I. Call to Order
Director Harris called the meeting to order at 7:00pm

II. Roll Call of Commissioners
Upon roll, call those answering present were Commissioners Nephew, Cornell, Creech, Pierce, Mayo, and President Kinzler. Commissioner Dunn was absent.

Staff members present were Executive Director Harris, Superintendent of Parks Hopkins, Superintendent of Finance & Personnel Cinquegrani, Superintendent of Recreation Esposito, Marketing & Communications Supervisor O’Kray, and Executive Assistant Dikker.

III. Pledge of Allegiance
President Kinzler led the Pledge of Allegiance.

IV. Changes to the Agenda
None.

V. Public Participation
Meghan Meyer, 457 Hillside Ave. Mrs Meyer is a volunteer parent with the GE Lakers Soccer Club. She would like the Board to reconsider the need for turf at Ackerman. She discussed how over the 4 weeks of past training, fields have been closed for 12 days. There are 421 kids in the program and the club has lost 160 hours of training time and 31 games have had to be rescheduled. Mrs. Meyer would love to see turf available as an alternative option.

Executive Director Harris replied to this and shared his frustration and explained that while the weather was abnormal this year they tried as best as possible to reconfigure and allocate time where available. President Kinzler responded that they are working where they can with what is financially feasible. Commissioner Mayo stated that while the turf alternative was placed in Ackerman Master Plan’s appendix it is not off the table but rather an issue of finances and is still an open issue at least from his perspective.

VI. Election of Officers

President
Commissioner Creech nominated Commissioner Mayo for the Office of President.
Commissioner Pierce seconded the nomination.

Commissioner Creech moved, seconded by Commissioner Nephew, to close the nominations. *Motion Carried.*
Vote to elect Commissioner Mayo as President of the Board.
Roll Call: Aye: Commissioners Creech, Nephew, Pierce, Kinzler, Cornell, and President Mayo.
Nay: None.  
Motion Carried.

Vice President
Commissioner Kinzler nominated Commissioner Nephew for the Office of Vice President. Commissioner Pierce seconded the nomination.

Commissioner Kinzler moved, seconded by Commissioner Pierce, to close the nominations.  
Motion Carried.

Vote to elect Commissioner Nephew as Vice President of the Board.
Roll Call: Aye: Commissioners Kinzler, Pierce, Nephew, Cornell, Creech, and President Mayo.
Nay: None. 
Motion Carried.

Treasurer
Commissioner Nephew nominated Commissioner Dunn for the Office of Treasurer. Commissioner Cornell seconded the nomination.

Commissioner Kinzler moved, seconded by Commissioner Pierce, to close the nominations.  
Motion Carried.

Roll Call: Aye: Commissioners Nephew, Pierce, Cornell, Creech, Kinzler and President Mayo. 
Nay: None. 
Motion Carried.

Executive Director
Commissioner Creech moved, seconded by Commissioner Cornell, to appoint Dave Harris as Executive Director.  
Motion Carried.

Board Secretary
Commissioner Cornell moved, seconded by Commissioner Creech, to appoint Dave Harris as Board Secretary.  
Motion Carried

WDSRA Representative
Commissioner Nephew moved, seconded by Commissioner Cornell, to appoint Dave Harris as the WDSRA representative.  
Motion Carried.
Law Firm
Commissioner Creech moved, seconded by Commissioner Kinzler, to appoint Ancel Glink as the Park District law firm.

Motion Carried.

VII. Voucher List of Bills Totaling $120,141.10
Commissioner Creech moved, seconded by Commissioner Nephew to approve the voucher list of bills totaling $120,141.10

Roll Call: Aye: Commissioners Creech, Pierce, Nephew, Cornell, Kinzler, and President Mayo.
Nay: None.

Motion Carried.

