

Minutes Opened on September 21, 2017



OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
CLOSED SESSION
JANUARY 22, 2009

The Board convened executive session at 6:52 p.m., following the President's call to order.

Roll Call

Commissioners Mattingly, Krase, Slover, Holmstrom, Ebersole, registered their physical presence by stating their name.

Staff attending the meeting stated their name and position as follows: Rich Zielke, deputy director; Judy Rice, executive assistant; and Bill McAdam, executive director.

Approval of Minutes

The Board approved minutes of the December 18, 2008 regular closed session following a motion by Commissioner Ebersole. Commissioner Holmstrom seconded the motion.

Roll Call: Ayes: Commissioners Ebersole, Holmstrom, Krase, Slover, and Mattingly
 Nays: 0
 Abstain: 0

Purchase or Lease of Real Property

McAdam discussed pursuing a lease/purchase of Zero Boulder Hill Pass. The owner is interested in selling the property, and has another party interested in purchasing it. McAdam reminded the board that the park district has first right of refusal. The owner has indicated he is looking for \$2.2-2.4 million dollars. McAdam shared an appraisal that the owner had done recently. McAdam said he has asked district counsel to order an appraisal, for comparison, as quickly as possible.

McAdam, Zielke, and Woods met recently with financial consultant Eric Anderson. They discussed converting the lease payment to a mortgage payment, with which the park district would no longer have to pay the property tax. McAdam explained purchase options, which include structuring it as part of the bonding process, an ultimate revenue bond, or with debt certificates, which is the least risky option. Anderson is going to run the numbers, and will bring that information to the board at a future meeting. When the appraisal number is available, it will be shared with the board.

McAdam updated the board on the potential dog park lease. After meeting with the homeowners, it was clear to staff that an agreement could not be reached regarding a lease payment cost. Staff recommended that the park district pass on this venture at this time. The board concurred with staff's recommendation. Staff will continue to look at other parcels as they become available.

McAdam shared the conversation he had with Derke Price with regard to Susan Scott's nonpayment of rent. Action will be taken to evict her, but not until the weather warms up. Upon the board's recommendation, McAdam will ask Derke if the payment of the heating bills can be turned over to her.

Personnel

McAdam reported that Fox Valley Park District continues to receive bills asking for payment of Naomi Redmond's medical bills.

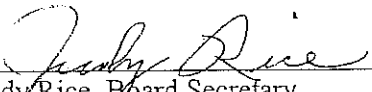
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Adjournment

The Board returned to open session at 7:24 p.m. following a motion by Commissioner Slover, seconded by Commissioner Holmstrom.

Approved:



Judy Rice, Board Secretary
February 26, 2009

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OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
CLOSED SESSION
February 26, 2009

The Board met in executive session on the above date at South Point, 810 Preston Dr., Oswego.

Convening the Meeting

President Mattingly called the meeting to order at 6:48 p.m.

The secretary called the roll. Commissioners Mattingly, Krase, Holmstrom, Ebersole, and Slover registered their physical presence by stating their name.

Staff attending the meeting stated their name and position as follows: Bill McAdam, executive director; Rich Zielke, deputy director; Peggy Krahn, incoming executive assistant; and Judy Rice, outgoing executive assistant.

Also attending the meeting was financial consultant, Eric Anderson.

Approval of Minutes

The Board approved minutes of the January 22, 2009 regular closed session following a motion by Commissioner Slover. Commissioner Holmstrom seconded the motion.

Roll Call: Ayes: Commissioners Ebersole, Holmstrom, Krase, Slover, and Mattingly
 Nays: 0
 Abstain: 0

The Purchase or Lease of Real Property

McAdam explained that he invited Eric Anderson to the meeting to provide possible financing options for the purchase of the facility at Zero Boulder Hill Pass, which the district currently leases.

