

BEFORE THE VILLAGE OF DOWNERS GROVE  
BOARD OF PARK COMMISSIONERS

IN RE THE MATTER OF: )  
 )  
Meeting Minutes )

BOARD OF PARK COMMISSIONERS MEETING  
March 5, 2009  
7:00 o'clock P.M.

PROCEEDINGS HAD before the VILLAGE OF  
DOWNERS GROVE BOARD OF PARK COMMISSIONERS, taken at  
the Lincoln Center, 935 Maple Avenue, Downers  
Grove, Illinois, before Marlane K. Marshall,  
C.S.R., License #084-001134, a Notary Public  
qualified and commissioned for the State of  
Illinois.

1 PRESENT FOR THE DOWNERS GROVE HERITAGE PRESERVATION  
CORPORATION:

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MR. CHARLEY SMART

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MR. GORDON GOODMAN

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MR. GREG BEDALOV

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- 1 BOARD OF PARK COMMISSIONERS PRESENT:
- 2 MR. ARTHUR G. JAROS, Acting President/  
Vice-President
- 3
- 4 MS. CATHERINE C. MAHONEY, Treasurer
- 5
- 6 MS. KATHRYN ENGEL-ACCETTURA, Secretary
- 7
- 8 MR. RON SMITH, Commissioner
- 9
- 10 PARK DISTRICT STAFF PRESENT:
- 11 MR. DAN A. CERMAK, Administrator
- 12 MR. TODD REESE, Director of  
Parks
- 13
- 14 MS. SANDY PFUNDHELLER, Director of  
Recreation
- 15
- 16 MS. DEBORAH J. UTECHT, Administrative  
Service Manager
- 17
- 18 MR. PAUL FYLE, Landscape Architect
- 19
- 20 MR. JEFF POZEN, Greens Superintendent
- 21
- 22 MR. KEVIN MOREY, Golf Course Manager
- MS. BRANDI NICE, Public Information  
Supervisor
- MS. DEBBIE BENDER, Clerk

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- 1 MR. JAROS: Good evening. The regular meeting
- 2 of the Board of Commissioners of the Downers Grove
- 3 Park District is called to order on this 5th day of
- 4 March, 2009 at 7:00 P.M. Please call the roll.
- 5 MS. BENDER: Miss Engel-Acsettura? Mr. Gelwicks?
- 6 Mr. Jaros?
- 7 MR. JAROS: Here.
- 8 MS. BENDER: Miss Mahoney?
- 9 MS. MAHONEY: Here.
- 10 MS. BENDER: Mr. Smith?
- 11 MR. SMITH: Here.
- 12 MR. JAROS: The Chair declares that we have a
- 13 quorum. For the benefit of those present, the
- 14 Illinois Open Meetings Act was recently amended. It
- 15 provides that in the case of a five-member public
- 16 body three members of the body shall constitute a
- 17 quorum, but the affirmative vote of three members
- 18 is necessary to adopt any motion, resolution or
- 19 ordinance unless a greater number is otherwise
- 20 required.
- 21 Please stand for the Pledge of Allegiance.
- 22 (Whereupon the Pledge of Allegiance

1 was recited.)

2 MR. JAROS: During virtually all of our park

3 board meetings we have an opportunity for visitors

4 both at the beginning of the meeting and at the end

5 of the meeting. Before we have our first opportunity

6 for visitors to speak I will ask the board if there

7 are any special communications.

8 MS. MAHONEY: I have none.

9 MR. SMITH: I have none.

10 MR. JAROS: All right. Then -- Dan, any?

11 MR. CERMAK: No.

12 MR. JAROS: Thank you. We will then invite

13 visitors to stand up, identify yourself and present

14 whatever comments or questions you have to the board

15 at this time. Well, that will move our meeting

16 along quite quickly.

17 We will then turn to reports. Dan?

18 MR. CERMAK: You have the consent agenda in

19 front of you this evening. It contains the approval

20 of the minutes for February 19th, both regular and

21 executive sessions; payout number nine to Engineering

22 Resource Associates for work at Lyman Woods; and

1 payout number ten for JFNew & Associates for work

2 related to Lyman Woods also.

3 MR. JAROS: The Chair will entertain a motion

4 to approve the consent agenda as presented.

5 MR. SMITH: I move to approve the consent agenda

6 as presented.

7 MR. JAROS: Is there a second?

8 MS. MAHONEY: Second.

9 MR. JAROS: All in favor of the motion say aye.

10 (A voice vote was taken.)

11 MR. JAROS: Any opposed? Do we need a roll

12 call on that?

13 MR. CERMAK: We typically do roll call. I

14 think that'll suffice for that.

15 Moving on to the active agenda, you have

16 before you this evening the Downers Grove Park

17 District logo design. And Director Dixon will --

18 I'm sorry, Pfundheller will explain the logo -- the

19 new logo that staff is proposing. And I believe we

20 have a Power Point in back of us that will show what

21 that logo looks like very shortly.

22 MS. PFUNDHELLER: Shortly. What you have in

1 your packet and what we are going to show up there

2 is the proposed logo. In Fall of 2008 staff contracted

3 with a designer to create an updated and contemporary

4 logo design for the district. As you can imagine

5 the staff committee that was working on this, there

6 were six of us that were involved in the selection

7 process and we all had differing opinions related to

8 the design. It's highly subjective. But we all

9 agreed that the logo needs to reflect a singular

10 image for the district while at the same time it has

11 to be able to reach a wide range of the population.

12 There is rationale behind each aspect of

13 the logo which is in the staff memo that you have

14 from the font style to the word placement. Our

15 designer chose to incorporate prairie grass into the

16 logo design. It ties in a common and familiar element

17 to parks and recreation, which is the green grass of

18 summer, and also serves as a historic reference to

19 the first Downers Grove settlers. The tag line of

20 Your Chance to Play was a result of feedback from

21 residents who participated in a website focus group.

22 And they were asked the question what key words come

1 to mind when you think of the Downers Grove Park

2 District.

3 Staff agreed that the design works well in

4 color as well as in black and white. It's very

5 identifiable, and it'll serve as our first step in

6 the future branding of the park district. Pending

7 approval staff intends to transition this logo to

8 all publications, paper goods, apparel and signage

9 throughout the district. Initial rollout of the

10 logo will include the new website, apparel and

11 publications beginning in the Summer of 2009 with

12 signage being transitioned gradually over the course

13 of the year.

14 Staff recommends the adoption of the new

15 park district logo as presented. Do you have any

16 questions, feedback?

17 MR. JAROS: Our current logo looks something

18 like this. (indicating)

19 MS. PFUNDHELLER: Yes.

20 MR. JAROS: Which is sort of a combination of a

21 sun and crescent moon and looks like a satellite in

22 equatorial orbit. How long have we had the present

1 logo?

2 MR. CERMAK: Since 1995 or 1996.

3 MR. JAROS: And is it practice to periodically

4 change the logo?

5 MR. CERMAK: We have had three throughout my

6 memory. One was a tree, one was a pie shape with

7 four quadrants that displayed various recreational

8 activities, and in '96 with our 50th anniversary a

9 staff committee designed this and the board approved

10 the current logo as it exists.

11 MR. JAROS: Do my fellow commissioners have

12 questions or comments?

13 MS. MAHONEY: A lot of this isn't going to cost

14 that much to change. But how much is the signage

15 going to cost?

16 MS. PFUNDHELLER: The signage?

17 MS. MAHONEY: For all the parks and stuff.

18 MS. PFUNDHELLER: Some of it's already planned.

19 There are some signs that have already been planned

20 to replace. There will be no cost to those. Half a

21 dozen are already planned. You could put a patch on

22 the sign. Instead of doing the whole sign you just

1 do the logo. That will probably be three hundred a

2 sign. With signage it's something that we can do

3 gradually. It is not something that has to all be

4 done at one time.

5 MS. MAHONEY: Okay. The website and other stuff

6 can be done --

7 MR. CERMAK: When we have done this before we

8 have transitioned out of it. We haven't made one

9 quick move. Like with stationery and envelopes and

10 those kind of things we will exhaust our supply. And

11 then when we have to reprint is when we make this

12 move.

13 MR. JAROS: So this is not a big ticket item

14 unlike the tollway signs?

15 MR. CERMAK: No. Todd?

16 MR. REESE: Sandy and I talked about the sign

17 transition. As she mentioned, some of them are

18 budgeted for replacement anyway. We might want to

19 choose a few flagship parks where we have high

20 visibility and we'll cut out and do an inlay or

21 patch to get the new logo on those, and the rest we

22 will just do over the course of time.

1 (Whereupon Ms. Kathryn

2 Engle-Accettura entered the

3 meeting.)

4 MR. SMITH: You mean all those coaches' shirts

5 and soccer shirts I have will be collector items?

6 MR. CERMAK: The museum will call you.

7 MR. JAROS: It might be the only thing going up

8 in value nowadays. Welcome, Kathryn. Let the record

9 show that Commissioner Engel-Accettura has arrived.

