

**PARK DISTRICT OF HIGHLAND PARK
BOARD OF PARK COMMISSIONERS
MINUTES OF WORKSHOP MEETING
SEPTEMBER 11, 2024**

The meeting was called to order at 6:01 p.m. President Bernstein.

A motion was made by Commissioner Labrador and seconded by Commissioner Ruttenberg to allow Vice President Freeman to participate in tonight's meeting by electronic means.

Roll Call:

Aye: Commissioner Labrador, Commissioner Ruttenberg, Commissioner Grossberg, President Bernstein

Nay: None

Absent: None

Abstain: None

Motion Carried

ROLL CALL

Present: Commissioner Labrador, Commissioner Ruttenberg, Commissioner Grossberg, Vice President Freeman, President Bernstein

Absent: None

Staff Present: Executive Director Romes; Deputy Director Carr; Director Smith; Director Peters; Director Voss; Director Gogola; Director Hall; Director Baird; Assistant Director Acevedo; Manager Kutscheid; Manager Schwartz; Manager Zullo; Coordinator Hejnowski

Guest: Jonathon Siegel, E4 LLC and Kevin Quay, E4 LLC

ADDITIONS TO THE AGENDA

None.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

None.

PRESENTATION OF THE ILLINOIS COMMUNITY SOLAR SUBSCRIPTION AGREEMENT BY SUNCENTRAL LLC VIA E4 LLC

Director Peters reported that the Park District of Highland Park received two unsolicited proposals for Community Solar. Community Solar is a recently created program that allows Illinois small businesses and organizations to participate in savings with Community Solar. Subscribers share in the revenue generated by the solar farm delivered in the form of credits by ComEd on the electric bill. We have been offered a 20% revenue share of a Pivot/SunCentral array. Community Solar does not require any installation of any materials

on subscribers' property. While this program seems to provide clear benefits for governmental organizations, it does have limited availability, and many programs have waitlists.

Mr. Siegel provided background information about their knowledge and careers working with solar and they reviewed the role E4 plays for their clients and provided a review of the proposal. Mr. Quay reviewed the savings percentage by participating in the program.

Director Peters reported that after reviewing ComEd bills from 2023, the District anticipates approximately \$40,000 in credits per year. E4 is paid an origination fee directly from the Developer. E4 does not share in the district's savings.

Lastly, the Park District's legal counsel has reviewed the proposal and agrees that the credits offered are favorable. References with other local park districts using E4 LLC were verified and we received positive feedback.

It was the consensus of the Park Board of Commissioners to place the Illinois Community Solar Subscription Agreement by Pivot/SunCentral LLC via E4 LLC on the consent agenda at the September 25, 2024 Regular Meeting.

APPROVAL OF THE OSLAD GRANT RESOLUTION OF AUTHORIZATION

Manager Schwartz reported that staff are preparing an Illinois Department of Natural Resources Open Space Land Acquisition and Development (OSLAD) Grant Application for park improvements at West Ridge Park titled *Reimagining West Ridge Park for All*. The OSLAD grant program is administered by the Illinois Department of Natural Resources and is typically offered annually. The competitive grant program provides up to 50% funding support to develop public outdoor recreation areas. This year \$54M is available through the grant program and the maximum individual award is \$600,000. The application is due on September 13, 2024, and awards are typically announced six to eight months after the application period closes. If awarded, the Park District would have two years to complete the project.

The grant application requires that the Park Board of Commissioners approve the proposed project and commit funds for the project if awarded by approving the attached Resolution of Authorization.

She reviewed the costs associated with the project. The application will include a requested grant amount of \$600,000 and a Park District match of \$645,000. There are an estimated \$780,000 of non-grant project-related costs including design, construction costs, and contingency which will be negotiated.

She also reviewed the updated development plan from Architects Holabird and Root.

A motion was made by Commissioner Ruttenberg and seconded by Commissioner Grossberg to approve the OSLAD Grant Resolution Authorization, allowing the Park District of Highland Park to apply for funding assistance for the *Reimagining West Ridge Park for All* project.