VIII. Citizen Finance Committee Review of the Indoor Aquatic Center Feasibility Study
Tom Lettenberger of the Citizen Finance Committee (CFC) discussed the financial impact of the Indoor Aquatic Center project. He presented a slide show and outline of all details. Mr. Lettenberger explained the three (3) main points in the role of the CFC; first is to review the financial projections used in the feasibility study, second is to assess the project’s financing and implications, and third is to analyze the project’s impact on overall GEPD financials. This view is purely from a financial standpoint. He explained this is a very capital-intensive project with a very low return on investment. Mr. Lettenberger went on to review the financial projections. Capital costs seemed in line with comparable facilities and obviously costs increase across the design options. Regarding Facility Operating Projections, membership is the largest facility revenue line along with swim club rentals, events, and school districts. Excluding programs, the facility is not projected to generate an operating surplus on a stand-alone basis. Facility costs are primarily fixed, so incremental profit is high. On a stand-alone basis, excluding programs, the facility operating profit is at a loss across the board. Tom Lettenberger explained the Program Operating Projections and discussed that assuming the facility is well run and utilization of programs is high, one could possibly assume a 60% gross margins on programs. Other factors that could potentially impact projections are attracting and retaining quality marketing and operating staff. Another factor would be funding capital replacement costs and potential for competing aquatic venues. Mr. Lettermberger discussed options for financing initial construction and showed examples of restructuring debt to maintain a level debt structure levy. Any level of private funding would lower the required debt financing. Mr. Lettenberger explained the sensitivity analysis across all options if revenues were to fall short of expectations. The example showed all of the outcomes would come out negative not positive with Option 3 showing the least amount of loss. He then explained the overall financial impact of the GEPD and that there would be a huge increase in assets requiring ongoing maintenance and a large increase in debt which would be serviced by further tax levies. In the long term, any capital replacement costs would need to be funded out of the capital replacement budget. This could also hinder the ability for the GEPD to undertake other large improvement projects until the potential aquatic bonds are retired.
**Public Participation**

Rob Pieper, 503 Ridgewood. He appreciated the CFC committee but feels this does not reflect the upside potential. He would like the Board to revisit this mission of enhancing the quality of life in the community for the multigenerational use of this facility over the entire year. He wanted to stress the benefits of the indoor aquatic facility and how it would set Glen Ellyn apart from other communities. He suggested the Board consider the future use of the facility and set it out to the residents to decide if this asset is truly wanted by the residents.

Jeff Cooper, 22W111 Glenrise Ct. He commented on the true need for a pool and stated his opinion of not being in favor of the pool nor would he like a referendum regarding the building of an indoor aquatic center.

**Board Comments**

Commissioner Nephew questioned the demand for team needs for swimming. Rob Pieper responded that demand is shown through the surrounding areas and through the high schools that have a greater membership because of access and availability. Commissioner Pierce gave an example of the Carol Stream facility and how its swim team membership drastically increased after their new facility. She also stated how they have a smaller facility and it is often filled. Nephew commended the CFC on the business aspect of this presentation.

Commissioner Cornell thanked the CFC for this study. Cornell’s concern is marketing to achieve full filled programming. Cornell wants to stress the need to fill the programs for maximum revenue potential due to this large of financial commitment.

Commissioner Creech appreciated the thoroughness of this report and was very impressed by all involved in this process. Creech also appreciated the conservativeness of this report.

Commissioner Kinzler expressed thanks to the CFC and to the Aquatic Initiative Group for all of the information. Kinzler did stress that there is a finite amount of money and this would be something they will be financing for many years to come if it should come to that. He also stated that this could have an impact on surrounding competing pools and can impact other GE businesses that pay into Park District tax dollars.

Commissioner Pierce appreciated the financial presentation and knows it is a big investment but believes it would enhance the quality of life for those of all ages and for the community. Pierce would like to be able to let the residents decide on this project.

President Mayo stressed the importance of the decisions we make today and the long-term impacts. Mayo stressed this would ultimately be decided by the community and looks forward to the strategy session. Mayo does know there are other projects on the table as well and looks forward to future decisions.