10 MS. ENGEL-ACCETTURA: Emergency health

11 appointment.

12 MR. JAROS: Kathryn, we have just been discussing

13 the adoption of the new logo. Staff has assured us

14 the cost is going to be de minimis basically. Do

15 you have any comments on the logo?

16 MS. ENGEL-ACCETTURA: I think it's okay. I was

17 reading Bob's notes. I kind of like the idea of

18 letting the community have some input and do some

19 kind of contest. I am not bowled over. I think it's

20 okay. If that's what the board decided I would be

21 fine.

22 MR. JAROS: What's the sense of the board? Ron?

1 MR. SMITH: I am fine with the new design.

2 MR. JAROS: Cathy?

3 MS. MAHONEY: I am indifferent.

4 MR. JAROS: Okay. I am prepared to defer to

5 staff on this. I don't think this is a major

6 initiative.

7 I will move the adoption of the new logo

8 provided that our existing stocks or our existing

9 supplies will be used and not discarded and provided

10 that the signs that are not scheduled for regular

11 replacement be merely patched over in the most

12 economic possible way. Is there a second?

13 MS. MAHONEY: Second.

14 MR. JAROS: Thank you. Any discussion on the

15 motion? I guess we'll have a roll call on this one.

16 MS. BENDER: Mr. Jaros?

17 MR. JAROS: Aye.

18 MS. BENDER: Miss Mahoney?

19 MS. MAHONEY: Aye.

20 MS. BENDER: Miss Engel-Accettura?

21 MS. ENGEL-ACCETTURA: Aye.

22 MS. BENDER: Mr. Smith?

1 MR. SMITH: Aye.

2 MR. JAROS: Thank you. Motion carries.

3 MS. PFUNDHELLER: Thank you.

4 MR. CERMAK: Thanks very much. The next item

5 on the active agenda this evening is the Blodgett

6 House phase one status review and request. If you

7 will give me one moment I will find my -- I'm sorry.

8 I am out of order, Mr. President.

9 MR. JAROS: That's all right. I thought you

10 were just going to accelerate the --

11 MR. CERMAK: It's the bifocals.

12 MR. JAROS: Golf course budget review.

13 MR. CERMAK: Golf course budget review and

14 request for approval. Directors Pfundheller and

15 Reese will describe the new budget for you.

16 MS. PFUNDHELLER: I would like to begin with a

17 brief review of the 2008 executive summary which is

18 in the booklet that you have. It's on the first

19 pages there.

20 Some of the initiatives by staff during

21 the 2008 season include on-line tee times and on-line

22 program registration was heavily promoted. And

1 participation in golf programs increased from 420

2 participants to 642. We also saw a 200% increase in

3 the number of e-mail newsletter recipients, and we

4 successfully added promotions such as Take Your

5 Daughter to the Course Week and Customer Appreciation

6 Week. There was also new and expanding programming

7 such as Parent/Child Golf Scramble, Junior Golf

8 League, Women's Scramble League and Junior Golf

9 Program. Additionally a renewed focus on other

10 revenue streams resulted in an increase in beverage

11 cart sales, gas cart rentals, pro shop merchandise

12 sales and beverage sales.

13 Although golf rounds decreased 2.5% in 2008,

14 total revenues increased 5.67%. Overall the course

15 did well with a net operating profit of \$167,151 and

16 a net profit including capital of \$3,562.

17 Moving to the '09-'10 proposed budget that's

18 before you, it reflects a balanced budget including

19 capital. If you refer to pages 38 and 39 you can see

20 total resources of \$1,198,118 and total expenses in

21 the same dollar amount.

22 Specific changes proposed for 2009 include

1 nominal fee increases of \$20 for all season pass

2 categories, a \$0.25 increase for the discount card,

3 greens fees weekday/weekend categories, and a \$0.50

4 increase for the junior/senior discount greens fees

5 weekday category. The proposed increases provide a

6 more consistent fee structure with a \$2.75 difference

7 between categories, yet they still remain reasonable

8 and affordable compared to surrounding nine-hole

9 courses. Additionally a \$0.50 increase is proposed

10 for the single gas cart fee along with a \$0.50 increase

11 for large buckets of golf balls.

12 On the operation side staff is proposing

13 to add a dedicated beverage cart staff person which

14 is estimated to increase gross sales by \$25,000.

15 Opening day for the golf course is

16 scheduled for Saturday, March 14th with a tentative

17 closing date of Sunday, November 8th.

18 Now I am going to turn it over to Kevin

19 Morey, our golf course manager, who is going to give

20 you some more details on the 2008 operations as well

21 as the '09-'10 revenues and expenses.

22 MR. MOREY: The 2008 golf season was successful.

1 Some of the highlight areas are the following:

2 Although rounds were down 1100, the increase of

3 \$76,000 in revenue was in that even though the rounds

4 decreased.

5 Under software GolfTrac was able to provide

6 the golf course with a much needed database to market

7 our programs and events to the public. We added

8 three new business leagues during the week and doubled

9 our participation in our Junior League and our

10 Women's Scramble Leagues. Each gas cart was rented

11 twenty-five more times to increase each cart being

12 rented 324 times. We are hoping to lease former

13 carts in the upcoming season to increase revenue.

14 We added a PGA professional to our Golf Academy

15 which enabled us to double our registration revenue.

16 The downside, which is not all negative,

17 labor was increased due to hours on the beverage cart

18 that we increased. However, so the sales went up

19 \$6,000 with labor costs of \$3,000 to get that revenue.

20 However, part-time and seasonal wages will be frozen

21 for the 2009 season.

22 The proposed 2009-'10 budget has a budget

1 revenue of \$1,024,790 which is an increase of 5%.  
 2 This is mainly due to increase in concession sales,  
 3 fee increases and additional programming.  
 4 The expenses are budgeted at \$875,690. Some  
 5 of the categories that decreased, salaries will  
 6 decrease .8% due to staff changes, minimum wage  
 7 increase and dedicated beverage cart staff along  
 8 with the labor cost being frozen for part-time and  
 9 seasonal employees. Contractual services decreased  
 10 .9% due to decreases in dues and subscriptions and  
 11 maintenance services and repairs. Utilities overall  
 12 decreased .8% due to savings of gas and electric.  
 13 Maintenance/repairs will increase 7.9% due to an  
 14 increase in equipment maintenance. Materials and  
 15 supplies increased 2.5% due to increases in driving  
 16 range supplies, concession merchandise and supplies  
 17 with anticipated increase in beverage cart revenue.  
 18 And total miscellaneous transfers increased 3.1% due  
 19 to increases in transfers for IMRF and FICA.  
 20 Now I will turn it over to Todd for the  
 21 capital projects.  
 22 MR. REESE: Thank you, sir. Capital projects.

1 We have included in this year's proposed budget  
 2 \$81,600 in land improvements. Those improvements  
 3 include phase two -- You can see these, I'm sorry,  
 4 on page 26 and 27. Those land improvements include  
 5 phase two of cart path paving, and that would be on  
 6 holes 3, 5 and 9 in the tee areas; clubhouse parking  
 7 lot replacement is listed but not funded; tee  
 8 improvement projects on holes 2, 8 and 9 -- that  
 9 would be stripping of the surface, leveling the  
 10 surface and then resodding with low mow bluegrass --  
 11 renovation of the tee steps on hole number 7; hole  
 12 number 1 tee redesign and some other minor landscape  
 13 improvements.  
 14 Equipment replacements include four pieces  
 15 totaling \$62,500, a 1988 Cushman Core harvester, a  
 16 1997 John Deere bunker rake, a 1999 John Deere tee  
 17 mower and a new piece of equipment, a turf sweep and  
 18 fill broom.  
 19 We have Jeff Pozen with us tonight from  
 20 our golf course staff. And with that we'd be happy  
 21 to answer any questions you have.  
 22 MR. JAROS: I do have a question on page 37. Deb,

1 I didn't have a chance to ask before the meeting.  
 2 There is one number that I was struggling to under-  
 3 stand. Maybe you can lead us through it. Under the  
 4 third numeric count for the estimated current year  
 5 fiscal '08-'09, in the middle portion under  
 6 reconciliation the capital outlay number of \$60,965,  
 7 I was trying to understand that. Because generally  
 8 that line comes off of the total capital outlay above,  
 9 and yet for that one column it's dramatically  
 10 different. I am wondering if there is an explanation  
 11 for that. It generates an unusually large cap loss.  
 12 MS. UTECHT: Right. There is a loss on  
 13 disposal. Not all the capital is expensed. Some of  
 14 it is in expenses. Not all of it becomes an asset.  
 15 MR. JAROS: It doesn't affect our budget. Can  
 16 you look into seeing how that figure of \$60,965 is  
 17 derived?  
 18 MS. UTECHT: Okay.  
 19 MR. JAROS: It's for the current year estimate,  
 20 not even the current year budget.  
 21 MS. UTECHT: Right.  
 22 MR. JAROS: But it's a dramatic swing from our

1 budget. And so going forward I think I would like  
 2 to have a handle on that. Again it doesn't affect  
 3 the budget we're looking at for the new year that  
 4 would be starting June 1st.  
 5 MS. UTECHT: I think a number of items were  
 6 under ten thousand dollars.  
 7 MR. JAROS: Okay.  
 8 MS. UTECHT: They were expensed.  
 9 MR. JAROS: In terms of the golf rounds  
 10 decreasing, do we keep track of the playable days  
 11 versus the inclement days?  
 12 MS. PFUNDHELLER: Yes.  
 13 MR. JAROS: Is any of that -- I mean did the  
 14 number of playable days go up or down relative to  
 15 the prior year?  
 16 MR. MOREY: Some of the unplayable days were  
 17 weekend days as compared to the previous year.  
 18 MR. JAROS: So we had what, more inclement  
 19 weekend days?  
 20 MR. MOREY: Yes.  
 21 MR. JAROS: Is that possible that that could  
 22 account for the entire decrease?

