

COMMITTEE MEETING MINUTES
TUESDAY, JANUARY 9, 2024
FRANKFORT, IL – FOUNDERS COMMUNITY CENTER
6:30 p.m.

- I. Call Committee to Order – President McCarey called the meeting to order at 6:30 p.m.
Attendance: Commissioners Ruvoli, McCarey, Ponton, and Gentry; Executive Director, Gina Hassett; Ed Newton, Supt. Building and Grounds;
Absent: Commissioner Barz

- II. Administration
 - A. Personnel – A candidate for the position of Superintendent of Finance has been offered the job and accepted. She is Regina Ellison-Ross and was with SSSRA for 22 years. Gina is confident that she will be a great addition to the staff. Her first day is February 8th. She will attend meetings as needed. The temp accountant will stay on for a while. Gina will look into how to get the software on the server.

- III. Park Management – Staff is looking into getting estimates and see if it falls into the budget for both items. Costs are escalating and staff is trying to stay ahead of the seasonal needs.
 - A. Weed Control –
 - B. Pond Maintenance -

- IV. Illinois DCEO Grant – There is \$1.7 million from Senator Hastings and \$40,000 from Representative DeLuca. Gina is in the process of getting the Grant Agreements. on both those projects. She is reluctant to spend any of the money until it is finalized.
 - A. Fort Frankfort –
 - i. Town Hall – February 15th at 7:00 p.m. to discuss the grants with Senator Hastings. Tod from Design Perspectives will be there. Gina will present some ideas for the park with a group of 4th graders at their school. If the agreement is finalized the hope is to start the initial Fort Frankfort demolition at the very end of summer. Then the new park could be in by June 2025. Also, Gina wants to talk about the state of the District’s Administration under the current budget constraints and the failed referendum. There are signs at the entrance of the gym to let them know about the problems in the gym.
 - ii. Survey – Gina is waiting on the draft of the survey and some of the updated proposed designs.

 - B. Founders Gym –

- V. Facility & Property Update
 - A. Founders Center
 - i. Gym Truss Status – An estimated cost is being sought drywall the ceiling.
 - ii. Roof Issues – Rainwater is leaking in several locations mostly from backup in the drains. Staff is taking photos and documenting the weather.

 - B. Windy Hill OSLAD– Nothing new to report. The equipment is being stored at the maintenance garage rather than Sara Park. Commissioner Ruvoli inquired if the

P.A.W.S. Organization every got back to Gina regarding the building at Sara Park. No they have not.

- C. Laraway Road Property – road expansion – Staff has not heard back from the County but Commissioner Ruvoli reported that the contractor has had JULIE out to mark utilities. Discussion was held.
 - D. Land Donation – Gina reached out to the District’s attorney but hasn’t received anything back in regards to Richard Stuenkel proposed land donation of family property on Steger and Pfeifer Road. Gina will follow up on this.
 - E. Five Oaks Park Property – Will County sent an email to Gina stating that the property taxes have been abated. She shared the information with Belinda Olszewski. No further communication has been received on the legal issue.
 - F. Future OSLAD Projects – IAPD released a notice stating that applications for OSLAD Grants are due July 1, 2024. Then typically between Aug. 1 and Nov. 1 notification of the grant awards are sent out. The grant would allow work to be done in 2025/26. Gina feels that FPD would not be in a financial position to start another park. Timbers Edge is the next park to be updated. Discussion was held.
- VI. Affiliate Agreements – Gina is working on them. Field rental fees are increasing.
- VII. Audit – The draft of the audit was in the commissioners’ packets. The only thing that stood out to Gina was the pension liability went up. The net position changed about \$110,000 that was spent from bond money. The District’s intent is to spend down the bond money when appropriate. The auditors intend to come to present in February.
- VIII. Referendum – There are two opportunities to hold a referendum in 2024. The first is the spring election, which is too late now, and the November 5th election. By August 19th the Board has to pass a resolution to pass a Referendum to take to the County. Aug. 29th is the date that the County needs to certify it. September 26th is when FPD would have to have information ready to get to the residents to be in time for mail-in voting. Next opportunity after that would be May 2025 when FPD commissioners are up for vote.
- i. Tax Rate Increase – this is the hardest thing to get passed by voters. It doesn’t have to be specifically designated to a project (s). Gina said she was not sure that it would have the support of the voters.
 - ii. Bond Project – The 2019 Bond is not ready to be refinanced yet. At that time, in 2019, the combined net capacity for a bond was \$20 million. It is now up to \$27 million. Gina has gotten this information from professionals. A bond consul told Gina that when Midlothian went to referendum they went for more than their capacity allowed, so that might be an option. The library is planning to go to referendum November 5th. Senator Hastings has suggested that a residents group be established to put a Referendum on the ballot – but it would be as a non-binding one. Commissioner McCarey said that the senator suggested that he could

get a group organized. He also said he will go to The Village Board members to get their buy-in to support FPD if a referendum is the way to go.

Commissioner Ruvoli said that the Board should decide on a priority and develop the story around it regarding the needs of the District and wants of the residents. He is against a referendum in 2024 due to time constraints. The question is a new building the need or a purchased existing building needing renovation. A piece of land would be needed for a new building. A feasibility study needs to be done first. A building that produces revenue was discussed. Discussion was held on all aspects. Williams Architects are going to be at the conference and Gina encouraged the Board members to discuss with them. The cost of putting on the referendum is about \$60,000. Commissioner Ponton asked if the plan would be to aim for the May 2025 election and work backwards to create a timeline of what would be needed over the next 14 months. Gina gave an overview of how the process went in 2015.

- a. One of the projects visited in the past was the building on the Laraway property. It was proposed at \$20 million, in 2026 dollars it would be \$37 million. Plus, it would require extra costs for utilities.
- b. The Founders renovation project proposed in 2019 was \$3.8 million and in 2026 dollars is \$5.5 million.

IX. Miscellaneous –

- Discussion of rescheduling the holiday party to February 23rd was held.
- Gina suggested that a Committee Meeting be held after the Regular Board Meeting on February 13.

X. ADJOURNMENT – President McCarey asked for a motion to adjourn the Committee Meeting at 8:00 p.m.

Commissioner McCarey made a motion to adjourn, and Commissioner Ruvoli seconded the motion. Hearing no objections all present voted Aye.

Respectfully submitted,

Mary T. Strand Board
Minutes Secretary