

**Bensenville Park District
Board of Park Commissioners
Special Meeting Minutes
Wednesday, November 1, 2023**

1. Call to Order

President Johnson called the Meeting to order at 4:47 p.m.

Roll call was taken:

	<u>Present</u>	<u>Absent</u>
Gibbs		X*
Johnson	X	
Karg		X*
Snyder	X	
Hernandez	X	

*Commissioner Karg and Gibbs entered the meeting after roll call.

Staff in attendance: Joe Vallez, Executive Director; Evelyn Struck, Superintendent of Finance, and Mary Dickson, Park District Attorney.

2. Recognition of Visitors/Public Comment

There was no public comment.

3. Discussion of Capital Projects

Director Vallez distributed a list of capital projects and costs for discussion. Discussion centered on the proposed cost for the building to house the golf simulators, which is estimated at \$17-19 million, a cost which includes moving the driving range and including a small restaurant/bar in the building. Paying for the building would require a referendum. Funds are available from a non-referendum bond issue, but that amount is approximately \$4-5 million, and some of that amount can be segregated to construct a smaller building, and take care of issues such as the cart barn and clubhouse roofs.

The golf course revenues have improved, and the course is now paying for itself, whereas for years it was a financial drain on Park District finances. Discussion also was had concerning the proposed cost of rehabilitating the pool. Commissioner Snyder stated in his opinion the District should look to spend money on the pool first, as it is used by Park District residents.

Commissioners discussed the amount needed to rehabilitate the train, which could be approximately \$250,000. Director Vallez stated that consideration on funding this capital project should be given to the fact that the train cannot be used to host events, thus it is not a revenue generator for the Park District. The vets building is being cleared to complement the use of the train. ADA funds can be used for some of the work. A decision must be made as to whether the District wants to spend funds for this purpose.

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Fisher Farm work planned would include making the building ADA accessible. Other work proposed is for a chicken coop. Director Vallez stated the District is putting out a bid for fencing at the Farm. The issue on capital expenditures is that the lack of available parking impacts the use of the Farm. The Park District cannot acquire more land from the Forest Preserve District for parking, and the Chamberlain building, whose owners had allowed use of the parking lot for parking, has been sold which means that parking there may no longer be available. The District is working with IDOT to acquire the fee title to its current lot. Director Vallez stated he would not recommend putting more money into the Farm, if there was no additional parking option available.

Director Vallez was directed by the Board to provide his recommendation on priority spending for the list of capital projects, on a 1 year, 2 year and 3 year basis.

4. Adjournment

It was moved by Commissioner Hernandez, seconded by Commissioner Gibbs to adjourn.

On a roll call vote:

<u>ROLL CALL</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Johnson	X		
Karg	X		
Gibbs	X		
Snyder	X		
Hernandez	X		

Motion carried.

The meeting stands adjourned at 6:00 p.m.

Approved:

President Rich Johnson

Secretary