MS. MAHONEY: The letter of credit idea is  
21 intriguing. I still have a problem with -- I see  
22 no chance in the future -- this is my opinion -- for

1 the village to come up with any money based on their  
2 unfunded capital project list. It's pretty clear on  
3 what the comments are. It's pretty clear. And I am --  
4 If the park district thinks that -- If we as a group  
5 think this is a worthwhile cause, then we should do  
6 it. And if these groups -- That is not eliminating  
7 that these other entities can donate money to the  
8 Blodgett House if they so choose. But I really am  
9 not at all interested in entering into any kind of  
10 percentage dollar partnership with any other  
11 governmental body to achieve this. So I have something  
12 I like and something I am not real happy with and  
13 just a question. Can you say again what do you think  
14 the letter of credit amount that you are talking about  
15 would be?

16 MR. JAROS: Assuming --

17 MS. MAHONEY: About \$60,000? I don't remember.

18 MR. JAROS: It would be about \$68,000 plus  
19 whatever additional cushion we might want. So I made  
20 a note to myself sixty-eight plus a cushion of maybe  
21 10% brings us to about \$75,000.

22 MS. MAHONEY: And you would want that --

1 MR. JAROS: As a condition of the move.  
 2 MS. MAHONEY: Okay.  
 3 MR. JAROS: I am trying to figure out what might  
 4 be acceptable to this board so that we can tell the  
 5 group you have got a green light once you do these  
 6 things. So these things under what I put forward is  
 7 a letter of credit. If you want to do the move right  
 8 away, a letter of credit for \$75,000.

9 MS. MAHONEY: Okay. That's if they decide they  
 10 want to do it --

11 MR. JAROS: Next year.

12 MS. MAHONEY: -- over the winter like they were  
 13 proposing, is that correct?

14 MR. JAROS: Yes.

15 MS. MAHONEY: So if they decide they want to do  
 16 that you are saying they need to give us a copy of  
 17 their letter of credit for some amount of money.

18 MR. JAROS: Yes. The \$75,000 is the amount based  
 19 on the cash you have right now. So if the fundraiser  
 20 brings in, let's say, \$20,000, well now you have  
 21 reduced the letter of credit amount by \$20,000. I  
 22 mean it's a fluid process. This is taking a snapshot

1 tonight, okay? So \$75,000 as we sit here tonight  
 2 and then a commitment from 58 and the village to  
 3 fund three-quarters of the operating deficit going  
 4 forward.

5 MR. GOODMAN: I don't think that's practical.

6 MS. MAHONEY: Those were my comments. I am  
 7 intrigued by the letter of credit. And I told you  
 8 what I think of the governmental cooperation.

9 PRESIDENT GELWICKS: I have said the same thing  
 10 also in different words. But I concur that I would  
 11 support any attempt to get people to help participate  
 12 in this, but I wouldn't do it as a -- as the contingent  
 13 upon those things occurring for us to move forward.  
 14 I would encourage it, it would be great to have it,  
 15 but I would want to recognize the fact that it's our  
 16 project and we have to bear the brunt of what doesn't  
 17 come in and recognize that going in versus making it  
 18 contingent upon something. So I think your thought  
 19 process about Phase I and Phase II and working with  
 20 the organization to make it happen in a way that  
 21 mitigates any other commitments from the park district  
 22 at this time and gives us ways to minimize any

1 out-of-pocket expenses from this park district, I  
 2 think, is innovative and I think it's something that  
 3 we should consider as a group. I think it's a good  
 4 idea. Ron?

5 MR. SMITH: I concur. I think that the decision  
 6 to move the house and restore the house in phases is  
 7 an independent discussion from the ongoing financial  
 8 support for operating it. I agree the village and  
 9 the school district should be embarrassed if they  
 10 don't contribute something to the ongoing project.  
 11 I don't think their commitment to contribute to it  
 12 would influence or should influence our decision  
 13 whether or not to proceed with the project.