McAdam noted the lease payment has increased to \$207,149 (Oct. 2008 through Sept. 2009). Anderson explained options to purchase, which include:

- Debt Certificates, which could be approved at the next board meeting
- Alternate revenue bonds, which would require a public hearing, publishing a public notice, and having a sufficient number of voters not signing a petition asking the district to place the question on the next electoral ballot.
- Limited Park bonds - estimating \$1,835,000 budgeted over the next 3 years at a rate of about 2.25 percent.

McAdam explained that the park district has first right of refusal written into the lease agreement, which means that if the property owner receives a bona fide offer, the park district would have 45 days to match the offer or withdraw and then would continue to lease under the new owner.

The board authorized staff to make an offer of \$1,687,500, which is 25% lower than the appraisal. Anderson left the meeting at this time.

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Commissioner Ebersole updated the board on a possible donation of property along the river. McAdam added that, if it were to come directly to the park district, it could possibly be used as a local match on an OSLAD grant.

Pending or Probable Litigation

McAdam shared a letter from district legal counsel on pending litigation by the Fox Valley Park district regarding retirement benefits for Naomi Redman. While Attorney Price believes OPD would win a lawsuit, he recommends trying to settle out of court because the dollars spent to litigate the amount of Fox Valley's claim, would not be of benefit to either park district.

The board agreed to accept Attorney Price's recommendation to pay 25% of the claim, with authorization to negotiate up to 50%. Any settlement would include a full release from any additional claims.

Attorney Price continues to work on trying to collect back rent from Susan Scott. He is looking at an April 1 eviction date. Commissioner Krase noted that she has an open-for-business sign on her flower shop.

Adjournment

The meeting adjourned at 8:00 p.m., following a motion by Commissioner Slover, seconded by Commissioner Holmstrom. Approval was unanimous.

Approval



Peggy Krahn, Board Secretary Pro Tem
March 26, 2009

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**OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
CLOSED SESSION
March 26, 2009**

The Board met in executive session on the above date at South Point, 810 Preston Dr., Oswego.

Convening the Meeting

President Mattingly called the meeting to order at 6:28 p.m.

The secretary called the roll. Commissioners Ebersole, Holmstrom, Krase, Slover and Mattingly registered their physical presence by stating their name.

Staff attending the meeting stated their name and position as follows: Bill McAdam, executive director; Rich Zielke, deputy director; Peggy Krahn, incoming executive assistant..

Also attending the meeting was park district legal counsel, Attorney Derke Price.

Approval of Minutes

The Board approved minutes of the special closed session, February 19, 2009 following a motion by Commissioner Ebersole. Commissioner Krase seconded the motion.

Roll Call: Ayes: Commissioners Ebersole, Holmstrom, Krase, Slover, and Mattingly
 Nays: 0
 Abstain: 0

The Board approved minutes of the regular closed session, February 26, 2009 following a motion by Commissioner Holmstrom. Commissioner Slover seconded the motion.

Roll Call: Ayes: Commissioners Ebersole, Holmstrom, Krase, Slover, and Mattingly
 Nays: 0
 Abstain: 0

The Board approved the recommendation to destroy tapes of Executive Sessions from 4/26/07 through 8/23/07. Following a motion by Commissioner Slover. Commissioner Ebersole seconded the motion.

Roll Call: Ayes: Commissioners Ebersole, Holmstrom, Krase, Slover, and Mattingly
 Nays: 0
 Abstain: 0

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The Purchase or Lease of Real Property

The appraisals for the building at Zero Boulder Hill Pass were within \$50K of each other. The offer presented to the owner last month of \$1,687,500, was rejected. The owner wants the appraisal price for the property, which is \$2.3 M.

The consensus of the board was that purchasing the building was the best option for the park district. The board gave Attorney Price the authorization to pursue the negotiation for purchase of the building. Attorney Price suggested using a "Friendly Condemnation Letter" first, which would save the owner Capital Gain tax dollars. If the owner doesn't accept that option, the board authorized legal council to negotiate up to \$2.3 M.