1 MR. MOREY: Well, one weekend day is, you know,  
2 typically about 250 rounds, 240 rounds as compared to  
3 an average weekday of 200. So I would say -- I  
4 wouldn't say all of it, but I would say a decent  
5 portion of it.

6 MR. JAROS: Because it's of concern to us to, I  
7 think, understand why the round count was going down.  
8 Obviously if it's weather related --

9 MR. CERMAK: I think some of it is. And Kevin  
10 can speak to it probably better than I can. But  
11 golf has been flat for about five or six years now.  
12 I believe the downward trend is still in effect  
13 nationwide. I think we have fared much better than  
14 our peers that are found on page 25, I believe.

15 MR. MOREY: Of our peers we were down 2 1/2%  
16 and the next closest to us was down about 6% of  
17 nine-hole courses in the area.

18 MR. CERMAK: We're hanging on at a good level,  
19 but it's definitely flat and the trend is downward.

20 MR. JAROS: Okay.

21 MR. CERMAK: Maybe with the economy people will  
22 be staying at home and rediscovering their local

1 recreation opportunities.

2 MR. JAROS: Commissioners, do you have questions  
3 or comments?

4 MS. MAHONEY: I did. I had a question concerning  
5 sort of similar to the memo we got from Bob regarding  
6 some of the pricing. And I did talk to Dan about  
7 that. My question was in regard to the -- I don't  
8 have a problem with the class price increase.

9 MR. JAROS: Are you on page 15?

10 MS. MAHONEY: Yes. Okay. Sorry.

11 MR. CERMAK: The membership classifications?

12 MS. MAHONEY: The membership class, yeah. And,  
13 however, I question the \$0.50 -- I know it sounds  
14 silly -- the \$0.50 increase for the resident junior  
15 and senior. Part of the discussion was, you know,  
16 rounds are down. I think with the additional  
17 programming at the golf course, with the pro and all  
18 the other even younger classes that are there, I don't  
19 think that area should be increased. I think that  
20 should be an area that people should be encouraged  
21 more. And by encouraged, if \$0.50 is an encouragement  
22 I am not sure. But the price going up indicates

1 something else when people do that.

2 And also in my consideration I looked at  
3 page 25 which has a comparison. And the other  
4 courses of similar yardage, not necessarily quality --

5 MR. CERMAK: Thank you.

6 MS. MAHONEY: I am just going by yardage. We're  
7 already -- For that particular fee structure, the  
8 junior/senior fee resident Monday through Friday,  
9 we're already sort of way up there. So I don't  
10 think we're competitive in that area for that specific  
11 group of clients or golfers or whatever you term  
12 them. And I know -- I think Dan said that if the  
13 rate was maintained at the \$13 it would be like  
14 \$1200? What was that number?

15 MS. PFUNDHELLER: \$1350.

16 MR. CERMAK: Thirteen.

17 MS. MAHONEY: If it stayed -- If it was not  
18 \$1350 and it stayed at the thirteen?

19 MS. PFUNDHELLER: It would be \$1,350 difference  
20 in anticipated revenue.

21 MS. MAHONEY: I think we should be -- And  
22 that's a -- You know, when you look on page 11, you

1 know, it has already been going down. I think we  
2 shouldn't be doing the increase in that area. And  
3 that's similar -- Bob had more of according to his  
4 memo a concern about the Class C going up to \$20.  
5 You know, I could go either way on that. But I think  
6 for individual rounds I think that category should  
7 remain at thirteen.

8 MR. JAROS: So, Commissioner Mahoney, if I  
9 understand you right you are looking at the greens  
10 fees, page 15, under weekdays for the nine-hole  
11 resident junior/senior?

12 MS. MAHONEY: Right.

13 MR. JAROS: Currently thirteen and proposed by  
14 the recommendation here to go to \$13.50? Is that  
15 right? Is that the one you're speaking of?

16 MS. MAHONEY: That is the one I am focused on,  
17 yes, that one. I understand and I appreciate what  
18 staff's thoughts are. I just see it a little  
19 different.

20 MR. JAROS: Are you comfortable with all the  
21 other staff recommendations?

22 MS. MAHONEY: I think so. I am.

1 MR. JAROS: Any other comments?

2 MR. SMITH: I am not a marketing person and  
3 pricing is not my area of expertise. I don't like  
4 pricing. But on page 11 the total revenue columns  
5 is comparing 2008 to 2007. With all the changes  
6 we're talking about if the volume stays the same for  
7 2009, what total revenue would we get for that for  
8 just the fees that are presented on that one page?

9 MS. PFUNDHELLER: If we -- You mean if we  
10 don't make that --

11 MR. SMITH: If we make all the price increases  
12 that are discussed, what is the increase in revenue  
13 from that?

14 MR. CERMAK: That would be found under greens  
15 fees on your annual budget, right, Kevin?

16 MR. MOREY: Yes.

17 MR. JAROS: So that's \$526,560.

18 MR. MOREY: Plus the season passes.

19 MR. CERMAK: What page is the annual budget on,  
20 Kevin?

21 MR. MOREY: It's 36. It's \$526,560 for greens  
22 fees, and then the passes would be \$72,820.

1 MR. CERMAK: An increase on the greens fees is  
2 your question, Ron. Are memberships detailed? Yeah,  
3 they are. A slight increase. Maybe \$5,000 on the  
4 season passes.

5 MR. JAROS: So page 11 is a combination of the  
6 season pass revenues and the greens fees, those two  
7 categories.

8 MR. CERMAK: It's an attempt to really dissect  
9 every portion and take a look at it from many  
10 different perspectives including percentage of rounds  
11 played and the percentage of greens fees contributed.  
12 It doesn't deal with any peripheral revenues.

13 MR. JAROS: If we just look at the budgeted  
14 season passes and the greens fees, we add those  
15 together to come up with almost six hundred thousand.  
16 Is that right?

17 MR. MOREY: Yes.

18 MR. JAROS: So the budget is proposing an increase  
19 of around \$25,000 for revenues. So with Commissioner  
20 Mahoney's proposed change, if I may call it that, we'd  
21 be just going down to about a \$24,000 --

22 MR. CERMAK: You would be about \$1300 less.

1 MR. JAROS: Yes, so close to that. I am  
2 comfortable with that. Does staff have any great  
3 objection to that one change?

4 MR. CERMAK: We'll be sticking with our  
5 recommendation, but we will support the board's  
6 decision.

7 MR. JAROS: Any other comments or questions on  
8 the presentation? I will need a motion to adopt the  
9 2009-2010 proposed budget and the policies as they  
10 are recommended. Is there such a motion?

11 MS. MAHONEY: I will move to adopt the 2009  
12 proposed policy and proposed budget with the change  
13 in that proposed budget of the resident junior/senior rate  
14 from \$13.50 back to \$13.

15 MR. JAROS: Is there a second for the motion?

16 MR. SMITH: Second.

17 MR. JAROS: Commissioner Mahoney, did your  
18 motion include both prongs?

19 MR. CERMAK: I believe she said policy and  
20 budget.

21 MR. JAROS: You got both prongs in?

22 MS. MAHONEY: Yes.

1 MR. JAROS: I just wanted to make sure. Any  
2 further discussion on the motion? Hearing none the  
3 Chair will call for the question. Roll call, please?

4 MS. BENDER: Miss Mahoney?

5 MS. MAHONEY: Aye.

6 MS. BENDER: Mr. Smith?

7 MR. SMITH: Aye.

8 MS. BENDER: Miss Engel-Accettura?

9 MS. ENGEL-ACCETTURA: Aye.

10 MS. BENDER: Mr. Jaros?

11 MR. JAROS: Aye.

12 MR. CERMAK: Thank you. And I want to thank  
13 the golf team that worked on this. You can tell by  
14 the presentation that we had quite a team working on  
15 this. Sandy and Kevin and Jeff and Todd did a nice  
16 job on it. And we're going to open the golf course  
17 a week from Saturday.