14 PRESIDENT GELWICKS: And, you know, I can even  
 15 envision -- and I will just throw out another  
 16 scenario -- that we enter into an agreement with a  
 17 volunteer organization such as the group that's in  
 18 front of us to actually operate it three years down  
 19 the road. That's not inconceivable, and I know that  
 20 happens in other areas where you have a third party  
 21 who basically does this. So I think there's various  
 22 ways to address a lot of the operational side of this.

1 But I think it's so far in the future that while we  
 2 need to think about it, the dollars are not significant  
 3 compared to the rest of this project at this point  
 4 in time.

5 MS. MAHONEY: May I? If this moves forward when  
 6 would be the opportune time for you, Gordon, to know  
 7 how much money you have so you would know how much  
 8 money if we go forward you would need to have in  
 9 this committed letter of credit? After this fundraiser  
 10 on Sunday? Would that be -- After you go through  
 11 all the, you know, payment of the bills and everything  
 12 and get that all together, then are you pretty -- do  
 13 you anticipate raising any significant more money in  
 14 this year?

15 MR. GOODMAN: Yes, I would like to respond to  
 16 that question, and then I have three other points  
 17 that I would like to make.

18 The answer to your question is that as I  
 19 alluded to earlier, we have already in place a matching  
 20 fund commitment from Sara Lee for \$15,000 more this  
 21 year that hasn't appeared in any of these budget or  
 22 balance totals that I have been talking with

1 Commissioner Jaros about. But the success of this  
 2 fundraiser will trigger a matching amount of money  
 3 from Sara Lee. So we have to wait until after the  
 4 paperwork goes to Sara Lee and this matching amount  
 5 is transferred to us. I don't think that will be  
 6 very long. A matter of weeks. They have been very  
 7 responsive. And so as soon as we have our bookkeeping  
 8 completed on this transaction of the fundraiser, I  
 9 think there is a doubling of whatever our intake  
 10 from that is.

11 As far as whether we have an independent  
 12 fundraiser planned, we have no plans for another  
 13 fundraiser this year. But we do believe that as  
 14 soon as we have authorization to move the house and  
 15 the park district says we are providing a home, you  
 16 have done enough on whatever conditions we've set so  
 17 that the house is now going to be preserved on park  
 18 district land, that will trigger, I anticipate, this  
 19 \$20,000 we have been talking -- we have been told is  
 20 available to us. So although we are not planning  
 21 any more fundraisers, it could result in something  
 22 on the order of another \$35,000 becoming available

1 to us before we have to get the letter of credit. So  
 2 that's what I wanted to sketch for you.

3 MS. MAHONEY: Okay.

4 MR. GOODMAN: This fundraiser will be important,  
 5 but the other things that are important are waiting  
 6 in the wings, the already-committed matching funds  
 7 from Sara Lee and this anonymous donor who has made  
 8 this verbal commitment.

9 MS. MAHONEY: I guess it's up to your -- It  
 10 would be up to the Blodgett House group to decide  
 11 when they think they have gotten their dollars  
 12 wherever they're coming from before they went to get  
 13 their letter of credit.

14 MR. GOODMAN: Right.

15 MS. MAHONEY: I guess that would be -- I was  
 16 just wondering would you anticipate that in three  
 17 months? In two months?

18 MR. GOODMAN: My guess is that by the middle of  
 19 December we would be able to make our letter of credit  
 20 negotiations with the bank and present something to  
 21 our board of directors and as a result be able to  
 22 present something to your staff. So what I was going

1 to recommend is if this principle that Mr. Jaros has  
 2 enunciated is acceptable that it be phrased in a way  
 3 that it is our responsibility to present the staff  
 4 with a letter of credit covering whatever funds are  
 5 not already available in our cash account at the  
 6 time that the bids come in from your supplier so you  
 7 know what the costs are.

