



OFFICIAL MINUTES
 BOARD OF PARK COMMISSIONERS
 EXECUTIVE SESSION
 JANUARY 20, 2011

The Park District Board of Commissioners 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 6:40 p.m.

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

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

Approval of Minutes

The board approved minutes of the special executive session held on December 9, 2010 and the regular executive session held on December 16, 2010 following a motion by Commissioner Ebersole. Commissioner Satlak seconded the motion.

Roll Call:	Ayes:	Commissioners Ebersole, Krase, Mattingly and Satlak
	Nays:	0
	Abstain:	0
	Absent:	Commissioner Slover

The Purchase or Lease of Real Property

Commissioner Krase reported that she and Executive Director, Bill McAdam met with Mrs. Penn once more regarding the sale of her home at 113 N. Adams St. and Mrs. Penn did not accept the park district's offer of \$220,000. Mrs. Penn did not want to accept an offer below that \$250,000 at that time.

Mrs. Penn call McAdam on January 20, 2011 and said she would accept \$239,300, which is the assessed value of the home.

Commissioner Krase talked about purchasing the property; rent it out for 3 years to the proper tenant.

The Board concluded that Commissioner Krase would tell Mrs. Penn that at this time the Board will be looking into alternative funding options.

Commissioner Krase will bring any results from speaking further to Mrs. Penn to the February 24, 2011 board meeting.

McAdam informed the Board he had received a call from a land owner questioning if the district would be interested in buying two empty lots on the corner of Orchard and Windcrest streets.

Staff does not recommend it; they would serve no purpose for OPD.

Zielke reported that an employee, Tina Kruse, had been involved in an incident at a Kids Connection site where a parent with a Restraining Order against him came to pick up a child and was refused by Kruse and she had to phone the police. The parent became irate with the police and was arrested. Ms. Kruse has now been call to testify in the court case. Zielke recommend sending a lawyer from Ancel, Glink to accompany her to court. The board agreed.

Adjournment

The meeting adjourned at 7:10 p.m., following a motion by Commissioner Ebersole, seconded by Commissioner Satlak.

Approval

Peggy Krahn, Board Secretary
February 24, 2011



OFFICIAL MINUTES
BOARD OF PARK COMMISSIONERS
EXECUTIVE SESSION
FEBRUARY 24, 2011

The Park District Board of Commissioners 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 6:43 p.m.

The secretary called the roll. Commissioners Ebersole, Krase, Mattingly, Satlak 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 and Peggy Krahn, Board Secretary.

Approval of Minutes

The Board approved minutes of the executive session held on January 20, 2011 following a motion by Commissioner Krase. Commissioner Ebersole seconded the motion.

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

Review of Executive Session Minutes

The Board reviewed past Executive Session Minutes to determine which of those would become open for public review.

The Purchase or Lease of Real Property

Commissioner Krase reported that Mrs. Penn states that \$239,300 is her final asking price. Krase informed her that a full board would be needed to discuss that price and make that decision.

Commissioner Satlak felt the right thing to do is to wait and not offer the asking price.

The Board struggled with the price even though it is a strategic piece of riverfront property and the District will want to purchase it someday.

Commissioner Krase will respond to Mrs. Penn and tell her the Board is not ready to pay the \$239,300.

The Board will look for alternative funding from the Conservation Foundation.

Discussion of Board Self Review

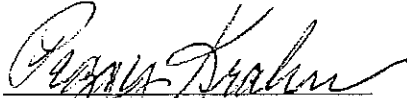
Commissioner Ebersole explained an idea she found interesting from the IPRA/IAPD Conference. The idea is to do an annual self evaluation process and to create a Board Norm Policy of how the Board would be expected to interact and treat one another at board meetings. Commissioner Ebersole thought it would create positive relationships. The Board agreed to review the forms and discuss at a later date.

Adjournment

The meeting adjourned at 7:30 p.m. to reconvene in open session, following a motion by Commissioner Ebersole, seconded by Commissioner Satlak.

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

Approval


Peggy Krahn, Board Secretary
March 24, 2011

Minutes Opened on September 21, 2017



**BOARD OF PARK COMMISSIONERS
EXECUTIVE SESSION
APRIL 28, 2011**

The Oswegoland Park District Board of Park Commissioners met in executive session on the above date at South Point, 810 Preston Drive, Oswego, Illinois.