18 MR. JAROS: That's great.

19 MR. CERMAK: Theoretically. Hypothetically.

20 MR. JAROS: Thank you, staff, for a fine job.  
21 Much appreciated.

22 MR. CERMAK: The next item is unfinished business.

1 Now we are at the Blodgett House phase one status  
2 and request.  
3 At the last meeting the park board  
4 requested a meeting -- At the last park board meeting  
5 the park board requested information from the Downers  
6 Grove Heritage Preservation Corporation regarding  
7 the Blodgett House renovation phase one. Included  
8 in the information that was requested was the original  
9 budget, the project status, bank account status,  
10 funding activities and a request for assistance from  
11 the park district.

12 We have provided you with various informa-  
13 tion. The response is in your hands. The response  
14 includes items such as financial cost to date, budget  
15 for phase one completion, fundraising activities that  
16 the group has undertaken, request for completion and  
17 park district assistance on phase one, back-up  
18 information. And I would like to say we have both --  
19 actually we have three of the board members of the  
20 corporation here tonight, Gordon Goodman, Charley  
21 Smart and Greg Bedalov. And I know the board may  
22 have some questions, and they're here to answer the

1 questions that you may have if you have questions in  
2 addition to the information that they have provided.

3 MR. JAROS: Welcome, gentlemen. I think the  
4 Chair understands this to be a request to take over  
5 the project at an earlier stage than originally  
6 anticipated. Is that correct?

7 MR. SMART: Yes.

8 MR. CERMAK: That would be correct. And maybe  
9 I need to back up just one second. We had a prelimi-  
10 nary capital meeting where we had been in discussions  
11 with Gordon and the group, and we understood that  
12 perhaps they weren't going to make their financial  
13 goals. And we know the project completion of phase  
14 one is important to both the corporation and the  
15 park district, so we requested information as to  
16 whether or not they would be able to complete it for  
17 purposes of inserting a number into our capital plan  
18 should they not be able to meet their goals.

19 We had the meeting at the last park board  
20 meeting where these questions came up, and these are  
21 their responses which indeed do include a request for  
22 the park district to consider taking over the remainder

1 of phase one.

2 MR. JAROS: Now, phase one is the exterior phase  
3 basically?

4 MR. CERMAK: The moving and exterior.

5 MR. JAROS: Now, the moving, of course, has been  
6 completed.

7 MR. CERMAK: Correct.

8 MR. JAROS: So we're really talking about  
9 finishing the exterior to get it into shape and make  
10 it presentable. Is that basically right?

11 MR. CERMAK: That's correct.

12 MR. JAROS: And the way our agreement works is  
13 that there is currently a June 30th timeframe to have  
14 that completed?

15 MR. CERMAK: That's correct.

16 MR. JAROS: That was, I think, extended once with  
17 no problem.

18 MR. CERMAK: From December 31st to June 30.

19 MR. JAROS: Right. Okay. I am struggling a bit  
20 with the numbers. I have tried to make sense of the  
21 numbers.

22 MR. CERMAK: Okay.

1 MR. JAROS: See where I have gone wrong or where  
2 I am on the right track. It looks to me as if the  
3 original view of phase one was that it was going to  
4 cost about \$170,000. And that included about a  
5 \$28,000 contingency. So if things went according to  
6 budget, we didn't have to incur the overrun contin-  
7 gency, we would have been at about \$141,000. Again,  
8 gentlemen, stop me if I am going wrong somewhere.  
9 Actually I am looking at the reproduction of the --  
10 on page 9 of the cost structure analysis up in phase  
11 one the second column, DGHPC retail cost estimates.  
12 It shows \$169,700. I will call it \$170,000. We are  
13 on the same --

14 MR. GOODMAN: Yes. I could offer a little  
15 clarification on this. If you look at phase two on  
16 that same sheet it does include things like doors  
17 and period windows and porches, blaster and painting  
18 based on -- There are items in what we have presented  
19 to you as phase two that really are associated with  
20 completing the exterior appearance of the building.  
21 And we have -- Since that budget which was presented  
22 in August of 2007 in discussions with the staff and

1 you we have realized that those things like period  
2 doors and windows have to be in the first phase in  
3 order for the first phase to really have the exterior  
4 appearance complete. So the point I wanted to make  
5 is yes, it says 170,000 approximately dollars for  
6 phase one, but the definition of phase one has  
7 shifted between that and the budget which is given  
8 on page 10 of the background. The budget which is  
9 given for phase one on February 17, 2008 is much more  
10 in register with the phase one that we're talking  
11 about now.

12 MR. JAROS: Okay.

13 MR. GOODMAN: And it is a much better view of  
14 phase one. But we haven't done anything further  
15 with phase two or phase three. So when we were  
16 asked for our best assessment of what phase two and  
17 three would include, we had only the things that  
18 went back to 2007 to present to you. So it's a  
19 moving target.

20 And the 2007 is an overview of the entire  
21 project. Since then we have focused in on phase one.  
22 And the budget on page 10 of your back-up is much

1 closer to the budget we have been working with and  
2 which we want to accomplish in order to give you a  
3 finished product this year.

4 MR. JAROS: All right. So, Dr. Goodman, the  
5 new budget then we're looking at on page 10 is about  
6 \$217,500 for what I will call amplified phase one  
7 that moves some of the phase two into phase one?

8 MR. GOODMAN: Right. I would call it more  
9 complete phase one that actually does give you a fine  
10 exterior product that could be let alone until we  
11 raise sufficient funds to do phase two. So that's --  
12 And Mr. Charley Smart pointed out to me that on an  
13 earlier page in your back-up, page 7, you have a much  
14 more recent budget for phase one, a refinement of  
15 the budget which was on page 10. The page 7 budget  
16 is a 2009 budget, actually January 29th, 2009. So  
17 this is the budget that we're working from now. And  
18 the comparison you might make, the budget on page 10  
19 tells you what it was going to cost before we  
20 completed the move; the budget on page 7 says okay,  
21 the move's done, what's left to do.

22 MR. JAROS: So page 10 is a complete phase one

1 with the additions budget. Page 7 is remaining to  
2 complete.

3 MR. GOODMAN: Exactly so.

4 MR. JAROS: So if we eliminate the 20%  
5 contingency for overruns, which hopefully we wouldn't  
6 incur, what I think we're being told is that the  
7 overall phase one with the additions is \$181,000 and  
8 that of that \$181,000 there's about \$90,000 to go.  
9 Is that boiling this down?

10 MR. GOODMAN: Right. And some of that money is  
11 our consultants, our architect and our project manager,  
12 our insurance, other things that you would not incur  
13 but we would have to pay for. So yes, we're about  
14 halfway there if you include all of our expenses like  
15 insurance and consultants.

16 MR. JAROS: Dr. Goodman, how much has been  
17 contributed in kind or donated so far toward the  
18 overall revised figure of about \$181,000?

19 MR. GOODMAN: Well, I sent out acknowledgments  
20 for donations just this last week, and I acknowledged  
21 \$7,000 in in-kind donations.

22 MR. JAROS: From the --

1 MR. GOODMAN: Just this last year, 2008, we had  
2 \$7,000 of in-kind donations. I don't know what --  
3 I can't remember what we got in 2007. In 2008 there  
4 were \$7,000 of in-kind donations.

5 MR. JAROS: I think where I got confused is on  
6 page 10, which is the overall phase one budget,  
7 there's a column for in-kind services value and I  
8 only saw \$1,000. And that confused me as to what  
9 that represented.

10 MR. GOODMAN: That was the contributed land  
11 survey and engineering that was required in order  
12 for us to get our building permit.

13 MR. JAROS: But weren't there other in-kind --  
14 I mean as you're saying --

15 MR. GOODMAN: Oh, sure. I was telling you that  
16 there were others. We didn't know about them in  
17 January -- in February of 2008, though. We have  
18 accumulated these during the year of 2008. That  
19 budget on page 10 is one that we had on February 17th  
20 of 2008. And at that time we knew that we had gotten  
21 the contributed on the survey, but we didn't know  
22 about these other things.

1 MR. JAROS: Okay. I didn't detect your coding.  
2 I was looking at what I thought was February 26th,  
3 '09 in the bottom right.

4 MR. GOODMAN: No. I'm sorry, that's the  
5 printing date.

6 MR. JAROS: You are looking up at the top.

7 MR. GOODMAN: The actual date of the budget  
8 itself is at the top.

9 MR. JAROS: I see what you are saying.  
10 08/02/17 having the year first.

11 MR. GOODMAN: Yes. That's the way we have been  
12 coding it.

13 MR. JAROS: Okay.

14 MR. GOODMAN: I have been reminded that I should  
15 say that we also have substantial funds in the bank  
16 toward this. You are more interested right now as I  
17 understand it in understanding where we have been  
18 and how we got there.

19 MR. JAROS: Right. But of course you're asking  
20 for us to help you get the rest of the way at least  
21 on phase one, right?

22 MR. GOODMAN: Exactly so. We are asking for

1 your help on phase one.