8 MR. JAROS: For the Phase I.

9 MR. GOODMAN: For Phase I, yes. Now, that  
 10 brings me to the second point I wanted to raise, that  
 11 our Phase I costs are based on commitments we have  
 12 from certain suppliers who have said we want to  
 13 donate a fence, we want to donate the porta-john, we  
 14 want to donate whatever it is. So the caveat that I  
 15 have about the bidding process is I think it would  
 16 be important to have the bidding process include some  
 17 possibility for subcontracts with our committed donors.  
 18 You want to make sure their bona fides are appropriate  
 19 for the following service you want. I think for  
 20 porta-johns it is not a great test of engineering or  
 21 other reliability. But there is carpentry. We have  
 22 expert carpenters and other people who you would pay

1 dearly for.

2 My suggestion to Administrator Cermak when  
 3 we talked about this issue was that it's possible  
 4 that if you have to employ them at the prevailing  
 5 wage they might be willing to donate back to the park  
 6 district or to our organization an amount equivalent  
 7 to their original commitment for the supplies so that  
 8 the cost to the park district equals what number they  
 9 quoted to Charley and Dan, our project manager. And  
 10 I don't know how flexible your bidding process is in  
 11 that respect so that you can build in the economies  
 12 and goodwill support that we have been able to reflect  
 13 in our commitments and what we call the Heritage  
 14 Preservation costs. So that's my only caveat about  
 15 the bidding process and what you're going to --

16 We have another set of numbers on the table  
 17 that we call the street value.

18 MR. JAROS: Retail?

19 MR. GOODMAN: Market retail value. And we think  
 20 that that is much more characteristic of what you  
 21 would get in a normal bidding process. So that's a  
 22 little larger than the number we're looking at and

1 we hope you will continue to look at the real cost  
 2 to us and you of completing this work on Phase I.  
 3 And so those were the first two points I wanted to  
 4 mention.

5 The third point is that whatever you do I  
 6 hope it is to set this such as the condition on the  
 7 letter of credit so that it's under our control; if  
 8 we succeed and accomplish what we have been told to  
 9 do, the project moves forward. If you put in that we  
 10 have to get agreement in order for the project to  
 11 move forward with another governmental entity or even  
 12 another not for profit or some other entity that we  
 13 do not control, I think you have put an impossible  
 14 burden on us to actually come through on a timetable.  
 15 We can do what we can do, and we have made a lot of  
 16 progress in planning relationships such as that with  
 17 the bank so that we can move ahead. But as far as  
 18 working out something for the operating agreement, I  
 19 would like you to say that that is a goal for us to  
 20 achieve some kind of an intergovernmental cooperation  
 21 in the timeframe that the building actually comes on  
 22 line and is operated as a public museum. That gives

1 us quite a good deal of time to work on that. And  
 2 you can find out how much progress we have made and  
 3 then decide is that goal realistic enough so that  
 4 you actually want to build it in as a condition. But  
 5 I seriously encourage you not to do any more than  
 6 sketch out that as a possibility and goal at this  
 7 point rather than a condition on whatever is agreed  
 8 to tonight.

9 MR. JAROS: So based on that comment then I think  
 10 what the issue for this board becomes is this: That  
 11 we have to consider the worst case without contribution  
 12 unlike Lyman Woods where we have right of  
 13 contribution -- Right?

14 PRESIDENT GELWICKS: Right.

15 MR. JAROS: -- for certain things. I mean there  
 16 were areas where it wasn't clear whether we had a  
 17 right of contribution. For certain things we have a  
 18 right of contribution. But here if we're faced with  
 19 the worst case of having uncovered costs to operate  
 20 at \$50,000 a year, then this board, I think, needs to  
 21 consider are we willing to commit the district to  
 22 that so that the Blodgett House can remain open and

1 usable by the public, or if those costs or some  
 2 portion of them that we're not willing to cover are  
 3 not met externally, are we committing to mothball  
 4 the premises and reduce those costs to a minimum.  
 5 And it seems to me that's the choice.

