

**MINUTES**  
**Mundelein Park & Recreation District**  
**Budget and Appropriation Public Hearing**  
**December 9, 2024**

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The Budget and Appropriation Public Hearing of the Board of Park Commissioners of the Mundelein Park & Recreation District was called to order at 6:45 p.m.

President KNUDSON directed the secretary to call the roll. Present were Commissioners BURTON, FRASIER, McGRATH, ORTEGA and KNUDSON.

President KNUDSON asked for a motion for Commissioner ORTEGA to attend remotely due to a family emergency, Commissioner FRASIER moved to include Commissioner ORTEGA remotely due to a family emergency, second by Commissioner BURTON. A roll call was taken with Commissioner FRASIER, BURTON, McGRATH, and KNUDSON and voting yes.

Staff present included Executive Director SALSKI and Director McINERNEY.

Visitors: Ron Greenberg

President KNUDSON stated a motion is necessary to open the Budget & Appropriation Public Hearing. Commissioner BURTON moved to open the Budget & Appropriation Public Hearing second by Commissioner McGRATH. President KNUDSON repeated the motion and asked if there were any questions and none were raised. A roll call vote was taken with Commissioners BURTON, McGRATH, FRASIER, ORTEGA and KNUDSON voting yes.

President KNUDSON asked if there were any written and/or oral comments from the public. Executive Director SALSKI stated there were no emails, letters and/or phone calls received.

President KNUDSON asked if there were any comments from the Board Members. None were provided.

President KNUDSON stated a motion is necessary to close the Budget & Appropriation Public Hearing. Commissioner BURTON moved to close the Budget & Appropriation Public Hearing second by Commissioner McGRATH. President KNUDSON repeated the motion and asked if there were any questions and none were raised. A roll call vote was taken with Commissioners BURTON, McGRATH, FRASIER, ORTEGA and KNUDSON voting yes.

President FRASIER stated a motion is necessary to adjourn the Budget & Appropriation Ordinance Public Hearing. Commissioner FRASIER moved to adjourn the Budget and Appropriation Public Hearing second by Commissioner McGRATH. President KNUDSON repeated the motion and asked if there were any questions and none were raised. A roll call vote was taken with Commissioners FRASIER, McGRATH, BURTON, ORTEGA and KNUDSON voting yes.

The Public Hearing was adjourned at 6:47 p.m.

*Budget and Appropriation Public Hearing Meeting Minutes*

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Secretary

**MINUTES**  
**Mundelein Park & Recreation District**  
**Committee of the Whole Meeting**  
**December 9, 2024**

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The Committee of the Whole meeting of the Board of Park Commissioners of the Mundelein Park & Recreation District, Mundelein, Lake County, Illinois, was called to order at 7:00 p.m.

He then directed the Secretary to call the roll. Present were Commissioners BURTON, FRASIER, McGRATH, and President KNUDSON.

President KNUDSON asked for a motion for Commissioner ORTEGA to attend remotely due to a family emergency, Commissioner FRASIER moved to include Commissioner ORTEGA remotely, second by Commissioner BURTON. A roll call was taken with Commissioner FRASIER, BURTON, McGRATH, and KNUDSON and voting yes.

Staff present were Executive Director SALSKI and Director-McINERNEY.

Visitor present was Ron Greenberg and Anthony Miceli.

President KNUDSON asked if the visitorS wanted to make a comment. None were made.

Director McINERNEY introduced Mr. Miceli. He talked about a prior PowerPoint slide regarding differences of debt, and his presentation would focus on Limited Tax Park Bonds and capturing full amount. He explained there were two board actions. First, the Board would need to hold a BINA Hearing on January 13 with it being published no later than January 6. Second, the Board would need to approve an Ordinance on February 10, which would be before it was sent to the Banks. He explained the BINA Hearing would cover \$1,400,000 and the District would not need to hold another hearing for three more years. He mentioned it would save a procedural step, but the Board would still have the authority not to approve the Ordinance. He suggested issuing \$380,170 based on the availability and debt service fund balance. He said there were no concerns with debt capacity. He stated the issuance had a 4% coupon rate when various rates were 3.5%. He explained Speer wanted to be conservative. He said the District could only levy the \$185,000 and not the full \$380,170. Commissioner BURTON asked if the District could bond up to \$705,000 in 2027. Mr. Miceli said the District could. He mentioned a competitive term offer sheet would be used in the process. Commissioner BURTON asked if the Bond Ordinance would call out using funds for capital only. Mr. Miceli said, "yes," as the bonds would be tax exempt bonds. Mr. Miceli explained there could be a way to use for operations but the Ordinance being discussed was not its intention. Therefore, it could not be used for operations. Executive Director SALSKI stated there was no intention of using it for operations and wouldn't support. President KNUDSON agreed. President KNUDSON asked if the Board had to decide each year and what if there was a large project to fund. He asked if there was flexibility. Mr. Miceli said, "yes," but can change the structure each year. He provided an explanation. Executive Director SALSKI complimented the Board and staff for years of financial sustainability and the Ordinance would allow for flexibility and a variety of funding options for future projects. He said that the Board would need to make a philosophical decision about how best to use the funds. He explained that the Golf Course may want to issue Alternate Revenue Bond or Debt Certificate instead of utilizing the Limited Tax Park Bond funds. He said Director KARL would have the ability to allocate in annual budget. Commissioner ORTEGA asked why it would be a good idea to approve annually. Mr. Miceli said the District could go

for two years and it would be only advantageous if the interest rate was low. He said you may be paying more in interest within the two years which would leave less for capital. Mr. Miceli explained the Board may want to issue multiple years if using on a big project but may not be necessary until after 2026.

