

The Workshop Meeting of the Board of Park Commissioners was called to order by President Patinkin at 7:33 p.m. in the Administrative Offices of the Deerfield Park District located in the Jewett Park Community Center. Attendance was taken and the following were:

Present: Antokal, Caron, Cohen, Lapin, Patinkin (5)
Absent: None (0)

And there was a quorum in attendance. Also in attendance were Jeff Nehila, Secretary/Executive Director; Jeff Harvey, Laura McCarty, Jay Zahn, Tony Korzyniewski, staff members.

Matters from the Public

There were no members of the public present at the meeting.

Klein, Thorpe and Jenkins Tax Appeal Status Presentation by Scott Nemanich

Scott Nemanich of Klein, Thorpe and Jenkins provided an update on the tax appeal notices the park district has received and how he and the district are approaching the appeals.

Draft – Nova Care Lease Agreement at Sachs Recreation Center

NovaCare Rehabilitation approached Sachs Recreation Center staff in May 2019 to inquire about available space within Sachs Recreation Center to lease for use as a potential clinic site for physical therapy services. An initial meeting was held with NovaCare representatives to gain a better understanding of NovaCare, types of services provided and the amount of space needed. NovaCare's primary focus is to provide physical therapy services, specifically in the areas of hand therapy, occupational therapy and sports medicine. After a tour of the facility, the only regularly unused space in the facility that could be considered for use was the second-floor dance studio on the west side of the building. This space was previously used for Yoga and Tai Chi classes until the programs outgrew the space. NovaCare was pleased with this option and initial investigations ensued to determine if physical therapy services were a permitted use within our special use permit for the SRC and if a use agreement could be worked out.

Staff contacted the Village of Deerfield Planner, Dan Nakahara, to determine if physical therapy services were considered a permitted use under our special use permit for the SRC. It was explained that physical therapy services were a permitted use and that if we were to pursue a lease agreement with NovaCare, they would have to work with the village on zoning compliance and permitting.

As conversations with NovaCare continued staff learned NovaCare was planning to open a clinic location in July 2019 within the Mundelein Park District Community Center. Several positive conversations between SRC and Mundelein staff took place and a copy of the Mundelein lease agreement which was drafted and reviewed by Adam Simon was shared with SRC staff for review and guidance in creating a lease for SRC.

In September 2019, after further assessment with NovaCare's development team of the potential leased space NovaCare could lease, NovaCare inquired about the possibility of other spaces within the facility that could be leased. After considering the request and the positive facility impact by having NovaCare as

a tenant, staff proposed relocating the Pilates Reformer studio from the first floor on the west side of the building to the second floor dance studio space that NovaCare was initially interested in. NovaCare was happy with this option. Agreement terms were developed and presented to NovaCare in November 2019. After reviewing, all proposed terms were deemed acceptable. A draft lease agreement was compiled by staff and sent to Adam Simon for review. Commissioners proceeded to review the draft lease agreement. Commissioners recommended adding to a 2-month security deposit and adding a an opt-out clause for the park district. Recommendations will be discussed with NovaCare.

Capital Planning Update and Forecasting

Staff has developed a very comprehensive 7-year Capital Project and Purchase Plan to help guide the district’s budgeting and planning processes. The plan will provide a level of funding required annually for these types of expenditures and enable the district to measure these expenditures against forecasted revenues. Another benefit is to utilize the schedules for potential external funding opportunities such as partnerships, grants and state capital funding bills. Provided for review are the 7-year plans that were part of the FY2020 budget material.

Also provided is a listing of committed dollars from current fund balances. These allocations add to already planned and potential expenditures. Along with the commitments are considerations for future projects that could be candidates to commit fund balance dollars towards. Lastly, a schedule of long-term debt requirements is provided which indicates we are near the payoff point of some General Obligations Bonds issued in 2012.

The purpose of this provision of information is to again promote thought towards long-term capital projects as well as possibly looking at facilities within the 7-year plans, the committed funds and future considerations to ensure the board is amenable to what staff has recommended. This particular workshop is meant only to start the discussion to be continued at another workshop. One point staff will identify is that the 7-year plan for Deerspring Pool in particular does not include some potential projects for inclusion as staff looks to see what the board’s long-term visioning may be for the facility. Some of those potential projects could include a new set of slides, a new bathhouse and possibly expanding the pool from 6 to 8 lanes.

A future workshop can be dedicated to the continuation of this planning process.

Other Items

Northwest Quadrant

The Northwest Quadrant will be meeting on April 20 to review the final plan with pricing. This will be a discussion item at a future workshop meeting.

Retiring Advisory Committee Recognition

Commissioner Antokal asked if we recognized the members of our advisory committees. Director Nehila responded that he sends a thank you letter to each member, and they receive some type of park district gift at their last meeting and get invited to the annual Volunteer Recognition Reception.

Pickleball Supports

The online petition in support of pickleball has over 172 signatures. The park district needs supporters to attend the village meeting to show their support not just sign an online petition. Supporters have reached out to the park district to verify the date of the village meeting and information has been shared with other supporters.

Village Board Meeting re: Pickleball

Commissioners discussed the format the park board would like to use for the Village Board Meeting on Monday, March 16, 2020.

Sidewalk

Public Works contacted Executive Director Nehila regarding any interest or objection to putting a sidewalk north of Manor Drive. Director Nehila was amenable but we would have to give the village permission to do it.

Splashpad Kick-off Meeting

Staff reported that the group discussed operational function and the type of filtration system to use. Staff was told by the Illinois Health Department that if the water is chlorinated the district would have to provide locker rooms access. This impacts the pre-season and post-season usage. The best option might be to make the splashpad inside the pool and not offer pre-season and post-season usage based on what it would cost the district to offer locker rooms and have an attendant on duty. Staff will keep the board updated on the project.

April Workshop Meeting

Director Nehila noted that at this time there is no business that needs to be discussed at the April Workshop Meeting. A final decision whether to hold the meeting will be made at the March 19, 2020 regular board meeting.

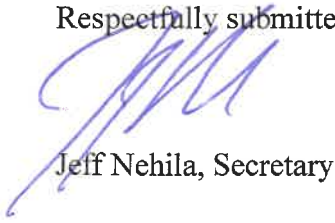
Motion made by Vice-President Caron, seconded by Commissioner Lapin, to adjourn the Workshop Meeting at 9:08 p.m. Voice vote as follows:

AYES: Caron, Lapin, Antokal, Cohen, Patinkin (5)

NAYS: None (0)

Motion passed in a voice vote.

Respectfully submitted,



Jeff Nehila, Secretary