6 If we're not willing to have a mothballed  
 7 facility and if we're not willing to bite the bullet  
 8 on the whole \$50,000 assuming the worst case, then  
 9 does that mean we are not going to do the project?  
 10 If we are not willing to require a contribution of  
 11 other districts and we're not willing to accept the  
 12 risk of \$50,000 a year year in and year out for  
 13 operating and if we are not willing to have a  
 14 mothballed facility, then doesn't that mean we are  
 15 saying can't do it tonight?

16 PRESIDENT GELWICKS: I am willing to take the  
 17 risk on the operating expenses. And in terms of the  
 18 mothball part, I believe Phase II as you outlined it  
 19 earlier has the potential for being a protracted event  
 20 with minimal impact to anybody from a park district  
 21 perspective. And so given that as an alternative, I  
 22 am okay with moving forward because I think that delay

1 as you described it and working from the fact that  
 2 the building with Phase I is there, it looks good  
 3 externally, it is just not operational internally, I  
 4 am okay with it being there. Call it mothballed if  
 5 we delay it for a year or two, but I think given the  
 6 impetus of this right now I don't think we have to  
 7 worry about that. So I am okay with the whole thing.

8 MR. SMITH: I am okay.

9 MS. MAHONEY: With the letter of credit idea  
 10 and no contingency of other governmental bodies  
 11 being involved at this point in time.

12 MR. JAROS: You concur with the president?

13 MS. MAHONEY: Yes.

14 PRESIDENT GELWICKS: Understanding that there  
 15 is a risk on the operating expenses going forward at  
 16 this point in time.

17 MS. MAHONEY: At this point in time I am willing  
 18 to gamble that that can be worked out some way when  
 19 the building gets opened and everybody is real excited  
 20 about it.

21 MS. ENGEL-ACCETTURA: That could be potentially  
 22 two years or three years. It could be more years

1 down the road if we have to mothball it in order to  
2 come up with that funding. Art, I think your idea  
3 is ingenious. It really is. It helps me understand  
4 a creative way of making this a doable project or a  
5 much more doable project.

6 PRESIDENT GELWICKS: You want to make a motion?

7 MR. CERMAK: Could I ask the staff if they have  
8 any concerns about mothballing? Are we okay with  
9 that? I don't have any but --

10 MS. MAHONEY: And I want to be clear. By  
11 mothballing, I mean, the building has been moved and  
12 the exterior looks nice?

13 PRESIDENT GELWICKS: Right.

14 MS. MAHONEY: Whether you can unlock the door  
15 and go in, that's a separate issue. Is that what  
16 we're talking about?

17 MR. JAROS: Yes, because the Phase I costs are  
18 going to be guaranteed with the bidding process, staff  
19 working with the providers and the letter of credit  
20 to make up the difference combined with the money  
21 you already have or will have, right? In Phase I there  
22 is no risk to the park district.

1 MR. CERMAK: Karen, any concern?

2 MS. SHANNON: I don't have any concern with it  
3 as long as the board is okay with it and the community  
4 is aware of it from the get-go. The sooner we do  
5 accomplish it the better for the community.

6 I would like to say one other thing that I  
7 do have a concern with is the exhibit parts of it.  
8 Phase II does have exhibits in there at a very low  
9 value. To staff that's not realistic. But there's  
10 money there in Phase III. So if it's combined or  
11 we're waiting until the money is available, I think  
12 we'll be okay. But initially --

13 MR. JAROS: I think that's a great point. I  
14 think maybe for our discussion purposes we ought to  
15 move the Phase III exhibit costs into Phase II.

16 MR. CERMAK: That's originally where they were.

17 MS. SHANNON: Right.

18 MR. JAROS: I mean I don't even know the  
19 difference between a base exhibit and enhanced  
20 exhibits.

21 MS. SHANNON: Well, an example with the  
22 Interpretive Center when we did all the exhibits

1 there, ballpark, don't quote me on it but I think it  
2 was in the area of \$150,000 to get the doors open  
3 with the exhibits, interior and exterior signage. So  
4 to look at \$15,000 in Phase II to get it where we think  
5 it's going to be open to the public, I don't think  
6 we're being completely realistic there. I think  
7 there's going to be some more dollars in there.