Executive Director Dave Harris thanked the CFC and the GEAI for this entire process. He commended them for dedicating their time and passion to this cause. He looks forward to the strategy sessions and deciding which projects, if any, to move forward with.
IX. 2013 Audit Report/Presentation
Jamie Wilkey of Lauterbach & Amen presented the 203 Comprehensive Annual Financial Report (CAFR). She stated the District did receive the Certificate of Achievement in Excellence for financial reporting for last year’s audited financial statement. Ms. Wilkey then explained the report in detail and stated the District did receive an unmodified opinion and that is the highest rating they are able to give, which means the material is free of any misstatements.

Commissioner Kinzler questioned the money spent for the award each year. Ms. Wilkey stated that by having this certificate this can help for future financial endeavors and those in looking at GEPD financials.

President Mayo questioned the location of the management discussion and analysis placement. Ms. Wilkey stated it is set there beyond her control as it is set by GASB.

X. Dual Facility Study Report
Doug Holzrichter of PHN Architects along with the consulting team of Heller and Heller provided a presentation of the Dual Facility Study Report to the Board analyzing the possibility of consolidating Spring Avenue Recreation Center and Main Street Recreation Center. He presented four (4) scenarios and compared each in this study. Scenario 1 represented keeping Main Street Rec Center and Spring Avenue Recreation Center open as they currently exist which projected a deficit over the next 10 years of $1,383,000. Scenario 2 represented closing Main Street Recreation Center which projected a deficit over the next 10 years of $74,730. Scenario 3 represented closing Spring Avenue Recreation Center which projected a deficit over the next 10 years of $1,506,570. Neither scenario 2 or 3 includes the property sale proceeds. Scenario 4, maintaining both facilities and repurposing the first and third floors of Main St Rec Center for rental, projected a deficit over the next 10 years of $1,233,300. Mr. Holzrichter proposed the next steps in this process. He suggested contacting groups interested in leasing or purchasing to confirm intentions and if there is interest to appoint a team to conduct follow up. He also suggested considering options if interests align and if there are no interests to explore other options.

Public Participation
John Kenwood, 120 Exmoor Ave. Mr. Kenwood posed the question regarding the repurchasing versus leasing of the properties in question and Executive Director Harris stated that it should be purchasing or leasing of the properties. Mr. Kenwood also inquired about additional information regarding flood plains etc. of the sites and it was answered that that would be discussed when the time comes.

The Board discussed the options and understands the problems involved from displacing programs, potentially losing programs, the difficulties with consolidating locations, and potentially losing Main Street Recreation Center and the playground. All understand fiscally this is beneficial but this will need much further discussion of all options involved in greater detail.
XI. Director’s Report
Director Harris thanked former President Kinzler for his service over the last year. He commended Commissioner Kinzler for all of his accomplishments and efforts representing the Park District.

XII. Commissioners Report
Commissioner Pierce thanked everyone for doing their best in keeping the soccer fields open but stated it was a disappointment for the scheduled Rugby tournament. She was happy they found space at an alternative location.

Commissioner Kinzler thanked the Park Board for their years of service and patience in the last year while his term as President. He also thanked the Board members for their team efforts as well.

Commissioner Creech thanked Superintendent of Parks and Planning Dan Hopkins for all of the ongoing tree planting. Creech also complimented the Adopt-a-park program that was recently developed.

Commissioner Cornell thanked everyone for the revisions to the website and for a successful Earth Day program. Cornell thanked former President Kinzler for all of his service over the last year.

Commissioner Nephew thanked everyone for another successful year.

President Mayo concluded with an announcement that the Village of Glen Ellyn will be holding a Capital Improvement Committee meeting in which the Glen Ellyn Bike & Active Transportation Plan bike plan will be presented and discussed. The meeting will be held Tuesday May 13th at 7pm in the Civic Center. President Mayo commended staff on receiving a grant from US Lacrosse for AED devices. President Mayo also thank Commissioner Kinzler for his service this last year serving as President and looks forward to his future position as President.

XIII. Adjourn
There being no further business, President Mayo moved, seconded by Commissioner Pierce, to adjourn the Workshop Meeting at 9:45 p.m.

Motion Carried.

Respectfully submitted,

Dave Harris
Board Secretary