2 MR. JAROS: Are you also asking us to take over  
3 all of the remaining phases?

4 MR. GOODMAN: That is not our request.

5 MR. JAROS: All right. So in terms of the  
6 resources if we were to take over phase one, make it  
7 our own project, then you would provide us with  
8 what? How much would you provide us with? \$66,000?

9 MR. GOODMAN: We're estimating that we could  
10 currently provide you with \$56,000. We would have  
11 \$10,000 that we would reserve of our resources so  
12 that we could continue operating and work toward our  
13 responsibilities to conduct the Heritage Festival  
14 opening night and other things that we will be doing  
15 to raise funds toward phase two and further. So we  
16 wouldn't turn over to you our entire fund, but we do  
17 plan to turn over to you the CD which secures our  
18 letter of credit to you. Our letter of credit goes  
19 through March 26th this year, and then it would no  
20 longer be in force. Our CD matures August 19 this  
21 year. And we would like to turn that over to you  
22 along with an additional sum from our bank accounts.

1 MR. JAROS: Gordon, did you say August 19th?

2 MR. GOODMAN: August 19th is the maturity date  
3 of that CD.

4 MR. JAROS: All right. So in your letter of  
5 February 26th, point one shows your current cash  
6 count of around \$66,600 including the CD, and point  
7 six is where you're proposing to turn over the  
8 \$56,000, in other words, holding back about \$10,000.  
9 Is that right?

10 MR. GOODMAN: Yes, that's true.

11 MR. JAROS: How about point two which is also  
12 this \$8250 that's on deposit with the village? That  
13 would come to us eventually? Would you assign that  
14 to us upon completion of the project?

15 MR. GOODMAN: Well, that is not known at this  
16 point. In light of this discussion I would hope that  
17 we will be talking with Dan Cermak and make up a more  
18 specific proposal. That is money we don't have in  
19 hand and we won't get until the exterior restoration  
20 is completed and the fences are down. When I talked  
21 to one of the senior planners at the village he said  
22 yes, get the fences down and we will give you back

1 your \$8250. But we have to -- So it will be money  
2 that comes available after phase one is completed.

3 MR. JAROS: Right.

4 MR. GOODMAN: And in our undertaking with Dan  
5 to present to you at a future meeting we might offer  
6 that as a further support for this taking over of  
7 phase one.

8 MR. JAROS: I think we're probably interested  
9 in learning what this is going to cost us when we  
10 expected it to be zero. So if we took it over and  
11 completed phase one, the exterior, then would it be  
12 logical to expect that the village would refund that  
13 \$8,250?

14 MR. CERMAK: Sure.

15 MR. JAROS: That would be logical?

16 MR. GOODMAN: Well, that's the statement that I  
17 have from the senior planner. That is what it would  
18 take to trigger the return of that deposit.

19 MR. JAROS: All right. So then if that happens,  
20 is your proposal to assign that to us to increase the  
21 amount of cash coming in to us?

22 MR. GOODMAN: We haven't proposed that at this

1 point. But if that will help you to assume this  
2 responsibility, I am sure that we would be very glad  
3 to do it.

4 MR. BEDALOV: Member Jaros said two of the three  
5 board members are needed for approval. We have a  
6 quorum.

7 MR. JAROS: So with that then the fifty-seven  
8 plus the eight would be about sixty-five coming to  
9 the park district of your resources.

10 MR. GOODMAN: Yes.

11 MR. JAROS: And what you are saying is you need  
12 about ninety to finish this assuming there is no  
13 overruns?

14 MR. GOODMAN: If we did it, that's true. When  
15 I talked to Mr. Cermak he said you would go through  
16 a competitive bid process and your costs might be  
17 slightly different from ours. Maybe you want to ask  
18 Mr. Cermak about that. But we think our costs would  
19 be ninety.

20 MR. JAROS: I am going to defer now to  
21 Commissioner Mahoney.

22 MS. MAHONEY: That's what I was going to ask Dan,

1 what he anticipates if the park district gets, let's  
2 just say for talking right now, the \$56,000, okay,  
3 from this Blodgett House renovation group, Heritage  
4 Preservation Corp. What do you think the cost would  
5 be to get the building cleaned up and locked down?  
6 What would be the difference then?

7 MR. CERMAK: Well, I can describe the process  
8 and take a wild guess at it. And, Todd, you can back  
9 me up here because Todd deals in this all the time.  
10 If we were to take the project over, theoretically  
11 we would have to work with the corporation's  
12 construction manager and/or architect. And after  
13 that point we would draw up specifications and plans,  
14 put it into our standard contract documents and place  
15 it out to bid. Some of the additional costs we will  
16 have would be performance bonds, labor and material  
17 bonds, the requirement by the State of Illinois to pay  
18 prevailing wages for this work. So there's approxi-  
19 mately \$90,000 left on this project. I am ballparking.  
20 Knowing what I do about the project I am going to  
21 think probably no more than \$150,000 for us to  
22 complete it. And in all actuality that could go down

1 to a hundred. I just don't know. We'd have to see  
2 what the architect's fees would be, engineering  
3 fees. Todd, do you have any comments on that?

4 MR. REESE: I was going to say 50% on to their  
5 ninety. So up in the, you know, 140 to 150 I think  
6 is pretty close. Most of it's going to be prevailing  
7 wage. I think the architectural and others are going  
8 to be pretty much the same. We will have to take a  
9 half a step back and revisit some things, but I think  
10 most of it is going to be in the cost of bidding and  
11 doing business as a park district versus the corpora-  
12 tion, prevailing wage and no in-kind services. I  
13 don't think you are going to attract many in-kind  
14 services to the park district.

15 MS. MAHONEY: Okay.

16 MR. CERMAK: That's a guess by the way.

17 MS. MAHONEY: Okay. And the other thing. It  
18 was in number two with the \$8200 for when this does  
19 get completed which is money after the fact, and also  
20 in number five is anticipated money from Heritage  
21 Festival which would also offset monies that they don't  
22 have in their bank account now.

1 MR. JAROS: They're projecting.

2 MR. BEDALOV: It would be the intent. That's  
3 the reason for the holdback of the \$10,000 would be  
4 so that we could put on -- There's costs that the  
5 group would have to incur as the sponsor for the  
6 Heritage Festival concert. So the intent of the  
7 board would be to turn the revenue over to the park  
8 district that is generated from the Heritage Festival.

9 I think it's also important to note as  
10 well we are not done fundraising. We continue. I  
11 received a check for \$500 yesterday. So as well as  
12 any additional funds that come in as we continue our  
13 fundraising efforts would also be awarded or turned  
14 over, whatever the right word is, to the park district.

15 MS. MAHONEY: And, Dan, when do you -- If and/or  
16 when we took this over, how long do you think it would  
17 take to complete it where the doors were locked and  
18 fences down?

19 MR. CERMAK: I am thinking we need ninety days  
20 to gear up and probably another thirty days to bid.  
21 I am thinking October 1st, October 31st.

22 MS. MAHONEY: To be done?

1 MR. CERMAK: Yes.

2 MS. MAHONEY: So it wouldn't go through another

3 winter?

4 MR. CERMAK: No, no. April, May -- If we make

5 a decision first meeting in April, you have April,

6 May, June, July, August, September, October, perhaps

7 November at the very latest. But there is not a

8 lot of work to do. There's roof, siding, windows,

9 utilities, Charley, water, sanitary.

10 MR. SMART: Roof, siding, the windows, some cement

11 on the back steps and landscaping.

12 MR. CERMAK: Insulation, electric.

13 MR. SMART: Electric, right.

14 MR. CERMAK: A little landscaping. There is

15 not a lot of work. There is a lot of work remaining,

16 but in the size of projects that we do this is not a

17 significant project for us.

18 MR. JAROS: Well, I guess my sense is that I am

19 struggling with the value of our taking it over

20 because the minute we do we add probably 50% to the

21 completion costs. We are adding forty or fifty

22 thousand bucks just because we take it over to the

1 ninety. And you are not that far away. If I am seeing

2 this right you need ninety, you have fifty-six. That

3 leaves thirty-four. You have got eight that will come

4 back eventually which I view as already raised; it's

5 just waiting to be refunded. That leaves you with

6 twenty-six. You raise fifteen as Commissioner Mahoney

7 points out on point five from your upcoming Heritage

8 Fest, you apply that and that leaves you with eleven

9 to go as I am calculating.

10 MR. GOODMAN: There is one point to make, though.

11 The \$25,000 CD is not available to us as long as the

12 letter of credit is required by the park district.

13 So if you were to give up the requirement of a

14 minimum of \$25,000 in the letter of credit, that

15 would make the arithmetic you just gave us accurate.

16 MR. JAROS: And the CD is twenty-five and the

17 letter of credit is twenty-five.

18 MR. GOODMAN: That's right.

19 MR. JAROS: So if we took the CD as -- in lieu

20 of the letter, we're no worse off. If you pledge the

21 CD to us you still have the CD. But if you used it

22 as replacement collateral to us, then the letter can

1 be released.

