

**Glen Ellyn Park District
Board of Commissioners
Special Meeting Minutes
May 1, 2023
185 Spring Avenue**

I. Call to Order

President Durham called the meeting to order at 7:14 p.m.

II. Roll Call of Commissioners

Upon roll call, those answering present were Commissioners, Cornell, Ward, Stortz, Nephew and President Durham. Commissioners Crickmore and Weber were absent.

Staff members present were Superintendent of Planning and Natural Resources Troia, and Administration & Special Services Supervisor Blanco.

III. Pledge of Allegiance

President Durham led the Pledge of Allegiance.

IV. Changes to the Agenda

None.

V. Public Participation

None.

VI. Voucher List of Bills Totaling \$714,222.00

Commissioner Cornell moved, seconded by Commissioner Stortz, to approve the Voucher List of Bills totaling \$714,222.00.

*Roll Call: Aye: Commissioners Cornell, Stortz, Ward, Nephew and
President Durham
Nay: None*

Motion Carried.

VII. Frank Johnson Center Bid Results

Superintendent Troia presented to the Park Board the bid results for the Frank Johnson Center (FJC) along with progress of construction costs and contingencies. Featherstone Inc., the construction manager, in coordination with staff, publicly noticed invitations for bid on April 3rd for (24) different bid packages, to complete all aspects of the project. The bid opening was conducted on April 19th. Overall, the bids were competitive, and on budget. Troia stated (90) total bid envelopes were opened for various trades and scope of work for the building. Tom Featherstone and Kevin Burke from Featherstone Inc. participated remotely and answered questions posed by the Park Board regarding the FJC project. Following a brief discussion, Commissioner Stortz moved, seconded by Commissioner Ward, to award the Bid packages as recommended by Featherstone Inc. for the construction of the Frank Johnson Center for the amount of \$5,085,954.

*Roll Call: Aye: Commissioners Stortz, Ward, Cornell, Nephew and
President Durham
Nay: None*

Motion Carried.

VIII. Intergovernmental Purchase and Sale Agreement

Superintendent Troia reminded the Park Board that in the spring of 2022, the US Bank property at 453 Forest Ave. became available on the market after a contract fell through between the US Bank and a developer. The site provides a unique event space opportunity to generate activity downtown. During this timeframe, the Village and Park District began discussing the opportunities to turn the parcel into green space. After a number of meetings over the summer, both parties agreed to an informal Memorandum of Understanding (MOU) as the basis of partnership. Over the last eight months, both parties have been negotiating and came to an agreement to sell the US Bank site located at 453 Forest Ave to the Park District and develop in partnership. The agreement was reviewed by the Board of Commissioners and after a brief discussion, Commissioner Stortz moved, seconded by Commissioner Ward, to approve the Intergovernmental Purchase and Sale Agreement for the US Bank site.

*Roll Call: Aye: Commissioners Stortz, Ward, Cornell, Nephew and
President Durham
Nay: None*

Motion Carried.

IX. Intergovernmental Lease Agreement – Panfish Park

Superintendent Troia stated that the Village and Park District have negotiated and agreed to create an ongoing partnership and investment for a 20-year term for Panfish Park. The agreement was reviewed by the Board of Commissioners and after a brief discussion, Commissioner Nephew moved, seconded by Commissioner Ward, to approve the Lease Agreement for Panfish Park.

*Roll Call: Aye: Commissioners Nephew, Ward, Cornell, Stortz, and
President Durham
Nay: None*

Motion Carried.

X. Intergovernmental Lease Agreement – Manor Woods

Superintendent Troia stated that the Village and Park District have negotiated and agreed to create an ongoing partnership to maintain as a passive park for a 20-year term for Manor Woods. The agreement was reviewed by the Board of Commissioners and after a brief discussion, Commissioner Cornell moved, seconded by Commissioner Nephew, to approve the Lease Agreement for Manor Woods.

*Roll Call: Aye: Commissioners Cornell, Nephew, Ward, Stortz, and
President Durham
Nay: None*

Motion Carried.

XI. Professional Services Contracts for Downtown Park

Superintendent Troia briefly reminded the Park Board that this agenda item has been ongoing discussion and staff is recommending the Architectural and Engineering services of Site Design Group, Ltd. and Featherstone, Inc. Construction Management to implement the Downtown Park project. To stay on track and meet expectations for 2024 construction, staff recommend starting the design process as soon as possible.

After a brief discussion, Commissioner Ward moved, seconded by Commissioner Stortz, to authorize the approval of the Professional Design Services of Site Design Group and Featherstone outlined above for the Downtown Park Improvements.

*Roll Call: Aye: Commissioners Ward, Stortz, Cornell, Nephew, and
President Durham
Nay: None*

Motion Carried.

XII. Staff Reports

Superintendent Troia followed up on the bomb threat at Glenbard West High School that took place last week on Thursday, April 27, and as part of their Emergency Response Plan students were evacuated and directed to the Ackerman Sports & Fitness Center. Despite the short notice, Ackerman staff were accommodating and handled the situation. Troia proposed a debrief to the Village to discuss this incident and have a better emergency response plan in place. The Board of Commissioners then briefly discussed the Decennial Committees on Local Government Efficiency Act.

XIII. Commissioners' Reports

Commissioner Cornell shared that she attended the last Village Board Meeting where they approved the Downtown Plaza agreements, and the voting was very positive. She also gave kudos to staff for handling the bomb threat at Glenbard West High School. Commissioner Nephew shared she will be attending the IAPD Legislative Conference in Springfield along with Commissioner Cornell. Commissioner Stortz commends the Park District staff for their flexibility and response despite different challenges presented during the Spring season.

XIV. Adjourn

There being no further business, Commissioner Nephew moved, seconded by Commissioner Cornell to adjourn the Meeting at 8:15 p.m.

*Roll Call: Aye: Commissioners Nephew, Cornell, Ward, Stortz, and
President Durham
Nay: None*

Motion Carried.

Respectfully submitted,
Amanda Blanco
Board Secretary