

MINUTES OF THE REGULAR MEETING BOARD OF PARK COMMISSIONERS December 14, 2023

The Regular Meeting of the Board of Park Commissioners was called to order by President Caron at 7:02 p.m. in the Patty Turner Center. Executive Director Harvey called the roll, and the following were:

PRESENT: Brown, Caron, Cohen, Patinkin and Serota (5)

ABSENT: None (0)

Staff: Executive Director Jeff Harvey, Executive Administrative Assistant Catherine Serbin, Deputy Executive Director and Director of Recreation Laura McCarty, Director of Finance Mike Bonn, Superintendent of Recreation Tony Korzyniewski, Director of Golf Operations Jason Mannina, Director of Parks Jay Zahn and Superintendent of Marketing Deanna Musurlian

II. PUBLIC HEARING: TAX LEVY ORDINANCE

Prior to opening the Public Hearing on the Deerfield Park District's 2023 Tax Levy, President Caron advised a notice for this Public Hearing appeared in the November 30th Deerfield Review. In addition, the notice was provided on the Park District's website. The notice states that the total 2023 taxes for this District will increase by 5.6% from 2022. The total levy is made up of two main parts. One provides for the day-to-day operations of the District, including such items as staffing, utilities, insurance, special recreation services and the general upkeep of the parks and facilities. The increase for operations is 5.93%. The increase allowed for 2023 under the State's tax cap law is 5.0%. This is based on the change in Consumer Price Index over the prior year – a measure of inflation. The amount levied above this is extended based on new construction. The second portion of the tax levy provides for interest expense and principal repayment on park bonds sold to fund major capital improvements. This bond levy is established at the time bonds are issued or refinanced. The total property tax levy for 2023 is \$9,260,454. President Caron emphasized that the District has not gone to referendum since 1986 due to consistent fiscal responsibility. The Deerfield Park District's portion of a resident tax bill is approximately 6.5% of the total tax bill. For a hypothetical \$500,000 fair market value home, that equates to roughly \$1,000 towards the Park District. President Caron stated the Board believes that the opportunities for recreation available in Deerfield are a sound value and hopes residents are able to enjoy their parks and programs.

No other Commissioners chose to make comments regarding the Public Hearing portion. President Caron noted that no members of the public present wished to speak about the tax levy and concluded the Public Hearing on the 2023 Tax Levy for the Deerfield Park District.

III. APPROVAL OF MINUTES

Motion made by Vice President Cohen, seconded by Treasurer Patinkin, to approve the Minutes of the November 16, 2023 Finance Meeting and the November 16, 2023 Regular Board Meeting, as amended.

Roll call vote **carried** as follows:

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

NAYS: None (0)

IV. FINANCE REPORT

(A). Approval of Disbursements

Motion made by Treasurer Patinkin, seconded by Commissioner Serota, to approve the Voucher Listing dated December 14, 2023, in the amount of \$1,184,017.19 which includes \$3,637.38 of travel and training expenses. Roll call vote **carried** as follows:

AYES: Brown, Caron, Cohen, Patinkin and Serota (5)
NAYS: None (0)

V. MATTERS OF THE PUBLIC, VISITORS AND GUESTS

(A). Comments from the Public, Visitors and Guests

Laurie Katz, 540 Carriage Way – Mrs. Katz asked the Board to consider relining the indoor courts at the SRC to fit additional pickleball courts. There was a brief discussion as to the feasibility of additional courts and safety regulations.

Karen Chiappetta, 1050 Waukegan Road – Mrs. Chiappetta advised she had read an article in the Patch about the District’s tax levy and asked for clarification with respect to the increase. President Caron explained that the Board does not keep the District’s levy artificially low so that a referendum is required for large scale capital projects. Treasurer Patinkin added that the District must keep pace with rising inflation and annual minimum wage increases. As mentioned in the Public Hearing, the Deerfield Park District's portion of a resident tax bill is approximately 6.5% of the total tax bill, which is significantly lower in comparison to other local taxing bodies such as the Village or School Districts. Mrs. Chiappetta thanked the Board for their explanation and expressed gratitude for Park District amenities.

(B). Communications and Correspondence

Written communication that is addressed to the Board directly is included in the Board packet as part of this agenda item which provides the Board the opportunity to address and formally acknowledge within the minutes that correspondence that has been received. The first piece of correspondence included was sent in error to the Board of Commissioners regarding a grant recreation staff received. The issue has since been resolved. The second piece of correspondence received was from Susana Christina Duecker Aguilar regarding concerns she has with the afterschool enrichment enrollment process as a nonresident. The Board discussed this issue at length and while the Board emphasized with Mrs. Aguilar, the Board maintained that residents of the Park District are entitled to priority registration for Park District programs held in D109 schools.