There being no further business, Commissioner FRASIER moved to adjourn at 7:29 p.m. seconded by Commissioner BURTON. A voice vote was taken with all voting yes.

A handwritten signature in cursive script, reading "Ron Salski". The signature is written in dark ink and is positioned above a horizontal line.

Secretary

**MINUTES**  
**Mundelein Park & Recreation District**  
**Regular Board Meeting**  
**December 9, 2024**

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The Regular Board meeting of the Board of Park Commissioners of the Mundelein Park & Recreation District, Mundelein, Lake County, Illinois, was called to order at 7:30 p.m. by President KNUDSON and he asked the assemblage to rise and recite the Pledge of Allegiance.

He then directed the Secretary to call the roll. Present were Commissioners BURTON, FRASIER, McGRATH, and President KNUDSON.

President KNUDSON asked for a motion for Commissioner ORTEGA to attend remotely due to a family emergency, Commissioner FRASIER moved to include Commissioner ORTEGA remotely, second by Commissioner McGRATH. A roll call was taken with Commissioner FRASIER, McGRATH, BURTON, and KNUDSON and voting yes.

Staff present were Executive Director SALSKI and Director McINERNEY.

Visitor present was Ron Greenberg.

President KNUDSON asked if the visitor wanted to make a comment. Mr. Greenberg complimented staff on the tree lighting and he stated the volunteers were great.

President KNUDSON requested a motion to approve the minutes of the Budget & Appropriation Public Hearing, Committee, and Regular meetings on November 25, 2024. Commissioner BURTON moved to approve the minutes of the Budget & Appropriation Public Hearing, Committee, and Regular meetings on November 25, 2024, second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A voice vote was taken with all voting yes.

President KNUDSON read the Warrants needed to be approved. Commissioner FRASIER moved to approve Warrants: 111224, 113024, 120224, 120424, 120624 and 120924 = \$724,111.40 second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any questions. Executive Director SALSKI explained the amount is higher than usual because he directed staff to include the \$330,000 check amended by the Board. He said it wasn't on the agenda and the amendment allowed release of the check. He said it was important to avoid any future issues since the project was part of a grant. A roll call vote was taken with Commissioners FRASIER, McGRATH, BURTON, ORTEGA and President KNUDSON voting yes.

President KNUDSON asked if there was any correspondence. Executive Director SALSKI stated there was none. President KNUDSON asked if there was any Old Business. Executive Director SALSKI stated there was none.

President KNUDSON requested a motion to approve Ordinance 24-12-01-O – Budget & Appropriation Ordinance. Commissioner BURTON moved to approve Ordinance 24-12-01-O – Budget & Appropriation Ordinance, second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A roll call vote was taken with Commissioners BURTON, McGRATH, FRASIER, ORTEGA and President KNUDSON voting yes.

President KNUDSON requested a motion to approve Resolution 24-12-01-R – Schedule of 2025 Committee and Regular Board Meetings. Commissioner McGRATH moved to approve Resolution 24-12-01-R – Schedule of 2025 Committee and Regular Board Meetings, second by Commissioner BURTON. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A roll call vote was taken with Commissioners McGRATH, BURTON, FRASIER, ORTEGA and President KNUDSON voting yes.

President KNUDSON requested a motion to approve Resolution 24-12-02-R – Authorizing an Accumulation of Funds for the Mundelein Park & Recreation District Museum Fund. Commissioner FRASIER moved to approve Resolution 24-12-02-R – Authorizing an Accumulation of Funds for the Mundelein Park & Recreation District Museum Fund, second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A roll call vote was taken with Commissioners FRASIER, McGRATH, BURTON, ORTEGA and President KNUDSON voting yes.

President KNUDSON requested a motion to approve Resolution 24-12-03-R – Semi-Annual Review of Closed Session Minutes. Commissioner McGRATH moved to approve Resolution 24-12-03-R – Semi-Annual Review of Closed Session Minutes, second by Commissioner FRASIER. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A roll call vote was taken with Commissioners McGRATH, FRASIER, BURTON, ORTEGA and President KNUDSON voting yes.

President KNUDSON requested a motion to table the 2025 Full and Part-Time Wage Ranges. Commissioner McGRATH moved to approve to table the 2025 Full and Part-Time Wage Ranges, second by Commissioner BURTON. President KNUDSON repeated the motion, asked if there were any corrections or additions. Executive Director SALSKI apologized as the memorandum was not provided to Commissioners BURTON and KNUDSON. A roll call vote was taken with Commissioners McGRATH, BURTON, FRASIER ORTEGA and President KNUDSON voting yes.

President KNUDSON asked if there was any Board Business. None were provided.

President KNUDSON asked if there were any Staff Reports. Executive Director SALSKI mentioned he heard that the Village of Mundelein was going to decide about extending a TIF to the Wirtz Property within the next two weeks.

There being no further business, Commissioner FRASIER moved to adjourn at 7:38 p.m. seconded by Commissioner BURTON. A voice vote was taken with all voting yes.



Secretary