2 MR. GOODMAN: Right.

3 MR. JAROS: It's the same money.

4 MR. GOODMAN: But the point I was trying to make

5 is we can't spend that money as long as it is

6 encumbered by the park district. So that we'd have

7 to raise another \$25,000 as long as you require that

8 encumbrance of the \$25,000 that we already have.

9 MR. JAROS: Well, that twenty-five is there --

10 correct me if I am wrong, Gordon -- in case the whole

11 thing craters. Then we would have some money to pay

12 for demolition. I think that was the original

13 thinking.

14 MR. CERMAK: That's correct.

15 MR. JAROS: So if the board were of the view at

16 this stage -- And our president is absent tonight and

17 I think he has to be part of this deliberation. But

18 if the board were of the view that, look, if we're --

19 if we can be assured of completing phase one so that

20 the exterior is protected and if the board doesn't

21 mind having the structure sit there indefinitely not

22 being opened to the public because phase two isn't

1 done but the exterior is in decent shape, it is not

2 a blight, it is secured from damage, if we're willing

3 then to wait indefinitely for you to raise phase two

4 money, then it seems to me that the board could

5 perhaps entertain your using the twenty-five if the

6 board is of that view.

7 Now, if the board isn't of that view, if

8 the board says you have got to get phase two done by

9 a certain date, it doesn't look like you're going to

10 do it and the board is going to pull the plug on the

11 project, that's totally different. So I think we

12 need to have a discussion among ourselves on that

13 point. But what I am seeing is that if we did go with

14 the former thought which is that we can be assured

15 that phase one is done and everything is secure and

16 you are not expecting us to go to phase two and you

17 are not expecting it to be opened until you have more

18 time to raise phase two money, then it seems to me

19 you're within \$11,000 of your target. I don't see why

20 -- if that's acceptable to the board why we couldn't

21 just extend the June 30th date again -- I am not

22 sure why that date is critical -- why we couldn't

1 put it out to the fall and give you a chance to raise  
2 more money. I mean I think you're just about there  
3 at phase one as I am seeing it. What do my fellow  
4 commissioners think?

5 MS. MAHONEY: My question is can they be done  
6 by fall with phase one. I don't -- My personal  
7 opinion is I don't want that sitting there --

8 MR. JAROS: Over the winter again.

9 MS. MAHONEY: -- until next year this time. I  
10 think that's part of -- The money thing works if  
11 they can complete it by then. Is their confidence  
12 in completing it 70%? 50%? I don't know.

13 MR. BEDALOV: I think we were confident we were  
14 going to get it completed by June 30th. As we all  
15 know the world's in a weird place right now. And  
16 primarily I have been driving the corporate  
17 fundraising efforts for the group. And corporate  
18 giving is nonexistent to be quite frank at this point  
19 on many projects, not just the Blodgett House project.  
20 So that is not an excuse; it just is what it is.  
21 It's where our efforts have not been very fruitful  
22 of late. And, Commissioner Mahoney, I don't know

1 when that turns around.

2 MS. MAHONEY: No. But are you saying that you  
3 couldn't complete it then until you could get more  
4 money?

5 MR. BEDALOV: No, I think we could just keep  
6 inching forward to the goal line. But we are based  
7 on and we have to factor in --

8 I wanted to comment on some of your comments  
9 on in-kind services. As we go down the roofing road  
10 and secure a roofer, as we go down and get a siding  
11 company, that was my vision of in-kind services, can  
12 you get a crew out there and help us, can we engage  
13 other organizations. So I don't know if we can  
14 finish it by fall because I don't know -- Even that  
15 in-kind service market, those guys don't exist any  
16 more because they were all laid off. They're  
17 struggling for work themselves. But my thought would  
18 be that we'd -- we haven't talked about this as a  
19 board, but we could knock off more and more and more  
20 and more projects. But without an additional let's  
21 round it up and say \$20,000 worth of fundraising, I  
22 don't think you complete the exterior renovation

1 regardless of the date if you don't have the money.

2 MS. MAHONEY: I think that's the trade-off.

3 MR. JAROS: Yes. Let me propose this.

4 MR. SMITH: I have some thoughts. I think the  
5 ultimate goal of everyone in the room is to get the  
6 exterior complete, phase one done.

7 MR. JAROS: By the fall, right?

8 MR. SMITH: Yes, get it done. I think my opinion  
9 is I have no intention of tearing that building down.  
10 So that that \$25,000 holdback to tear the building  
11 down is -- it's wasted money sitting there.

12 MR. BEDALOV: I guess we feel we could finish  
13 the project -- Just to be clear, we think we could  
14 finish phase one in sixty days if we had the money.  
15 The question is --

16 MR. JAROS: Which money? The twenty-five or  
17 the --

18 MR. BEDALOV: The amount of the -- The gap  
19 between -- Well, you know, with the \$25,000 that you  
20 all are holding, etc., etc., if we were zero zero  
21 net net we think we could do it in sixty days. But  
22 that would require the release of the \$25,000 that's

1 being held, and that would require an additional  
2 whatever the math was --

3 MS. MAHONEY: \$11,000.

4 MR. BEDALOV: -- to make that number.

5 MR. SMART: Our project plan is to comfortably  
6 finish by June 30th given the funding.

7 MR. SMITH: If the park district takes the  
8 project over we had a 50% price increase.

9 MR. CERMAK: Well, that's a guess.

10 MR. SMITH: Could the park district lend them  
11 the missing funds so they can finish the project?

12 MR. JAROS: As a public/private partnership  
13 could we advance the funds and then not allow them  
14 to proceed with phase two to get it open until they  
15 repaid the loan?

16 MR. CERMAK: I think our attorney would say yes  
17 to that. But I would check it with him and make  
18 sure we dot the i's, cross the t's. There would  
19 have to be some checks and balances and procedures.

20 MR. JAROS: Maybe.

21 MR. SMITH: That would solve the problem.

22 MR. BEDALOV: Just to be clear, we want to work

1 with you guys on something that works within your  
2 world. We are not trying to drive our agenda.

3 MR. SMITH: If the money is your big problem,  
4 that is your big hurdle, instead of us taking it  
5 over and adding to the price if we could come up  
6 with the funding if that would solve the problem.

7 MR. JAROS: So you're okay with the Blodgett  
8 House remaining their lot as long as the exterior is  
9 finished and preserved.

10 MR. SMITH: I think the Blodgett House group  
11 have all intentions of actually finishing phase two  
12 and three. And I understand the economics, and  
13 fundraising is kind of done for the time being. And  
14 I think eventually -- I don't see the Blodgett  
15 group walking away from the project. And I think  
16 they want to finish phase one by the deadline. And  
17 I think they're going to finish phase two if they  
18 can get additional funding for it. And if we can  
19 get the building secure, looking nice from the  
20 exterior, it contributes to the museum property.  
21 And we put a sign up this is what this is, and in  
22 the future if funding does come up we can open up

1 the interior and work the additional phases.

2 MR. JAROS: Let's see if the other commissioners  
3 are comfortable with the idea if they're at a point  
4 to express an opinion on whether Commissioner Smith's  
5 idea and the one I have expressed about allowing the  
6 Blodgett House to sit indefinitely as long as the  
7 exterior is completed by the fall until the group  
8 comes up with the phase two money to proceed then  
9 with the next step. Is that something that is  
10 acceptable?

11 MS. MAHONEY: Well, I have already expressed a  
12 similar idea. So I am comfortable with that statement,  
13 yes.

14 MR. JAROS: Commissioner Engel-Accettura?

15 MS. ENGEL-ACCETTURA: I am not sure I am  
16 comfortable. I think I have concerns that we will  
17 be -- that phase one may get completed with some  
18 ideas and some creative financing; but having it sit  
19 empty indefinitely, I don't know that I am comfortable.  
20 I would like to see some kind of schedule where there  
21 is definite plans for having it fixed. I just think  
22 keeping it -- Even though it looks nice on the

1 outside we all know that if you keep something empty  
2 and stagnant things go wrong anyway for an indefinite  
3 period of time and that nobody knows when the economics  
4 of all this is going to change. And so that we have  
5 this building sitting here. Yes, it looks nice on  
6 the outside. But it could be five years before phase  
7 two is completed. I think I need to really think  
8 about whether or not I would be comfortable with  
9 proceeding with it like that.

10 MR. JAROS: It might help us also now, because  
11 you have shifted some things out of the original  
12 phase two into phase one, if you could maybe --  
13 Have you already retooled what the phase two would  
14 look like without the things there that had been  
15 there that are now part of phase one? Is that --

16 MR. GOODMAN: Only in principle. Nobody has  
17 done a spreadsheet for it.

18 MR. JAROS: Maybe you could just work one up, a  
19 revision, so we can have a better feel of how big  
20 that mountain is now to get to phase two. Because I  
21 think that will tie into Commissioner Engel-Accettura's  
22 concerns. In other words, because we can see how

1 much you have raised so far and what amount of time  
2 it's taken, it might be of help to us to gauge how  
3 long it might take you to get to the phase two level.  
4 But I think we need a new phase two number.