8 Now, we have got somewhere in the area of  
9 two hundred twenty-eight in Phase III for a total of  
10 somewhere around two hundred fifty. If it's split  
11 or whatever I think there's a better possibility of  
12 having it open with the appropriate exhibits that you  
13 would want for opening up a facility.

14 MR. JAROS: So, Gordon and Charley, would your  
15 group accept if the park board here tonight combined  
16 Phases II and III into a single Phase II? Is that  
17 problematic? I mean in other words we might say if  
18 our staff said we really don't want to open this until  
19 it's done right which means the Phase III exhibits.

20 MR. GOODMAN: I heard it a little different. I  
21 think our group would be more comfortable with a  
22 little different approach than what you just said,

1 that rather than combine Phases II and III we would  
2 look to your staff for more advice about what our --  
3 what are the necessary exhibits in order to open the  
4 building to the public. I don't think we want to  
5 put the full world class design exhibits into Phase  
6 II. I think we'd want to achieve that opening and  
7 making this available to the public earlier than that.  
8 And we want to get a little bit of experience in how  
9 people see this and what the use of this is. It was  
10 great that the fellow walked around the Blodgett House  
11 as it exists now and he imagined what it would be  
12 nice to have to make this really meaningful to the  
13 community. I think after it's fully restored and  
14 somebody goes around and designs those third phase  
15 exhibits they will be much more appropriate to the  
16 community.

17 There is a level of signage and other  
18 things that we haven't taken into account when we put  
19 that \$15,000 placeholder in Phase II for the exhibits.  
20 We did not have advice from your staff about what it  
21 took to open Lyman Woods Interpretive Center. We  
22 would be very glad to see that revised number for

1 the exhibits that are necessary for opening this to  
 2 the public. I would not like to assume the full  
 3 responsibility in Phase II, though, for the world  
 4 class exhibits that you're eventually going to want  
 5 in there. We would work with you in Phase III on  
 6 doing that, but we don't want to hold up opening the  
 7 museum until we have done all of that for you.

8 MR. JAROS: Bottom line who makes the decision  
 9 as to when it opens?

10 MR. GOODMAN: Well, it's your place. That's our  
 11 whole goal is to turn this over to you so that you  
 12 run this museum. Your staff is going to decide what  
 13 the museum programs are, when it opens, when it's  
 14 ready for the public. It's your show. We're giving  
 15 you a gift of at least \$700,000 and eventually a  
 16 world class national attraction here, and it's going  
 17 to be your show.

18 PRESIDENT GELWICKS: But there is nothing that  
 19 limits us in future discussion about putting additional  
 20 items into Phase II. Because of the way you outlined  
 21 it there is no timeline associated with it. And so  
 22 it can be delayed, protracted based on other things

1 being necessary in order to do it. If the other  
 2 things like exhibits get moved up to Phase III, it  
 3 also says all the park district expenses get moved  
 4 up also and we may or may not want to do that.

5 MR. SMART: If I may, that was one point that I  
 6 wanted to make about moving the whole phase.

7 The other one is from a fundraising and  
 8 exhibit standpoint perspective that I have had and  
 9 others have shared with me is that fundraising for  
 10 the foundation and some of the things that are sort  
 11 of hidden and don't have peoples' names on it is  
 12 actually one area. Fundraising for the exhibits, it  
 13 would be much more likely the higher visibility we  
 14 have with the building and the project and at, let's  
 15 say, Phase II of having the interior done and the  
 16 exterior done would be -- Whether the doors are open  
 17 at that point is -- obviously that's up to deciding  
 18 when you want to open the doors and when you want to  
 19 unlock them. But that's a point that it becomes the  
 20 higher visibility there, the easier it is to raise  
 21 funds for even perhaps one major corporation to come  
 22 in with the corporation name exhibit and just sponsor