Roll Call:

Aye: Commissioner Labrador, Commissioner Ruttenberg, Commissioner Grossberg, Vice President Freeman, President Bernstein

Nay: None

Absent: None

Abstain: None

Motion Carried

CONSIDERATION TO APPROVE THE 2024 PADEL COURT PURCHASE AND INSTALLATION BID

Executive Director Romes reported that the Park District received two bids, both came in higher than anticipated. Staff are requesting the Park Board of Commissioners decline the 2024 Padel Court Purchase and Installations Bids, so that staff can update the bid specs and reissue the bid.

A motion was made by Commissioner Ruttenberg and seconded by Commissioner Labrador to decline the 2024 Padel Court Purchase and Installation Bid.

Roll Call:

Aye: Commissioner Labrador, Commissioner Ruttenberg, Commissioner Grossberg, Vice President Freeman, President Bernstein

Nay: None

Absent: None

Abstain: None

Motion Carried

CONSTRUCTION PROJECT UPDATES

A. New Facility and Site Improvements at West Ridge Park

Manager Schwartz reported that bids will be issued in October. Staff will review the bid results and provide a bid recommendation to the Park Board of Commissioners in December. Construction is on schedule to begin in January 2025 (weather dependent).

B. Club Pickle and Padel Facility project

Executive Director Romes reported that a preconstruction meeting is scheduled for September 13, 2024 for 2024 Pickle and Padel Club contract with Stuckey Construction. Project scope involves both site and interior improvements at the planned air supported structure.

C. Recreation Center of Highland Park Construction updates

Deputy Director Carr provided a brief update regarding the Parking Lot Renovations noting that Phase 1 improvements will be completed before October 1. Phase 2 improvements are on schedule to commence in October and be completed in mid-November.

As for the locker room renovation, demolition will commence on September 16. Renovations include carpets, tiles, and vanities, and minor plumbing. No improvements to the showers. Temporary changing stations are available. Anticipated completed in late-October.

D. Jeff Fox Baseball Field Improvements project

Executive Director Romes thanked the Park Board of Commissioners for allowing this project to occur and for their presence, support, and participation at the grand opening event.

Executive Director Romes commended the marketing team. They hosted an extraordinary event.

E. Deer Creek Racquet Club Locker Room Improvements project

Manager Kutscheid shared photos of the improvements. Final touches will be completed this week.

F. Danny Cunniff Playground Resurfacing and Fencing project

Manager Kutscheid reported that the scope of the work was to remove and replace the existing rubber surfacing and fencing and connect the two playgrounds. Demolition is complete, concrete is poured. Project is anticipated to be completed by mid-October.

G. Port Clinton and Old Elm Playground Improvements project

Manager Kutscheid reported that the construction fence is up at both playgrounds. Both projects should be completed before the new year.

H. Lincoln Park Playground Replacement Design Concepts

Manager Kutscheid reported that this project is tied to an OSLAD Grant. Staff are presenting to playground options at the September 17, 2024, community engagement meeting. An option will be selected based on community feedback. He shared renderings of the playground options. Construction will commence in July of 2025, so athletics can utilize the fields in the spring.

I. Larry Fink Memorial Park Playground Replacement Design Concepts

Manager Kutscheid reported that a community engagement meeting will be held on September 26, 2024. An option will be selected based on community feedback. He shared renderings of the playground options. Construction will commence in April of 2025. Anticipated completion is July 2025.

REVIEW OF VOUCHERS

Commissioner Ruttenberg reported that he reviewed the vouchers and found no discrepancies.

OTHER BUSINESS

None.

OPEN TO THE PUBLIC TO ADDRESS THE BOARD

None.

ADJOURNMENT

A motion was made by Commissioner Ruttenberg and seconded by Commissioner Grossberg and approved by a unanimous vote. The Board Meeting adjourned at 7:31 p.m.

Respectfully submitted,



Roxanne Hejnowski, Assistant Secretary