

The Workshop Meeting of the Board of Park Commissioners was called to order by President Caron at 7:31 pm. at the Jewett Park Community Center. Attendance was taken and the following were:

Present: Brown, Caron, Cohen, Patinkin, Serota (5)  
Absent: None (0)

And there was a quorum in attendance. Also present were Jeff Nehila, Secretary/Executive Director; Jeff Harvey, Laura McCarty, Tony Korzyniewski, Amy Kanzler, Chris Moilanen, staff members.

**MATTERS FROM THE PUBLIC**

No members of the public were present at the meeting.

**Introduction & Welcome**

Amy Kanzler, the district's new Fitness Operations Supervisor, was introduced and welcomed to the district.

**Sachs Recreation Center Operations Overview and Visioning**

The park district opened the Sachs Recreation Center in 2009. The 100,000 square foot facility provides many amenities, programs and services to the community. It also provides for a number of partnerships with outside entities. These partnerships include space usage by the Northshore Rhythmic Gymnastics group, the Chicago Sky professional women's basketball team and Rush Physical Therapy.

The park district has dedicated a significant amount of funds toward the upkeep and maintenance of the facility. Examples of these expenditures in the last five years include:

2017 – Men's shower/locker room renovations	\$313,440
2018 – Conversion of Café to Fitness Studio	\$118,000
2018 – Exterior siding project	\$147,000
2019 – Women's shower/locker room renovations	\$337,050
2020 – One large roof replacement	\$248,000

In addition, the district has committed annual funding towards HVAC improvements and fitness equipment upgrades. These levels of funding have typically ranged from \$50,000 to \$100,000 per year.

In 2019, the district developed a phased in program to enhance the appearance and function of numerous indoor spaces. This program included new, brighter paint finishes, new flooring in common areas, a new walking track surface and a new check-in desk area. These renovations were placed on hold during 2020 and 2021 fiscal years due to an overall decrease in revenue received by the district due to the pandemic. The anticipated bond dollars to be received in 2022 is projected to put that program back in place for a 2022 and 2023 timetable. The anticipated cost of this facelift is \$355,000.

Aging infrastructure and mechanicals also play a role in funding allocations for the facility, A number of improvements will be performed in 2022 which include more rooftop units, steam generators and a hot water tank. These expenditures will total \$110,000. Suffice to say the facility will continually require funding for operational and mechanical needs. Those expenditures average \$193,000 over the next 7 years, (including 2022).

Projects not yet included in the 7-year capital plan include 2 more large roof replacements, the renovation of the balance of the main locker room areas and the swimming pool locker room/shower areas. The roofs have been omitted as we continue to evaluate their anticipated life span for either inclusion into the 7-year plan or possibly using some bond dollars for replacement(s). The anticipated cost of replacements, at this time due to volatility in pricing, could range from \$650,000 to over \$1.1 million.

The park district is obligated to pay an easement fee to the owner of the mall that the facility is located within. The annual fee is currently \$235,000.

Revenue sources for the facility come from many areas which include partnership fees, rentals, fitness fees and programs. Some sources include:

Partnership fees	
Chicago Sky	\$20,000
Northshore Rhythmic Gymnastics	\$51,000
Rush Physical Therapy	\$25,000
Fitness & Training	\$430,861 gross revenue projected in 2022
Rentals	
Tennis/Racquetball	\$25,000
Programs	
Open Gym/Swim/Track	\$25,000

An option would be to move the “Jungle Gym” and turn the room back into a racquetball court. This would allow us to continue to offer racquetball during all open hours and still have a racquetball court to rent to NSRG.

We will be lining the current tennis courts with pickleball lines. If we end our partnership with NSRG we could have one more tennis court to line for pickleball. Tennis and pickleball would generate more revenue than our partnership agreement with NSRG. In total we could end up with 10 indoor pickleball courts between the tennis courts and the gyms.

Director Nehila asked for board direction on having discussions with NSRG on an end to the partnership in the near future. Commissioner Brown commented that it would be helpful to have financial numbers on the revenue stream of having the third tennis court with additional pickleball lines. Vice-President Cohen noted that most of the NSRG participants do not live in Deerfield, so by adding an additional court we are serving our community members. Director Nehila recommended giving NSRG two more years to use the space while we collect data on tennis and pickleball. At that time, we would be able to make a decision about the best use of the third tennis court. Commissioners felt this was a good plan.

Commissioner Brown commented that we need to determine what demographic group we are serving at SRC, on what day and at what time and then determine what demographic do we want to serve. This data could then be used to drive what we do at the Center. Director Nehila commented that we are partnering with Sd109 and the village to perform a demographic study.

Fitness has historically been a significant revenue generator for the facility. The pandemic has certainly had an effect on the revenue, along with other revenue streams, over the last 2 years. Membership numbers however realized a continued decline in the years leading up to the pandemic.

Many factors have led to this decline prior to the pandemic. They include a drop in corporate memberships when a large corporate partner left Deerfield, a continual number of local competitive sites and the exploding popularity of in-home fitness equipment and program availabilities. Although it would be reasonable to expect an increase of memberships post pandemic, it would also be reasonable to expect that hitting pre-pandemic membership numbers will likely not be achieved. This in part opens up possibilities for looking at adding new features to the center to offset that probable loss of revenue.

A couple of underutilized areas include the soft court area and the outdoor playground area on the south side of the building. We could remove the playground and increase the capacity of outdoor fitness classes. We could put an indoor playground on the soft court area to replace the Treehouse at JPCC. An indoor playground would be an admission-based use item and not part of the membership fee.

Vice-President Cohen recommended spending some of the bond money to do the roofs and getting them done instead of waiting 2-years. Commissioners agreed that the 2 roofs should be a priority.

Commissioner Serota asked how important the interior renovations are. Director Nehila responded that he believes it is critical to modernize the interior of the facility.

On the solar front, we will be pursuing other possible partners in a Power Purchase Agreement for at least the one roof that could host solar panels in return for lower electric costs. The one firm we've been working with on that possibility has proven not to be reliable and timely.

Staff asked the Recreation Center Advisory Committee for potential ideas for the facility. Ideas included:

- Utilizing the partnership with the Chicago Sky
- Marketing the Center to birthday party attendees, open basketball players and other non-members that come to the Center.
- Focusing on pickleball
- Providing wall space for children's art exhibits
- Paper airplane or robot building contest
- Create a Zoom fitness library at Deerfield Library

Programming ideas from commissioners include:

- Weekend early childhood programs
- Adult weeknight programs after 6pm
- Programs for adults with early stage dementia
- Triathlon training program
- Low impact fitness classes targeting the 50+ audience
- Concerts for baby boomers
- Girls' sports programs

**Other Matters**

**OSLAD Grant**

The district will be applying for an OSLAD grant for Jewett Park 2.0. The grant fund is \$56 million for this year so it will be very competitive.

**Paws for Patrick**

Paws for Patrick is a cause in which a group of people support this program for service dogs. The group will be putting green ribbons on some of the trees at Jewett Park to gain recognition for the program. Other agencies in the village will also be participating.

**DEI Committee**

The DEI committee has been working on goals for the next year. They include reviewing forms and policy manuals to determine if changes need to be made.

**National Gold Medal**

The district will be applying for the National Gold Medal again this year.

Motion made by Treasurer Patinkin, seconded by Vice-President Cohen, to adjourn the Workshop Meeting at 9:39 p.m. Voice vote as follows:

AYES:            Patinkin, Cohen, Brown, Serota, Caron (5)

NAYS:            None (0)

Motion passed in a voice vote.

Respectfully submitted,



Jeff Nehila, Secretary