Convening the Meeting

President Mattingly called the meeting to order at 6:43 p.m.

The Secretary called the roll. Commissioners Ebersole, Krase, Mattingly, Satlak, and Slover were 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, Cindy Benson, Executive Assistant, Peggy Krahn, Board Secretary, Derke Price, Attorney.

Approval of Minutes

No executive session was held on March 24, 2011.

The Purchase or Lease of Real Property

Commissioner Krase asked board members if they were still interested in purchasing Mrs. Penn's property at 113 N. Adams Street, Oswego.

Commissioner Slover shared he believed we should purchase this property for the good of the community.

Commissioners Satlak, Ebersole, and Mattingly agreed with Slover that we should purchase this property, but at the right price. Satlak suggested a plan be developed to make it clear to the community what the Park District plans to do with riverfront property. He suggested community orchard, rain gardens, and forest idea while relating to the environmental value.

Commissioner Slover commented the Board should ask themselves what this property will bring to the community that we don't offer now. He also commented that now is not a bad time to look at buying.

The Conservation Foundation might be willing to donate \$20,000 towards the purchase of this property. McAdam will try to get a confirmation of that by the next board meeting.

The Board discussed the option of purchasing this property if Mrs. Penn would agree to a selling price of \$230,000 and the Conservation Foundation committed to donating \$20,000. Commissioner Krase will respond to Mrs. Penn and see if she would consider a selling price of \$230,000.

The Purchase Agreement for 127 N. Adams Street, Oswego, has been satisfied.

The Board discussed the purchase of another piece of property, across the river, between the river and Rt. 34, on Orchard Rd. The owner originally contacted the Conservation Foundation who thought we might be interested in this piece of property.

Commissioner Ebersole indicated she did not see any room for expansion by purchasing this property. Commissioner Mattingly commented he did not see use for this property at this time.

Commissioners Slover and Krase suggested it might be a good spot for a dog park.
The Board directed Executive Director to ask the purchase price before discussing this property further.

Adjournment

The meeting adjourned at 7:52 pm following a motion made by Commissioner Ebersole and seconded by Commissioner Slover.

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

Approval

Peggy Krahn, Board Secretary
May 26, 2011

Minutes Opened on September 21, 2017



**BOARD OF PARK COMMISSIONERS
EXECUTIVE SESSION
MAY 26, 2011**

The Oswegoland Park District Board of Park Commissioners met in executive session on the above date at South Point, 810 Preston Drive, Oswego, Illinois.

Convening the Meeting

President Mattingly called the meeting to order at 8:02 p.m.

The Secretary called the roll. Commissioners Ebersole, Krase, Mattingly, Wass, and White 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, Cindy Benson, Executive Assistant, Derke Price, Attorney.

Approval of Minutes

The Board approved minutes of the executive session held on April 28, 2011, following a motion by Commissioner Ebersole. The motion was seconded by Commissioner Krase.

Roll Call:	Ayes	Commissioners Ebersole, Krase, and Mattingly
	Nays	0
	Abstain	Commissioners Wass and White
	Absent	0

The Purchase or Lease of Real Property

Commissioner Wass stated he would like the Park District to back off on buying anymore property. Wass would like the district to look into trading purchased property on North Adams Street for property downstream, across the river, as well as property without homes located on them.

Commissioner Ebersole noted the board should continue to expand river front property based on the community survey that was done, as well as it being a key element in protecting the water quality. Ebersole does not agree any purchased property should be traded. Ebersole also commented the property the District has purchased was property the homeowners approached the District about buying.

Commissioner Krase confirmed that Mrs. Penn approached the District about purchasing her property, and reiterated the District has never approached anyone about buying their property.

Commissioner Mattingly announced Terry Michaels asked him about the District's interest in purchasing Alexander Lumber's property. At this time, Mattingly noted we are just at a listening point and do not know the price.

Commissioner Ebersole and White suggested Mattingly look into more information regarding the Alexander Lumber property. Ebersole suggested this piece of property could allow the District to expand Hudson Park. White suggested this property might be good to use for a Farmer's Market.