1 the exhibit. Because that is the most high profile  
 2 and the most enduring aspect of it that everybody  
 3 walks through that is going to see and know that  
 4 that's that corporation's gift. So it makes  
 5 fundraising a little more straightforward than, say,  
 6 a --

7 MR. JAROS: Here's my concern. It seems to me  
 8 the difference conceptually between Phase II and  
 9 Phase III is that once Phase II is finished the doors  
 10 are supposed to open. That's the conception. Isn't  
 11 that what differentiates -- Isn't that what explains  
 12 what's in Phase II versus what's in Phase III?  
 13 Phase II says this is what it takes to get the doors  
 14 open. So now if the park board later -- If we bless  
 15 this idea tonight and later we move something from  
 16 Phase III into Phase II which now postpones the  
 17 opening of doors, now you get upset in the future  
 18 with us saying wait a minute, that wasn't the deal,  
 19 see? So I think we need clarity as to how this is  
 20 really going to work in this I am going to call it a  
 21 public/private partnership -- that might not be the  
 22 right word, but it's a cooperative effort -- so that

1 there aren't problems even if they're only moral  
 2 or -- I don't want to underplay moral problems. I  
 3 mean even if they're just relational issues we don't  
 4 want that. We want this to be clear so that if our  
 5 staff says well, look, what's built into Phase II  
 6 really doesn't make it suitable enough to open the  
 7 doors, we really need to go -- some of what's in  
 8 Phase III we really need to have in Phase II, how  
 9 does that relationally work out between this body  
 10 and your group?

11 MR. SMART: I guess my view is that that's what  
 12 a relationship -- that's how a relationship works. A  
 13 good relationship between two people or two  
 14 organizations is dependent on working out those kinds  
 15 of things. Whether the -- I mean obviously our end  
 16 vision, I think, is the same. And the discussion  
 17 about whether the doors open at the end of Phase II  
 18 or the middle of Phase III, I don't think we have to  
 19 say the doors open at the end of Phase III if there's  
 20 parking structures that haven't been done but it's  
 21 ready to go out. So I am certainly comfortable with  
 22 the idea of the phasing.

1 The phasing was done for two reasons. One  
 2 is the project management aspect of it, and the  
 3 other one was the fundraising ability of these sort  
 4 of chunks. And I think to Gordon's point of the  
 5 chunks of fundraising is still imperative in how and  
 6 when we expect to raise the money. Although with --  
 7 We should probably cooperatively figure a different  
 8 word than mothballing, but with the delayed opening  
 9 of doing Phase II, I am certainly comfortable with  
 10 the idea that as a group we determine when is the  
 11 right time to open it, when do the doors open.

12 MR. JAROS: I just get nervous about relationship  
 13 problems because if things don't get worked out then  
 14 we hire a divorce lawyer and you hire a divorce lawyer,  
 15 and that's what nobody wants.

16 MR. SMART: That part is true.

17 MR. JAROS: Except the divorce lawyers. Excuse  
 18 me.

19 MS. SHANNON: Staff does have a couple concerns.  
 20 It is not so much when the doors open; it's regarding  
 21 the timing of the funding for the exhibits. Then as  
 22 you have said Phase II has the \$15,000 in there for

1 exhibits. And then according to how Charley is saying  
 2 we have the doors open then. From staff researching  
 3 it from talking to museum consultants, that \$15,000  
 4 would probably cover or at least begin to cover  
 5 consultant costs to start working and get a plan in  
 6 order for exhibits to be done.

7 And on another point that Christa and I  
 8 have just talked about, she reminded me too it is  
 9 staff's belief from talking to consultants too that  
 10 the interior renovation of the home needs to go hand  
 11 in hand with the exhibits. It will be much more  
 12 efficient and less costly to do them together than  
 13 go ahead and doing the interior renovation and then  
 14 coming back and adapting the exhibits to the  
 15 renovation. Those are a couple other points that  
 16 staff had. And if I think we can work it out, but  
 17 those are some of staff concerns.

