

MINUTES
Mundelein Park & Recreation District
Committee of the Whole
February 10, 2025

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.

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

Staff present included Executive Director SALSKI, Director McINERNEY, Director BERG, Director KARL and Superintendent KOPP.

Visitors: Ron Greenberg, Aaron Gold

President KNUDSON asked if any visitors wanted to make a comment. None were made.

Executive Director SALSKI asked Director KARL to provide an update to the Illinois Use Tax Update and impacts on golf course. He explained the law and approach with the golf course to charge sales tax directly to the golfer. Commissioner McGRATH asked if it would be a separate line item. Director KARL said it would be a separate line item. Commissioner McGRATH asked if staff would be proactive and advertise. Commissioner BURTON asked about the leagues as it was one fee. He said staff advertised as one fee, but carts were \$10. So, staff would charge sales tax off the \$10. Commissioners wanted to make sure it was clear to golfers that it was state law.

Director KARL left the meeting.

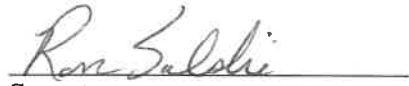
Director BERG introduced Superintendent Christian KOPP. Superintendent KOPP thanked the District for the opportunity, and he was very excited to be a part of the District. Director BERG explained the District budgeted for locker room and health and fitness center improvements. He said the locker room improvements were focused on locks, shower tile and grout, flooring and soap dispensers. He explained it would be measured phases due to the overall costs. He stated the Health and Fitness Center improvements include flooring in the strength, cardio and stretching area rooms. Each area would have a specific type of flooring. He mentioned painting was involved and focused on two-tone colors. He presented the project was under budget which would allow for flexibility to reinvest. He shared the proposed layout. He explained the reasons why the equipment would get removed or moved. Commissioner BURTON asked that the only trading in equipment was one rack. Director BERG confirmed yes. Commissioner BURTON asked if any selectorized equipment was being purchased. Director BERG said one piece of equipment was being added. Commissioner McGRATH suggested selling it as Phase 1. President KNUDSON asked if the goal was to open it up. Director BERG said it was an opportunity for flexibility to purchase more equipment. Superintendent KOPP suggested that it was best to wait to see if anything needed to be added versus making it too crowded. Commissioner ORTEGA asked if staff approached Rush Physical Therapy. Director BERG stated that he spoke with them about occupying a room only.

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



Secretary

MINUTES
Mundelein Park & Recreation District
Regular Board Meeting
February 10, 2025

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.

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

Staff present were Executive Director SALSKI, Director McINERNEY and Director BERG.

Visitors present were Ron Greenberg and Aaron Gold.

President KNUDSON requested a motion to approve the minutes of the Committee and Regular meetings on January 27, 2025. Commissioner ORTEGA moved to approve the minutes of the Committee and Regular meetings on January 27, 2025, 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 that needed to be approved. Commissioner BURTON moved to approve Warrants: 013125, 020125, 020325, 020425 and 021025 = \$343,784.98 second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any questions. None were raised. A roll call vote was taken with Commissioners BURTON, McGRATH, FRASIER, ORTEGA, and President KNUDSON voting yes.

President KNUDSON asked if there was any Correspondence. He acknowledged the thank you note. Commissioner ORTEGA asked what the donation was for. Executive Director SALSKI stated it was for IPRA Scholarships that the District has contributed over many years.

President KNUDSON asked if there was any Old Business. Director BERG continued the discussions about the Health and Fitness Center improvements. Commissioner McGRATH asked if part of the goal was reducing the bottleneck of people and space. Director BERG said yes. Commissioner McGRATH asked which area was most busy. Director BERG said it depended on the day and time of day. He provided the dates of shutdown and explained the reasons. Commissioner McGRATH suggested presenting as Phase 1 as the improvements were more cosmetic. Commissioner BURTON agreed as it would demonstrate the District planned to keep making improvements, which was accurate.

Executive Director SALSKI introduced Aaron Gold, Speer Financial, and he explained the abatement process. Mr. Gold explained the issue of debt and restrictions. Commissioner McGRATH asked if there was a ceiling. Mr. Gold said yes, and it was extremely restrictive. He said nothing changed and it was for tax purposes to complete the abatement based on Bond Counsel. He explained the latest issuance was a short-term bond for annual rollover bonds and it goes to principal and interest. He stated there were five competitive bids and the winning bid was 3.56%. He mentioned the District would utilize the full levy and expected to receive \$725,000 in the 2025 Tax Levy Year and \$736,000 in the 2026 Tax Levy Year which would be the full capacity. He said the Board would decide how best to utilize the funds.

President KNUDSON stated it was time to discuss New Business.

President KNUDSON requested a motion for approval of Ordinance abating a portion of the tax heretofore levied for the year 2024 to pay debt service on the District's General Obligation Limited Tax Park Bonds, Series 2016 – Ordinance No. 25-02-01-O. Commissioner McGRATH moved to approve the Ordinance abating a portion of the tax heretofore levied for the year 2024 to pay debt service on the District's General Obligation Limited Tax Park Bonds, Series 2016 – Ordinance No. 25-02-01-O second by Commissioner BURTON. President KNUDSON repeated the motion, asked if there were any questions. A roll call vote was taken with Commissioners McGRATH, BURTON, FRASIER, ORTEGA, and President KNUDSON voting yes.