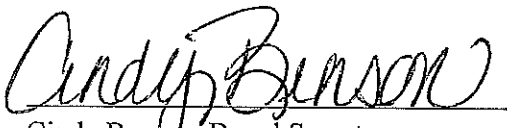
Commissioner Krase commented she is not convinced the District's purchase of Alexander Lumber would be the best use for the property.

Adjournment

The meeting adjourned at 8:29 pm following a motion made by Commissioner White and seconded by Commissioner Wass.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, Wass, and White
	Nays	0
	Abstain	0
	Absent	0

Approval



Cindy Benson, Board Secretary

July 28, 2011

Minutes Opened on September 21, 2017



**BOARD OF PARK COMMISSIONERS
EXECUTIVE SESSION
JULY 28, 2011**

The Oswegoland Park District Board of Park Commissioners met in executive session on the above date at South Point, 810 Preston Drive, Oswego, Illinois.

Convening the Meeting

President Mattingly called the meeting to order at 7:19 p.m.

The Secretary called the roll. Commissioners Ebersole, Krase, Mattingly, Wass, and White 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, Cindy Benson, Executive Assistant, Derke Price, Attorney.

Approval of Minutes

The Board approved minutes of the executive session held on May 26, 2011, following a motion by Commissioner Krase. The motion was seconded by Commissioner Ebersole.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, Wass, and White
	Nays	0
	Abstain	0
	Absent	0

The Purchase or Lease of Real Property

McAdam distributed copies of a parcel of property Mike Wheeler contacted him on regarding the District's interest in purchasing. This property is located across from Prairie Point and is 5.7 acres. The property has been appraised at \$1.5 million, but Mike proposed selling this property to the District for \$1.4 million. After discussion from the Commissioners, the Commissioners agreed not to pursue purchasing this property as they do not see the need for it or the purpose it would serve to the District.

Commissioner Mattingly stated he has asked Commissioner White to attend a meeting with him and Village staff regarding the Alexander Lumber property. A meeting date has not yet been set. Mattingly and White will report back to the other Commissioners following this meeting.

McAdam suggested Commissioners visit other park districts, possibly St. Charles and Geneva, to tour districts that have riverfront property to see how they utilize the space.

Commissioner Wass inquired about having specific discussion items included on the Executive Session Agenda. Attorney, Derke Price, reminded Commissioners Executive Session Agendas and Minutes are confidential and for the Commissioners to view only. After discussion, Mattingly stated the Executive Session Agenda and Minutes will be included in the Board Binders.

McAdam informed Commissioners he has tried contacting the Conservation Foundation twice in regards to the property off Orchard Road. McAdam is still waiting to learn the specifics regarding this property (acreage, price, etc.).

Adjournment

The meeting adjourned at 7:30 pm following a motion made by Commissioner White and seconded by Commissioner Ebersole.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, Wass, and White
	Nays	0
	Abstain	0
	Absent	0

Approval

Cindy Benson, Board Secretary
August 25, 2011

Minutes Opened on September 21, 2017



**BOARD OF PARK COMMISSIONERS
EXECUTIVE SESSION
SEPTEMBER 22, 2011**

The Oswegoland Park District Board of Park Commissioners met in executive session on the above date at South Point, 810 Preston Drive, Oswego, Illinois.

Convening the Meeting

President Mattingly called the meeting to order at 6:34 p.m.

The Secretary called the roll. Commissioners Ebersole, Mattingly, Wass, and White 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, Cindy Benson, Executive Assistant, Derke Price, Attorney.

Approval of Minutes

The Board approved minutes of the executive session held on July 28, 2011, following a motion by Commissioner Wass. The motion was seconded by Commissioner Ebersole.

Roll Call:	Ayes	Commissioners Ebersole, Mattingly, Wass, and White
	Nays	0
	Abstain	0
	Absent	Commissioner Krase

Land Acquisitions

Alexander Lumber

Mattingly, White, and McAdam met with the Village to talk about possibilities for the Alexander Lumber property. A meeting was then had with Mr. Alexander. Mr. Alexander did not specify a price for the purchase of this property, but did indicate he would not be interested in doing a land swap.