VI. COMMITTEE LIAISON REPORTS

(A). PTC Members’ Council

A verbal report was given on the December 14, 2023, PTC Members’ Council meeting by Deputy Executive Director McCarty. During the month of December, the PTC welcomed seven (7) new members. As of January 1st, the PTC has welcomed a total of 108 new members to the Center. The PTC golf league will host their holiday party at the DGC on December 19th at 5PM. There are forty (40) registered to attend. The Winter Market that was held at PTC on December 2nd in collaboration with the Village was incredibly successful with over 1,000 people attending the event. From a program and event standpoint, the PTC hosted the DHS Chorale for a holiday performance on December 14th at 1:30 p.m. On Friday, December 15, PTC will host the DHS String Orchestra and on December 17th, there are fourteen (14) PTC members registered to attend the MSO Holiday Pops performance in Milwaukee. The Center will be closed on December 25th and January 1st in observance of Christmas Day and New Year’s Day.

VII. ACTION ITEMS

(A). Consideration of Tax Levy Ordinance 2023-02

Motion made by Vice President Cohen, seconded by Treasurer Patinkin, to approve the 2023 Tax Year Levy Ordinance #2023-02 levying taxes for the necessary expenses and liabilities of the Deerfield Park District, Lake and Cook Counties, Illinois, a copy of which is attached and to be included with the minutes of this meeting.

The motion **carried** in a roll call vote as follows:

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

NAYS: None (0)

(B). Consideration of Transfer of Appropriation Ordinance 2023-03

Motion made by Treasurer Patinkin, seconded by Commissioner Brown, to approve Ordinance #2023-03, Transferring Items of Appropriation for Fiscal Year 2023, a copy of which is attached and to be included with the minutes of this meeting.

The motion **carried** in a roll call vote as follows:

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

NAYS: None (0)

(C). Consideration of Chicagoland Payment Request

Commissioner Brown moved, and Commissioner Serota seconded a motion to approve the final payment request for asphalt paving work completed at Maplewood Park parking lot and Keller Park pathway in the amount of \$23,270 as submitted by Chicagoland Paving Contractors.

The motion **carried** in a roll call vote as follows:

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

NAYS: None (0)

(D). Consideration of D&J Landscape Payment Request

Commissioner Serota moved, and Commissioner Brown seconded a motion to approve the final payment request for work completed on the Sarah Channick Playground Renovation Project at Cumnor Court Park in the amount of \$156,852.83 as submitted by D&J Landscape, Inc.

The motion **carried** in a roll call vote as follows:

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

NAYS: None (0)

VIII. OTHER MATTERS

(A). Discussion of D109 Conceptual Plan for Caruso Property

School District #109 is interested in relocating their building and grounds (B&G) department which is currently housed within Shepard Middle School. This would not only provide the B&G department with

their own space, but also free up educational space within Shepard. D109 has hired a team of architects, engineers, and planners to conduct a search to find suitable property to construct a new free-standing building. This search has led to land located at the SW corner of the Caruso Middle School property. This parcel of land is owned by the Park District. D109 is requesting the District transfer ownership of this land to allow for fee simple ownership.

D109 and the Park District have a long-standing relationship of land transfers that dates back to the early 1950's. It is because of this positive relationship that the Park District established a formal land bank with D109 through a Real Estate Exchange recorded November 16, 2000. This agreement was a land swap for Park District land at Walden, Shepard and Caruso School in exchange for D109 conveying real estate owned at the Woodland Park School site when its current tenants vacated the school building. D109 specifically requested that the Park District establish a formal land bank of non-recreational land not affecting Park District activities to be used for future D109 use. Prior to this formal agreement, the Park District typically sold land back to the School District at original cost-plus improvements.

As noted in the District's most recent Intergovernmental Agreement with D109, the Park District has approximately 20,000 square feet of land left set aside for D109. This amount is adequate for the proposed B&G project and would more or less resolve the land bank.

D109 and their project team would like to move forward with this proposed project by starting the zoning/permitting process with the Village as well as the land transfer process with the Park District. These two initiatives would run concurrently. D109 and the District would initially be co-applicants with the Village to start the zoning and permitting process. At the same time, the attorneys for D109 and the Park District would start work on the land transfer. This type of transfer is allowed under the Local Government Property Transfer Act. Adoption of an Ordinance granting transfer and an IGA are required.

The Board directed staff to proceed with the land transfer process with the expectation that D109 assume any costs related to the zoning and permitting process with the Village.

