

BOARD OF COMMISSIONERS

Regular Meeting Highlights Jan. 11, 2022



2022 DISTRICT FORECASTING DISCUSSION

Topics for the evening included financial overview and forecast, review of capital projects from this past year along with proposed projects from 2022 through 2033, discussion on additional subjects including the following – Frank Johnson Center, Ackerman Sports & Fitness Center, and possible funding mechanisms for future projects.

Superintendent of Finance and Personnel Cinquegrani highlighted the 2022 Budget including current staffing, available funding sources, fund balances, annual operating surplus, and non-referendum bonds. Superintendent of Recreation and Facilities Miller provided information on new programming for 2022 and the Park Board held a brief discussion on the financials of the District and new revenue generating from these programs.

Project Manager Troia then reviewed the 12-year Capital Project list, providing an overview of each year. Troia and Cinquegrani both shared that while maintaining our assets over the years and using the park district's current funding mechanisms the District would be able to achieve and pursue a larger scaled project like recent improvements to Ackerman Park and Lake Ellyn Park in year 9 or 10.

Troia then focused on a few larger projects, all of which have underwent recent masterplan efforts. He discussed the need for future improvements to the Frank Johnson Center which serves as the maintenance facility for the Park District. Troia discussed the current condition, the fact that the facility is well past its useful life and reviewed the repurposing plan and recommendations presented in 2021. It was identified by staff that the Johnson Center rebuild could be achieved within current financial practices in 2031. In doing so, the District would be able to continue maintaining its assets leading up to 2031 but not have the ability to address any other larger scale improvements such as Sunset Pool. Additionally, it is projected the cost of the Johnson Center rebuild will be approximately \$2+ million more if done in 2031 rather than within the next few years.

Next, Troia reviewed the Sunset Pool facility. Currently, the long-range capital plan as presented this evening includes \$2 million in various repairs and updates through 2032. These are largely for mechanical and infrastructure items. Troia then discussed the recent Sunset Pool masterplan that was developed and presented in 2021. The recommendation included expansion of the splashpad, replacing slides with a vortex slide, office, and locker room expansion.

The last facility discussed was Ackerman Sports and Fitness Center (ASFC). Future Ackerman's capital maintenance needs have been included within the current capital forecast. ASFC also had recently developed a facility masterplan identifying remodeled areas, expanded programming

opportunities and enhanced revenue generators. Like Sunset Pool, the future forecasted improvements would address mechanical, equipment and minor improvements.

The Board then discussed other potential capital projects and strategic opportunities. Following, Superintendent of Finance and Personnel Cinquegrani presented various funding options if the park district wanted to accelerate a project and/or add additional elements to the previously identified projects. Cinquegrani provided information on non-referendum bonds, alternate revenue bonds, and referendum bonds. The Park Board discussed all the options and inquired further regarding a possible referendum; directing staff to develop a concise list of elements should the Park Board proceed with a referendum on an upcoming election. Staff would review and provide further information, feedback and financial data at the February 1, 2022, Workshop meeting.