5 MR. GOODMAN: Right. One of my problems with  
6 that is we can take the numbers that we have in 2007,  
7 the last time we looked at phase two, and bring them  
8 over. But we found that there was a good deal that  
9 we learned as we perfected phase one. There were  
10 things that were left out of the original assessment  
11 of phase one; not just shifted into phase two but  
12 things that we discovered hadn't been covered by our  
13 project engineer -- our project manager's outline of  
14 what the work in phase one and two was going to be.  
15 So we can give you something that is based on what  
16 we knew in 2007, just reshuffle the numbers, but I  
17 don't think we're in any position to now generate a  
18 better assessment of phase two than we had in 2007.

19 MR. JAROS: Except that you know the things that  
20 have been moved into phase one.

21 MR. GOODMAN: Oh, yes.

22 MR. JAROS: So you could adjust it for us.

1 MR. GOODMAN: That's what I meant by shuffling  
2 the numbers.

3 MR. JAROS: Would that be helpful?

4 MR. CERMAK: Wasn't there park staff input on  
5 that too, Gordon, on phase two because of exhibits  
6 and --

7 MR. GOODMAN: Oh, yes. We went over a good deal  
8 in our joint meeting as we worked that up. And we  
9 do have a budget for phase two that was in a report  
10 we submitted in October of 2008. Now that I remember  
11 I can go back to that one rather than the 2007. So  
12 we do have something where the numbers for phase one  
13 and two are much better perfected. Phase three was  
14 still based on the staff memorandum of the park  
15 district. But I think we do have now that I remember  
16 a refinement of phase two that I can bring to your  
17 attention.

18 MR. CERMAK: Perhaps we can have you meet with  
19 the recreation staff to just refresh all of our  
20 memories. It's been some time.

21 MR. GOODMAN: I would like that very much. As  
22 we're working this up as additional information for

1 the board we could meet again.

2 MR. JAROS: The other idea I had is you're talking  
3 about holding back ten as your working capital. But  
4 you could think about using that because that brings  
5 you within a thousand dollars of completion and then  
6 raising a new ten as your new working capital if you  
7 really wanted to get it done. It looks to me like  
8 you're really, really close. And if that's the case,  
9 then it's up to the board to decide whether we would  
10 eliminate the \$25,000 in between phase one and phase  
11 two. We would probably require it once you started  
12 phase two. But then you would have, you know, a  
13 long period of time, presumably, to raise phase two  
14 money if the board felt that was okay. Commissioner  
15 Engel-Accettura has expressed some concern about  
16 that approach. I think we'll have to have our  
17 president chime in on that.

18 MR. SMITH: Could I add some confusion with  
19 another idea?

20 MR. JAROS: Let me come to Commissioner Mahoney  
21 first. She wanted to chime in.

22 MS. MAHONEY: You know, I think the idea of

1 having the building outside complete and the whole  
2 campus open, I would have to go back and check but I  
3 think that was always -- Well, I remember in my  
4 mind but I haven't checked. I thought that was  
5 always a possibility anyway. I would have to go  
6 back and look. But I see -- Now that we're talking  
7 about this I think I remember that being talked about  
8 before that that could happen when we were first --  
9 when we were coming to this agreement. I think that  
10 was a possibility then. So I am not sure that's a  
11 new idea. I think when we were talking about this  
12 whole big thing to begin with I think that was  
13 something that was mentioned as a possibility, but  
14 that wasn't our focus at the time. So I just thought  
15 I would -- I don't think it's I don't want to say  
16 unexpected. It's not wanted, but that's -- but I  
17 think that's how it --

18 MR. JAROS: I do remember that. I think it's  
19 in our minutes.

20 MS. MAHONEY: Yeah.

21 MR. JAROS: Because we did foresee that there  
22 could be a problem getting to phase two and it would

1 be up to the board -- If we saw you were having  
2 problems it would be up to the board at the end of  
3 phase one to say here's how much time you have for  
4 phase two. And if the board decided you couldn't  
5 get phase two done, we'd use the \$25,000 conceivably  
6 to demolish it. That was an option. Or the board  
7 in this position could say well, we are not going to  
8 put a deadline on your raising phase two money and  
9 we will waive the \$25,000 in between the phases.  
10 There was flexibility built in so that the board of  
11 a couple years ago wouldn't tie the hands of the  
12 board today. We're crossing that bridge now as we  
13 come to it. So I think Commissioner Mahoney is  
14 correct. Commissioner Smith?

15 MR. SMITH: In the presentation the Heritage  
16 Preservation Foundation is going to -- they're  
17 proposing to give us all the funds they have and  
18 then we come up with the remainder to finish phase  
19 one and see what happens with phase two. What if we  
20 just took over phase one and finished it, left their  
21 funding intact or partially intact as their seed  
22 money to start phase two to speed up that process?

1 Because I am hearing the project needs to get done.  
 2 There's a concern of time and vacancy of the building  
 3 and funding. And I think what we need to do is come  
 4 up with a creative way of how that funding is going  
 5 to work. I think the Preservation Corporation is  
 6 confident that they will continue to fundraise for  
 7 the project. It'll be difficult in the short-term.  
 8 And so I think our mission is to decide how do we  
 9 fund the completion of phase one. Do we pay for it  
 10 with our money? Their money? Do we finish the  
 11 project? Do we fund their effort in finishing the  
 12 project and then look on to phase two? And we're  
 13 going to run -- We may run into the same situation  
 14 where the funding is short for phase two. And if we  
 15 could roll them in as one where we finish phase one  
 16 and then work on phase two and see what happens --

17 MR. JAROS: Okay. Well, that's a different  
 18 approach, but it's certainly an option.

19 MR. SMITH: Another twist.

20 MR. JAROS: I think we have hashed this out.

21 MR. CERMAK: That's interesting. That would be  
 22 less of a mountain to climb regarding phase two.

1 MR. SMITH: Right, because they would already  
 2 have a start.

3 MR. CERMAK: Certainly from a psychological  
 4 point of view it seems -- \$250,000 seems much more  
 5 attainable when you have \$65,000.

6 MR. SMITH: It's like corporate fundraising.  
 7 You are in the silent phase and you don't go public  
 8 until you have half the money.

9 MR. CERMAK: Right.

10 MS. ENGEL-ACCETTURA: My concern was we were to  
 11 support you in the project but we weren't -- the  
 12 park district wasn't going to be called upon -- We  
 13 haven't made any budgetary allowances for any of this.  
 14 And I think my initial concern as we're seeing right  
 15 now is that it is at a standstill. And it wasn't  
 16 supposed to be a park district -- We were going to  
 17 partner with you, but it really wasn't going to be a  
 18 park district project. And now I feel as though it's  
 19 becoming a park district project. And I think my  
 20 hesitation is in that it will not be completed for a  
 21 very long time without park district funding and park  
 22 district budgeting, which means that other things that

1 we budgeted for may not get done.

2 MR. JAROS: I think I'd like to ask the staff  
 3 between now and the next meeting to perhaps try and  
 4 give us some advice as to what kind of expenses we  
 5 might have if phase one were completed and it sat  
 6 indefinitely or for a long period of time, multiple  
 7 years pending the group's raising of phase two monies.  
 8 In other words, Commissioner Engel-Acsettura is  
 9 concerned about that lengthy period running some  
 10 risks, presumably including financial risks. If the  
 11 staff could maybe noodle on that and give us some  
 12 thoughts about what our exposure might be in that  
 13 configuration.

14 MR. CERMAK: Just to maintain the building as  
 15 it sits?

16 MR. JAROS: With phase one being completed this  
 17 fall and then having it sit for a period of years,  
 18 what would our exposure be.

19 MR. CERMAK: Okay.

20 MS. MAHONEY: Could I ask something? I just  
 21 can't remember her name. The woman over at the  
 22 museum.

1 MS. PFUNDHELLER: Christa.

2 MS. MAHONEY: Christa. Christa, sorry. I  
 3 think Christa had if I remember something I read or  
 4 saw -- I think it was the little video for Channel 6  
 5 that we saw at the last meeting -- that she had plans  
 6 for that campus over the summer for programming.

7 MR. CERMAK: She's got some -- Sandy can speak  
 8 to this. But I think she has some history camps.

9 MS. PFUNDHELLER: There's history camps going  
 10 on there. Every week there's something planned for  
 11 the summer.

12 MS. MAHONEY: Right. So I think that if you  
 13 could incorporate -- remind us of that again more in  
 14 light of what we're looking at now. I only remembered  
 15 that that was -- for a different reason we were  
 16 seeing that. But I think that would be an important --  
 17 another something that I think I'd like to consider  
 18 also.

19 MR. CERMAK: The use of the park?

20 MS. MAHONEY: Yes, the use of the park and if  
 21 we finished it what would that mean and all that.

22 MR. JAROS: Okay. Anything else? I think the

1 discussion has been helpful. Things have been  
2 clarified.

