

FRANKFORT PARK DISTRICT  
BOARD OF COMMISSIONERS SPECIAL  
MEETING TUESDAY, JANUARY 19, 2021  
140 OAK STREET, FRANKFORT, IL 60423

MINUTES

1. CALL TO ORDER

President Barz called the meeting to order at 6:31 p.m.

2. ROLL CALL

PRESENT: Commissioner Barz (*via zoom*)

Commissioner Ruvoli (*via zoom*)

Commissioner Schedin

Commissioner Ponton

ABSENT: Commissioner Bickett

ALSO PRESENT: Executive Director, Gina Hassett; and Mary Strand, Recording Secretary (*via zoom*).

GUESTS: None

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF THE AGENDA –

7. CITIZENS COMMENTS AND/OR CORRESPONDENCE – None

8. PRESIDENT'S REPORT – President Barz stated the purpose of the Special Meeting was to determine if the Board should pursue a referendum to purchase the Borg Warner Property and craft the wording that will be put on the ballot. He polled the commissioners. The general consensus was that all of the commissioners were interested in putting a referendum on the April 2021 ballot.

9. EXECUTIVE DIRECTOR REPORT

- A. Approval of Borg Referendum Ordinance – Gina reached out to **Paul at Beyond** to see if they could reduce their fees. Gina worked with FPD attorney to draft correspondence to inform Borg Warner of FPD Board's intentions. They thanked FPD. Gina reached out to Piper and Sandler, a bond agency that assists in referendum preparation and promotion to the public. They provided a Letter of Engagement. They would not charge for the non-binding (advisory) referendum, with the understanding that the Board would give them consideration when it goes to a binding referendum. Several versions of the wording to include on the ballot were presented. They were previously reviewed by the District's attorney and approved. Discussion was held and suggested language including tax wording was considered. The consensus was to use the following wording as read by Gina Hassett:

Non-Binding (advisory) Referendum to gauge community support. Should the Frankfort Park District, Illinois, acquire and improve the site of the Borg Warner Plant, located at 300 Maple Street in Frankfort and consisting of approximately 26 acres, for the purpose of developing, improving, and operating an indoor recreational space and outdoor athletic facilities and finance the purchase and renovation of the project by issuing bonds that will result in a property tax increase.

President Barz asked for a motion to approve the wording as discussed.

**Commissioner Ruvoli made a motion to approve the verbiage read by Gina Hassett, in regards to the referendum, to appear on the upcoming ballot. The motion seconded by Commissioner Schedin. A roll call vote was taken.**

Aye: (4) Ruvoli, Schedin, Ponton, Barz  
Nay: (0)  
Abstain: (0)  
Absent: (1) Bickett

***Motion approved***

President Barz had research done on Borg Warner assessed valuation, taxes paid and FPD's portion of the taxes. Gina requested a floor plan, environmental study and appraisal for BW. It was discussed to hire a qualified real estate person. The consensus was to use Piper and Sandler as the agent for the referendum. The deadline to proceed to file for the ballot is tomorrow.

10. ATTORNEYS REPORT –None

11. UNFINISHED BUSINESS – Gina.

- Commissioner Ruvoli suggested to roll the referendum and possible purchase of BW into the Master Plan and how it affects it overall. Gina has run it by Tod already and he agrees that it is in line with the direction of the plan.
- Discussion was held on the potential impact this might have for the Founders Center with the Village of Frankfort and their Board.

12. EXECUTIVE SESSION – None

13. ADJOURNMENT – ***President Barz asked for a motion to adjourn the Frankfort Park District Board of Commissioners Regular monthly meeting of January 19, 2021 at 6:57 p.m. Commissioner Ruvoli so moved and Commissioner Ponton seconded the motion. A roll call vote was taken.***

Aye: (4) Ruvoli, Schedin, Ponton, Barz  
Nay: (0)  
Abstain: (0)  
Absent: (1) Bickett

***Motion approved***

Respectfully submitted,

Mary T. Strand  
Board Minutes Secretary