

**MINUTES OF THE
SPECIAL MEETING OF
BERKELEY PARK DISTRICT
MONDAY, AUGUST 14, 2023**

The Special Meeting of the Commissioners of the Berkeley Park District was held on Monday, August 14, 2023 at Berkeley Park District's Lind Park building. The meeting was called to order by President Larem at 7:32 p.m.

Commissioners present: Mari Carpenter, Rolanda Sudduth and President Teresa Larem.

Staff Present: Consulting Director Dan Schimmel.

Guests in Attendance: Laura Garcia-Graham, David Ditchfield.

Approval of the Agenda for August 14, 2023

Motion made by Commissioner Carpenter and seconded by Commissioner Sudduth to approve the agenda with the deletion of Closed Session. Roll Call. Voting "Aye" were Commissioners Carpenter, Sudduth and Larem. Motion carried.

OSLAD Financial Projections

Consulting Director Schimmel presented a report to the Board showing his cash flow projections for the park district if the district were to receive the OSLAD grant. The cash flow projection used the park district starting cash of \$800,545 as per the annual Financial Compilation Report and conservative estimates for revenues and expenses. Using those factors, the projections showed the park district with a negative cash balance in 2026. He explained that this type of cash flow is something the park district really doesn't want to do as the projections don't take into account project overages, bids coming in too high, or other emergency costs for the park district. Because of these factors Schimmel recommended that the park district consider postponing the application and looking at the project to scale it back or phasing the project in some way.

There were several questions regarding why this wasn't seen earlier as "the math" tells us that if \$500,000 from IDNR was available, and the park district has at least \$500,000 in cash reserves why would the park district have a negative cash balance? Schimmel explained that though the state gives us \$250,000 to start the project, that we'll have expenses of at least \$1,000,000 during the project. The district has to be able to cover that and won't be able to do so. Schimmel emphasized that he is not recommending that the project be cancelled. Just that the district take a step back, reengineer the project in some way, or find other sources to generate financial support for the project.

Motion made by Commissioner Sudduth and seconded by President Larem to postpone the OSLAD Application for Renovation of Berkeley Park. A roll call vote was taken. Voting "Aye" were Commissioners Carpenter, Sudduth and Larem. Motion Carried.

Additional Design Fees for OSLAD

Consulting Director Schimmel presented a memo regarding \$1,500 in additional fees sought by Hitchcock Design and Williams and Associates in the event that the OSLAD application was pursued. Schimmel noted that since the park district was postponing the project to look at scaling back the project or phasing the project, that the fee for additional services would of course not apply at this time. However, Schimmel noted that Williams and Hitchcock had both indicated that there would not be any

additional fees for services with completing the revised application. This speaks to the core of the integrity of the client/contractor relationship. Schimmel explained that we would probably still want to continue the relationship with Williams/Hitchcock as we have so much already invested in services. We will likely have to have some sort of addendum to the existing contract to modify the project and what we would like to see in communications and on-site interaction. Considering the project was already postponed, Consulting Director Schimmel sought a motion to reject the additional fee request for modifying the OSLAD application.

Motion made by Commissioner Sudduth and seconded by President Larem to reject the request of additional fees from Williams and Associates and Hitchcock Design for changes in the OSLAD Application. A roll call vote was taken. Voting "Aye" were Commissioners Carpenter, Sudduth and Larem. Motion Carried

Rescheduling the September 6 Board Meeting

Because of scheduling conflicts, President Larem requested that the September 6, 2023 Regular Board Meeting be rescheduled. By general consensus, the Board agreed to move the meeting to August 28, 2023 at 7:00 pm. Director Schimmel will notify Attorney Posey and Treasurer Schenone and will have the new date posted on the web site.

Public Comment

Former Commissioner Ditchfield expressed disappointment in postponing the OSLAD Application for Berkeley Park renovation but expressed concern about the cash flow projections. He recognized that even if the assumptions Schimmel made were off, the projections showed that the park district could go into financial problems. He did ask about some specific sources of income (money for the ball diamond) which Schimmel will have to investigate.

Laura Garcia-Graham expressed concern about the park district ability to finance other projects like the Bikeway Grant. Though Schimmel did not know all the particulars of the grant, he did not think that it would be negatively impacted. He stated he will follow up on the grant.

At 8:10 pm a motion was made by Commissioner Sudduth and seconded by Commissioner Carpenter to adjourn the meeting. A roll call vote was taken. Voting "Aye" were Commissioners Carpenter, Sudduth and Larem.

Meeting Adjourned at 8:10 pm

The September Regular Board Meeting has been rescheduled for Monday, August 28, at 7:00 pm at the Lind Park Building.

Minutes prepared by Dan Schimmel, Consulting Director/Meeting Secretary.