3 MR. BEDALOV: I just want -- On behalf of our  
4 board I want to thank you guys for even considering  
5 this or one of these many options. And I would like  
6 to apologize to Kevin for not keeping up my end of  
7 the rounds last year. I promised him. I will try  
8 to work a lot harder at it this year. But the crazy  
9 economy is keeping me in the office instead of the  
10 golf course. I cost you money after round forty-one.  
11 So I apologize.

12 MR. CERMAK: Give us a few compliments, will  
13 you, please?

14 MR. BEDALOV: It's the best golf course. From  
15 a value standpoint it is the finest golf course in  
16 the region at the very least. It really is great.  
17 And I can't wait to see what the number one tee looks  
18 like when it's completed. See you on the 14th, Dan.

19 MR. GOODMAN: I also want to thank you very much  
20 for this discussion. It brought forward some very  
21 interesting ideas that we hadn't at all considered.  
22 And I am looking forward to discussing with

1 Administrator Cermak what actual request would be  
2 most appropriate to make to the board in light of  
3 all these very important ideas that you brought  
4 forward. Thank you.

5 MR. JAROS: You're very welcome. Thank you,  
6 gentlemen. Dan, should this then be put on the  
7 agenda at the next meeting when our president  
8 returns?

9 MR. CERMAK: Yes. I am going to confer with  
10 staff tomorrow and see what we can produce. We can  
11 get you some of the answers you might want. I think  
12 we can probably do that, Art.

13 MR. JAROS: Great. Okay. Thank you. I think  
14 that brings us to our next item of unfinished business  
15 concerning the, what, soft drink concession at the  
16 golf course?

17 MR. CERMAK: Yes, it's the exclusive soft drink  
18 services agreement that we -- the board recently  
19 approved with Coca-Cola. There's been a little bit  
20 of a snag with that agreement. I will have Sandy  
21 explain it. But primarily Coca-Cola is not honoring  
22 the agreement. And Sandy's got an option that we'd

1 like to move on quickly because, as Greg said, the  
2 golf course is opening. It's not only for the golf  
3 course. This agreement is for all of our centers,  
4 vending machines, beverage fountains at mini golf,  
5 golf course, Rec Center, all of the district's  
6 beverage product soft drinks. Sandy, go ahead.

7 MS. PFUNDHELLER: Well, we came to the board  
8 meeting on January 15th and recommended entering  
9 into a contract with Coke based on their proposal.  
10 We had a proposal from Coke, Pepsi and then also  
11 American Bottling. Since that time we have been  
12 waiting for the agreement to come back from Coke, a  
13 signed agreement. And they have been putting us off  
14 and finally called us on February 27th to let us  
15 know that their upfront sponsorship payments that  
16 they had put in the proposal were no longer going to  
17 be honored, that they were not -- that was not one  
18 of their policies any more to not offer that. So we  
19 went back, talked to them, said we would only move  
20 forward if they honored their proposal. They said  
21 they weren't willing to do it.

22 We contacted Pepsi in the meantime. They

1 are still interested in providing exclusive soft  
2 drink services.

3 So at this point we would like to recommend  
4 that we go ahead and move forward with Pepsi. It's  
5 a \$515 difference than what Coke was offering us.  
6 We believe, though, that we'll get an increased level  
7 of service if we go with Pepsi. We have had some  
8 problems with Coke in the past. And that contract  
9 actually expires, I believe, coming up on March  
10 7th -- 9th.

11 MR. MOREY: The 7th.

12 MS. PFUNDHELLER: So we could have a little bit  
13 of a delay between Coke leaving and Pepsi coming in.  
14 But we think it would be a better situation overall  
15 to go ahead and enter into an agreement with Pepsi.

16 MR. JAROS: What is the actual status with the  
17 contract? We approved entering into a renewal, is  
18 that right?

19 MS. PFUNDHELLER: A new contract, a three-year  
20 contract.

21 MR. JAROS: And we executed it?

22 MS. PFUNDHELLER: We did not. We drafted the

1 contract agreement, sent it to --  
 2 MR. CERMAK: No.  
 3 MS. PFUNDHELLER: We sent it to them to sign --  
 4 to review and sign and then we would sign it. It's  
 5 never come back.  
 6 MR. JAROS: So there is no contract renewal in  
 7 force right now.  
 8 MR. CERMAK: No.  
 9 MR. JAROS: So we're free to relet --  
 10 Notwithstanding our prior approval we're free to relet  
 11 with Pepsi.  
 12 MS. PFUNDHELLER: Yes.  
 13 MR. JAROS: So I actually have the January 15th  
 14 memo from Sandy to Dan which had the comparison  
 15 between Pepsi, Coke and American Bottling. So you  
 16 want us to approve what, a three -- That is a  
 17 three-year agreement?  
 18 MS. PFUNDHELLER: Correct.  
 19 MR. JAROS: You want us to approve a three-year  
 20 agreement with Pepsi that would bring us almost the  
 21 same amount as with Coca-Cola?  
 22 MS. PFUNDHELLER: Correct.

1 MR. JAROS: Any questions on the staff's request  
 2 or recommendation?  
 3 MR. SMITH: I agree with it.  
 4 MS. ENGEL-ACCETTURA: I am fine.  
 5 MR. JAROS: Did I hear a motion from you, Ron?  
 6 MR. SMITH: Sure. I move that we approve the  
 7 staff entering into a contract with Pepsi America  
 8 for a three-year contract to provide beverages at  
 9 the park district facilities.  
 10 MS. ENGEL-ACCETTURA: I will second the motion.  
 11 MR. JAROS: Is that a sufficient form of the  
 12 motion?  
 13 MR. CERMAK: That's fine.  
 14 MR. JAROS: Roll call.  
 15 MS. BENDER: Mr. Smith?  
 16 MR. SMITH: Aye.  
 17 MS. BENDER: Miss Engel-Accettura?  
 18 MS. ENGEL-ACCETTURA: Aye.  
 19 MS. BENDER: Mr. Jaros?  
 20 MR. JAROS: Aye.  
 21 MS. BENDER: Miss Mahoney?  
 22 MS. MAHONEY: Aye.

1 MR. JAROS: Thank you. Motion carries.  
 2 MR. CERMAK: Thank you. That's very helpful.  
 3 We will transition Coke out as soon as we can. Kevin  
 4 is very happy. They have been difficult to deal  
 5 with anyway. Thanks.  
 6 MR. JAROS: Great.  
 7 MR. CERMAK: Mr. President, I believe that brings  
 8 you to new business.  
 9 MR. JAROS: Do we have any items of new business  
 10 to bring to the board?  
 11 MS. MAHONEY: I was taking an informal poll  
 12 which I will share. I prefer Coke products over  
 13 Pepsi products, and Kathryn just said she prefers  
 14 Pepsi over Coke. What does Art like?  
 15 MR. CERMAK: This is very similar to the logo  
 16 discussion.  
 17 MR. JAROS: How about the Uncola? Does anyone  
 18 remember that?  
 19 MS. MAHONEY: What do you like?  
 20 MR. SMITH: RC.  
 21 MS. MAHONEY: So we're all messed up. Sorry.  
 22 I digress.

1 MR. JAROS: Sort of like recreational preferences.  
 2 None commands the majority except maybe walking.  
 3 New business? Any new business to come  
 4 before the board? Actually the Chair will inquire  
 5 whether there is any other old business? I am not  
 6 aware of any. Anybody have any other old business?  
 7 No? Okay. I think that completes our regular agenda.  
 8 We would ask for any visitor statements, but our  
 9 visitors have deserted us except for the press. No  
 10 visitors statements tonight. All right.  
 11 I think that completes all our public  
 12 session business. The Chair will move to adjourn to  
 13 executive session under Section 2(c)(5) of the Open  
 14 Meetings Act for the discussion of land acquisition.  
 15 Is there a second?  
 16 MR. SMITH: Second.  
 17 MR. JAROS: Roll call?  
 18 MS. BENDER: Mr. Jaros?  
 19 MR. JAROS: Aye.  
 20 MS. BENDER: Mr. Smith?  
 21 MR. SMITH: Aye.  
 22 MS. BENDER: Miss Engel-Accettura?

1 MS. ENGEL-ACCETTURA: Aye.  
 2 MS. BENDER: Miss Mahoney?  
 3 MS. MAHONEY: Aye.  
 4 MR. JAROS: Motion carries. Public session is  
 5 temporarily closed. We will reconvene in public  
 6 session following our executive session this  
 7 evening. Thank you.

8 (Which were all the proceedings had  
 9 at the meeting of the above-entitled  
 10 cause.)  
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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 at the meeting of the above-entitled cause, and  
 9 that the foregoing transcript is a true, correct,  
 10 and complete report of the entire proceedings so  
 11 taken at the time and place hereinabove set forth.  
 12  
 13

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

17 My commission expires:  
 March 13, 2012.  
 18  
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