President KNUDSON requested a motion for approval of an Ordinance providing for the issue of \$364,485 General Obligation Limited Tax Park Bonds, Series 2025, for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of said Park District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to Libertyville Bank & Trust Company, N.A. – Ordinance No. 25-02-02-O. President KNUDSON announced that a proposal had been received from Libertyville Bank & Trust Company, N.A., Libertyville, Illinois (the "*Bank*"), for the purchase of the District's non-referendum General Obligation Limited Tax Park Bonds, Series 2025 (the "*Series 2025 Bonds*"), to be issued by the District pursuant to Section 6-4 of the Park District Code for the payment of land for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto, and that the Board of Park Commissioners would consider the adoption of an ordinance providing for the issue of said bonds and the levy of a direct annual tax to pay the principal and interest thereon. President KNUDSON also summarized the pertinent terms of said proposal and said bonds, including the length of maturity, rate of interest, purchase price and tax levy for said bonds.

Commissioner Nancy Burton then made a statement. Commissioner Burton explained that she sits on the board of the Bank and is a holder of less than 7-1/2% of the total ownership interest of the Bank. The Bank proposes to enter into a contract with the District for financial services in connection with the Series 2025 Bonds by purchasing the Series 2025 Bonds. Commissioner Burton further publicly stated the nature and extent of her interest, including that she was and is not assigned to that part of the Bank responsible for providing such services, had not participated and would not participate as a representative of the Bank in the negotiation of such contract or the performance of such services and had no personal pecuniary interest in the proposed contract. Commissioner BURTON exited the meeting. Commissioner ORTEGA presented and Executive Director SALSKI stated the Board was considering the approval of an Ordinance providing for the issue of \$364,485 General Obligation Limited Tax Park Bonds, Series 2025, for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of said Park District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to Libertyville Bank & Trust Company, N.A. – Ordinance No. 25-02-02-O. He said a copy of which was provided to each Commissioner prior to said meeting and to everyone in attendance at said meeting who requested a copy.

Commissioner McGRATH moved to approve an Ordinance providing for the issue of \$364,485 General Obligation Limited Tax Park Bonds, Series 2025, for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of said Park District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to Libertyville Bank & Trust Company, N.A. – Ordinance No. 25-02-02-O second by Commissioner ORTEGA. President KNUDSON repeated the motion, asked if there were any questions. None were raised. A roll call vote was taken with Commissioners McGRATH, ORTEGA, FRASIER, and President KNUDSON voting yes.

Commissioner BURTON entered the meeting. President KNUDSON requested a motion for approval of Health & Fitness Center Purchase and Installation of Flooring from Direct Fitness Solutions through OMNIA Partners Cooperative Purchasing with the cost not to exceed \$100,000. Commissioner BURTON moved to approve the Health & Fitness Center Purchase and Installation of Flooring from Direct Fitness Solutions through OMNIA Partners Cooperative Purchasing with the cost not to exceed \$100,000 second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any questions. 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 for approval of Health & Fitness Center Purchase and Installation of Equipment from Direct Fitness Solutions through Sourcewell Cooperative Purchasing with the cost not to exceed \$30,000. Commissioner ORTEGA moved to approve the Health & Fitness Center Purchase and Installation of Equipment from Direct Fitness Solutions through Sourcewell Cooperative Purchasing with the cost not to exceed \$30,000 second by Commissioner FRASIER. President KNUDSON repeated the motion, asked if there were any questions. None were raised. A roll call vote was taken with Commissioners ORTEGA, FRASIER, BURTON, McGRATH, and President KNUDSON voting yes.

President KNUDSON requested a motion for approval of Deed of Gifts – Mundelein Heritage Museum. Commissioner McGRATH moved to approve Deed of Gifts – Mundelein Heritage Museum second by Commissioner ORTEGA. President KNUDSON repeated the motion, asked if there were any questions. Commissioner McGRATH asked if the accessioned items were necessary as it didn't seem to pertain to Mundelein. Commissioner ORTEGA expressed concern about the accumulation of more assets and storage. Executive Director SALSKI stated Mike Flynn, President, was planning to attend a March meeting to talk about the caboose. He will ask him to speak on the accessioned process and items. Board Members agreed. A roll call vote was taken with Commissioners McGRATH, ORTEGA, FRASIER, BURTON, and President KNUDSON voting yes.

Director BERG updated the Board on DCFS discussions with the Learning Center and Big and Little and Attorney Simon has been working with them. Director BERG provided the decision to add responsibilities to the Recreation Program Manager to oversee the Regent Center and hire a Part-time Coordinator for the Active Adults 50+. He stated the services would remain the same while the expenses would decrease significantly.

Commissioner McGRATH asked if the Mayor had stated any new information at the State of the Village. Executive Director SALSKI explained how the Village will need to address staffing with the growing community. Commissioner McGRATH mentioned that he would like to know how much participation has grown from pre-COVID to the past two years as the District has added staff. Executive Director SALSKI anticipated significant participation levels in comparison, but staff planned to share the Annual Data Report at the next meeting.

President KNUDSON requested a motion to go into Executive Session at 8:06 p.m. Commissioner McGRATH moved to go into Executive Session for Purchase or Lease of Real Estate 5 ILCS 120/2 (c)(5), second by Commissioner BURTON. A roll call vote was taken with Commissioners McGRATH, BURTON, FRASIER, ORTEGA, and President KNUDSON voting yes.

The Board Members came out of the Executive Session at 8:24 p.m.

There being no further business, Commissioner FRASIER moved to adjourn at 8:25 p.m. seconded by Commissioner ORTEGA. A voice vote was taken with all voting yes.



Secretary