(B). Discussion of Proposed Lake Cook Road Tax Increment Finance District

The Village is in the process of creating a Tax Increment Financing District for 44.5 acres of property located on the south side of Lake Cook Road. The properties in the TIF include the former Walgreens properties on the south side of Lake Cook Road which include six office buildings and the Embassy Suites Hotel. While Walgreens is still leasing the property from the property owner Orion, most of the office buildings have been vacated. Tax Increment Financing (TIF) is an economic development tool to revitalize areas that lack growth and investment. A TIF can help to expand the tax base, grow equalized assessed valuation (EAV) and encourage private and public investment including new businesses. TIFs help with extraordinary costs that would otherwise be cost prohibitive for public or private investment, and revenue for infrastructure improvements can come from growth in the property tax revenue (this is the increment) rather than having to raise property taxes on the entire population. Simply put, TIF districts are for areas that lack growth and investment.

In general, taxing bodies are apprehensive of TIF Districts because of the EAV property value freeze. Staff believes this particular TIF will have minimal impact on the residential area and minimal effect for the District.

The Village will convene a meeting of a Joint Review Board consisting of the governmental agencies affected, including the Park District. Each representative of the JRB has a non-binding vote to recommend the redevelopment project. The JRB meeting is scheduled for January 4, 2024, at 10:00 a.m. A Public Hearing is also scheduled for February 20, 2024, at 7:30 p.m.

The Board inquired as to whether the TIF District will include rental housing. Executive Director Harvey advised he will obtain more information as the Village moves forward. The Board did not pose any objections and it was agreed Director Harvey work closely with the Park District Counsel to provide guidance throughout this process.

(C). Capital Project Update

Department heads proceeded to provide updates with respect to large scale capital projects.

Deputy Executive Director reported that since the Village permit was approved for the Jewett Park Community Center interior renovation, demolition began the first week of December. Ceilings, carpet, select walls and flooring have been removed. Deputy Executive Director McCarty advised that staff will facilitate a tour for the Board once power is restored to the lower-level. The renovation is anticipated to be complete at the end of March or the beginning of April, at the latest.

Parks Director Zahn advised that the Jewett Park exterior renovation bid was posted on December 5th and there are currently three plan holders – two of whom are previous bidders for the project. There is a pre-bid meeting on December 19th and the bid will officially open on January 9th. Staff anticipates receiving a permit soon.

(D). Other Comments and Discussion

There were no other comments or discussion.

IX. ADJOURNMENT TO CLOSED SESSION

Treasurer Patinkin moved and Commissioner Brown seconded a motion to enter Closed Session on December 14, 2023, for the discussion of the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel of the District and to discuss the minutes of meetings lawfully closed, whether for the purposes of approval by the body of the minutes or semi-annual review of the minutes in accordance with Sections 2(c)1 and 2(c)21 of the Open Meetings Act at 8:26 p.m.

Roll call vote **carried** as follows:

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

NAYS: None (0)

XI. RECONVENE TO OPEN SESSION

The Board reconvened to the Open Session of the December 14, 2023, Regular Board Meeting at 9:11 p.m. The Secretary called the roll, and the following were:

PRESENT: Brown, Caron, Cohen, Patinkin and Serota (5)

ABSENT: None (0)

XII. POSSIBLE ACTION FROM CLOSED SESSION

Vice President Cohen moved, and Commissioner Brown seconded a motion to approve the following Closed Session minutes pursuant to 5 ILCS 120/2(c)(21): May 4, 2023, May 18, 2023, June 1, 2023, and July 20, 2023.

Roll call vote **carried** as follows:

AYES: Brown, Caron, Cohen, Patinkin and Serota (5)
NAYS: None (0)

Vice President Cohen moved, and Treasurer Patinkin seconded a motion to approve the following Closed Session minutes pursuant to 5 ILCS 120/2(c)(21) for public release: May 4, 2023, May 18, 2023, June 1, 2023, and July 20, 2023.

Roll call vote **carried** as follows:

AYES: Brown, Caron, Cohen, Patinkin and Serota (5)
NAYS: None (0)

Vice President Cohen moved, and Commissioner Serota seconded a motion to adjust the Executive Director's salary as discussed in the December 14, 2023, Closed Session.

Roll call vote **carried** as follows:

AYES: Brown, Caron, Cohen, Patinkin and Serota (5)
NAYS: None (0)

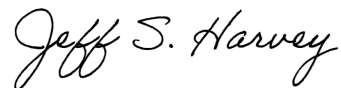
XII. ADJOURNMENT

Motion made by Vice President Cohen, seconded by Commissioner Brown, to adjourn the Regular Board Meeting at 9:14 p.m. Voice vote **carried** as follows:

AYES: Brown, Caron, Cohen, Patinkin and Serota (5)
NAYS: None (0)

The next meeting of the Board of Park Commissioners is scheduled for Thursday, January 18, 2024, at 6:30 p.m.

Respectfully Submitted,



Jeff Harvey, Secretary