Pending or Probable Litigation


At the February board meeting McAdam shared a letter from district legal counsel on pending litigation by the Fox Valley Park District regarding retirement benefits for Naomi Redman. Attorney Price recommended trying to settle out of court. The board agreed to accept Attorney Price's recommendation to pay 25% of the claim, with authorization to negotiate up to 50%. Any settlement would include a full release from any additional claims. At this time Fox Valley Park District has not responded at all to the offer.

Attorney Price continues to work on trying to collect back rent from Susan Scott. She was issued an Order of Non-Renewal, but did not appear in court so the order had to be filed again. The judge wants her to make an effort to appear in court before she is evicted.

Adjournment

The meeting adjourned at 7:04 p.m., following a motion by Commissioner Ebersole, seconded by Commissioner Slover. Approval was unanimous.

Approval


Peggy Krahn, Secretary Pro Tem
April 23, 2009

Minutes Opened on September 21, 2017



OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
CLOSED SESSION
April 23, 2009

The Board met in executive session on the above date at South Point, 810 Preston Dr., Oswego.

Convening the Meeting

President Mattingly called the meeting to order at 6:10 p.m.

The secretary called the roll. Commissioners Mattingly, Holmstrom, Krase, Ebersole, and Slover registered their physical presence by stating their name.

Staff attending the meeting stated their name and position as follows: Bill McAdam, Executive Director; Nancy Woods, Director of Finance; Rich Zielke, Deputy Director; and Judy Rice, Executive Assistant.

Also attending the meeting was financial consultant, Eric Anderson, BMO Capital Markets.

The Purchase or Lease of Real Property

Anderson discussed financing options available for the purchase of Zero Boulder Hill Pass. He explained the pros and cons of Build America bonds versus debt certificates.

Peggy Krahn joined the meeting at 6:30 p.m.

Build America Bonds are provided by the government, at a rate of 35% on interest-subsidized taxable municipal bonds, and are available only in 2009 or 2010.

The Board returned to open session at 7:08 p.m., following a motion by Commissioner Slover, seconded by Commissioner Ebersole.

The Board reconvened executive session at 7:30 p.m., following a motion by Commissioner Slover, seconded by Commissioner Holmstrom.

McAdam reported on a meeting that he and attorney Price had recently with a riverfront neighbor who had contacted the district about possibly selling her property to the park district. They expressed that the district, due to a lack of funds, could not consider a purchase, at this time, unless the district receives a pending OSLAD grant. McAdam said he would not consider ordering an appraisal until the district could see its way to move forward. He said the district would maintain an interest in the property.

Approval of Minutes

The Board approved minutes of the March 26, 2009 regular closed session following a motion by Commissioner Ebersole. Commissioner Holmstrom seconded the motion.

Roll Call: Ayes: Commissioners, Holmstrom, Krase, Ebersole, Slover, and Mattingly
 Nays: 0
 Abstain: 0

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Pending or Probable Litigation

McAdam reported that the DiFori case had been settled by the district's insurance company. He reviewed the history of the case, and reported that the park district's insurance carrier's share of the settlement was \$5,000.


Personnel

McAdam presented his recommendation to grant a grace period to staff through December 31, for unused vacation hours that would not carry over to the new fiscal year. This benefit would have no cash value.

Adjournment

The meeting returned to open session at 7:49 p.m., following a motion by Commissioner Ebersole, seconded by Commissioner Slover.

Approval



Peggy Krahn, Board Secretary
June 25, 2009

Minutes Opened on September 21, 2017



**OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
CLOSED SESSION
June 25, 2009**

The Board met in executive session on the above date at South Point, 810 Preston Dr., Oswego.

Convening the Meeting

Vice President Krase called the meeting to order at 6:33 p.m.

The secretary called the roll. Commissioners Holmstrom, Krase, Ebersole, and Slover registered their physical presence by stating their name. President Mattingly was absent.

Staff attending the meeting stated their name and position as follows: Bill McAdam, Executive Director, Rich Zielke, Deputy Director; and Peggy Krahn, Executive Assistant.

Also attending the meeting was legal counsel, Derke Price.

Approval of Minutes

The Board approved minutes of the April 23, 2009 regular closed session following a motion by Commissioner Ebersole. Commissioner Holmstrom seconded the motion.