18 MR. JAROS: Mr. President, what I would suggest  
 19 as to how to proceed is to put this on the agenda  
 20 for our very next meeting. In the two weeks or so --  
 21 two to three weeks in between that we draft a motion  
 22 instead of trying to do this ad hoc tonight. This

1 is a complex matter that needs some real precision.  
 2 I would suggest that we work to formulate a motion  
 3 and circulate it to Gordon and Charley so that they  
 4 can comment on the draft motion and then bring that  
 5 for action at our next meeting. So that's the first  
 6 Thursday of November.

7 PRESIDENT GELWICKS: November 1st.

8 MR. GOODMAN: I would like to comment that's an  
 9 excellent suggestion from my perspective too. But at  
 10 the same time I would like to take into consideration  
 11 what Director Shannon had just said, and during that  
 12 two-week period perhaps we can come to a little better  
 13 understanding of what should be in Phase II about the  
 14 exhibits. I think that the point she just raised  
 15 about the integration of interior restoration and  
 16 exhibit planning at least is a very important one.  
 17 And with the concept that you have already advanced,  
 18 that the house with its exterior renovation and  
 19 restoration is a stable entity, then it gives us  
 20 more planning time for the Phase II. The Phase II  
 21 as you will see in our report is one where we have  
 22 basically outlined what it will take for the interior

1 restoration, but we have not looked in detail at what  
 2 sort of cost benefits we might get out of community  
 3 donations. We have not looked at detail about the  
 4 exhibits that would be required -- just a point that  
 5 Director Shannon made -- to actually make this a  
 6 significant public museum. We were anxious just to  
 7 let people see what had been accomplished. We're  
 8 kind of proud. If we get to that point then we'd  
 9 like people to be able to appreciate it. But her  
 10 point is very, very well taken, and we would be glad  
 11 to work with the staff and try to get a more realistic  
 12 perception of the integration of interior restoration  
 13 and exhibit planning and then perhaps a more realistic  
 14 approach to the actual fabrication of the exhibits  
 15 particularly placing an emphasis on signage and things  
 16 that are necessary for that first look. We'd still  
 17 like the first look to be as early as possible, but  
 18 I am sure by working with the staff we can give you  
 19 a much more realistic assessment of what that would  
 20 be.

21 But I thought this was a wonderfully  
 22 productive discussion, and I would be very glad and

1 I know Charley too would be very glad to bring to  
2 our board anything you have that you would like our  
3 comments on moving forward. Thank you.

4 PRESIDENT GELWICKS: Thank you. Everybody okay?

5 MS. MAHONEY: I think that's a good idea.

6 PRESIDENT GELWICKS: So November 1st we will  
7 have this on the agenda, and we will float a motion  
8 prior to that. Are you crafty enough and awake  
9 enough to be able to do it?

10 MR. JAROS: Not tonight.

11 PRESIDENT GELWICKS: I understood that.

12 MS. SHANNON: One final comment I do have too  
13 as far as Phase I is if the district is going to bid  
14 it, there's going to be some additional costs there  
15 as far as bid preparation and the consultant. Thank  
16 you.

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1 STATE OF ILLINOIS )  
 ) SS.  
2 COUNTY OF C O O K )

3  
4 I, MARLANE K. MARSHALL, C.S.R., a  
5 Notary Public duly qualified and commissioned for  
6 the State of Illinois, County of Cook, do hereby  
7 certify that I reported in shorthand the proceedings  
8 had and testimony taken at the hearing of the  
9 above-entitled cause, and that the foregoing  
10 transcript is a true, correct, and complete report  
11 of the entire testimony so taken at the time and  
12 place hereinabove set forth.

13  
14

15 \_\_\_\_\_  
 MARLANE K. MARSHALL  
 Notary Public  
16 CSR License #084-001134

17

18 My commission expires:  
 February 23, 2008.

19  
20  
21  
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