Roll Call: Ayes: Commissioners, Holmstrom, Krase, Ebersole, and Slover
 Nays: 0
 Abstain: 0

The Purchase or Lease of Real Property

Hess Property – Price reported the appraisal of the property was \$270,000. Commissioner Ebersole thought that price to be extremely high. Price explained the key to the price is the amount of land involved and the fact that it is river front property. Commissioners Ebersole and Holmstrom said they didn't want to be held captive by sellers that know the park district is interested in the property. Price is hoping for a number from the seller by next month's board meeting and maybe an appraisal obtained by the seller.

Grant Casleton enters the meeting at 6:54 p.m to discuss the Oswego Library property. The board agrees with staff's recommendation to give the property to the library with the qualification that it is kept open for public use. Commissioner Slover stated he would like to make sure that the necessary improvements are made to the roof of the library building in order to prevent the erosion problem. The Board suggested requesting a platted survey of our property.

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MINUTES OF CLOSED MEETING – June 25, 2009

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Pending or Probable Litigation

FVPD Naomi Redman – Price reported he had made an offer to settle for \$3,200 and it was refused. They want the entire amount of \$5,050. Commissioners Ebersole, Holmstrom, Krase, and Slover all agreed to pay the \$5,050 to gain closure and “political peace” of this issue. The board did request a clause in the agreement stipulating that there will be no more money paid for this case.

Susan Scott – Price states that Ms. Scott never responds to visits to the house. Price recommended having the utilities turned off and hopes that will prove successful. He returns to court again on July 8th.

Attorney Price left the meeting at 6:45 p.m.

Personnel

McAdam reported that Linda Wilson had requested a FMLA for a period of 6 weeks with no pay and he recommends the leave be granted. The board concurred.

Adjournment

The meeting returned to open session at 7:12 p.m., following a motion by Commissioner Slover, seconded by Commissioner Ebersole.

Approval



Peggy Krahn, Board Secretary
August 27, 2009

Minutes Opened on September 21, 2017



**OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
CLOSED SESSION
November 19, 2009**

The Board met in executive session on the above date at South Point, 810 Preston Dr., Oswego.

Convening the Meeting

President Mattingly called the meeting to order at 6:18 p.m.

The secretary called the roll. Commissioners Ebersole, Holmstrom, Mattingly and Slover registered their physical presence by stating their name. Commissioner Krase was absent.

Staff attending the meeting stated their name and position as follows: Bill McAdam, Executive Director, Rich Zielke, Deputy Director; and Peggy Krahn, Executive Assistant.

Approval of Minutes

The Board approved minutes of the October 22, 2009 regular closed session following a motion by Commissioner Holmstrom. Commissioner Slover seconded the motion.

Roll Call: Ayes: Commissioners, Ebersole, Holmstrom, Mattingly, and Slover
 Nays: 0
 Abstain: 0

The Board approved minutes of the October 28, 2009 special closed session following a motion by Commissioner Slover. Commissioner Ebersole seconded the motion.

Roll Call: Ayes: Commissioners, Ebersole, Holmstrom, Mattingly, and Slover
 Nays: 0
 Abstain: 0

The Purchase or Lease of Real Property

McAdam reported the owners of the 139 N. Adams St. property would accept the offer of \$188,000 with a \$5,000 down payment. The \$5,000 will be applied to the purchase price. The board concurred to continue with the transaction.

McAdam reported he received a call from Janice Penn, another Adams Street resident interested in selling her home to the park district. He told her he would keep communications open regarding the purchase of her property. The board agreed that was the correct solution for the present time.

Personnel

McAdam shared the list of employees that would receive \$50 gift cards for Thanksgiving as budgeted.

Adjournment

The meeting adjourned at 8:03 p.m., following a motion by Commissioner Slover, seconded by Commissioner Ebersole.

Approval

A handwritten signature in cursive script, appearing to read "Peggy Krahn", written over a horizontal line.

Peggy Krahn, Board Secretary
March 25, 2010