Commissioners present agreed with Mattingly's suggestion to next schedule a joint Closed Session meeting with the Park District Board and the Village Board to discuss possible financing and thoughts on the use of this property. Wass requested the Park District Board come to this meeting with some clear objectives. McAdam shared his thought that the objectives should focus on year-round draws that could be integrated with the downtown businesses. Wass also requested a copy of the plat map to have a better understanding of the property, as it is believed that 60% is a flood plain.

Wass suggested having the property appraised. Attorney Price responded that a commercial appraisal is usually around \$2,000. After discussion, it was decided to hold the joint meeting before pursuing an appraisal.

567 Northgate Circle

The Village inquired if the District would be interested in the donation of this property, which Flagstar Mortgage offered to them as a free donation. One half of duplex was situated on this property in Lakeview Estates. Commissioners present agreed to thank the Village for the offer, but would not be interested as they do not see any public use for it. In addition, it is the practice of the District not to accept any property under 5 acres unless it joins current District property.

Legal Council's Recommendation to Release Certain Closed Session Meeting Minutes

Attorney Price recommended the Commissioner approve to release all closed session meeting minutes up to January 17, 2006. Although names are mentioned in some of these minutes, there is nothing that would be considered embarrassing to those individuals. McAdam agreed that after reviewing these said minutes, we believed all could be released.

Price commented at this time he did not believe the Commissioners should release any additional minutes, beginning with January 17, 2006 to present, as information provided in these minutes provides insight as to how the District does business regarding land acquisition.

The Board determined reasons to preserve minutes, up to January 17, 2006, no longer exist and minutes beginning with January 17, 2006 to present, will not be released as reason for preservation of privacy still exists. The Board approved to release all minutes up to January 17, 2006, following a motion by Commissioner Ebersole. The motion was seconded by Commissioner White.

Roll Call:	Ayes	Commissioners Ebersole, Mattingly, Wass, and White
	Nays	0
	Abstain	0
	Absent	Commissioner Krase

Adjournment

The meeting adjourned at 6:59 pm following a motion made by Commissioner Wass and seconded by Commissioner Ebersole.

Roll Call:	Ayes	Commissioners Ebersole, Mattingly, Wass, and White
	Nays	0
	Abstain	0
	Absent	Commissioner Krase

Approval


Cindy Benson, Board Secretary
October 27, 2011



**JOINT SPECIAL MEETING OF THE
OSWEGOLAND BOARD OF PARK COMMISSIONERS
AND THE OSWEGO VILLAGE PRESIDENT AND
BOARD OF TRUSTEES
EXECUTIVE SESSION
OCTOBER 26, 2011**

Minutes Opened on September 21, 2017

The Oswegoland Park District Board of Park Commissioners met in Executive Session with the Oswego Village President and Board of Trustees on the above date at the Oswego Village Hall, 100 Parkers Mill, Oswego, Illinois.

Convening the Meeting

President Mattingly called the meeting to order at 6:37 p.m.

The Secretary called the roll. Commissioners Ebersole, Krase, Mattingly, Wass, and White 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; Cindy Benson, Executive Assistant; Derke Price, Attorney.

Land Acquisitions

Alexander Lumber Property

Village President, Brian LeClercq, shared that he personally knows Walter Alexander and has met with him to get an update on his plans for the Alexander Lumber Property. Alexander stated that he has listed the property with a realtor, but has no serious buyers. Alexander said he would be interested in working with a government agency.

LeClercq also shared a meeting was had with Alexander that was attended by himself, McAdam, Mattingly, and Baird. Mattingly added that Alexander did not necessarily have a price, but would rather someone offer him a price. LeClercq said Alexander would consider doing a partial donation of some of the property.

McAdam added that both the Oswegoland Park District and the Village of Oswego boards put together a plan of what could be done with this property.

Commissioner Wass asked to have an issue addressed before moving on with the Alexander Lumber Property discussion. Wass believed that his integrity was challenged by one of the Village Trustees, Gail Johnson, and possibly some illegality occurred.

Commissioner Krase stated that this item was not included on this meeting's agenda, and therefore, is not appropriate to discuss. Attorney Price agreed that this matter is not appropriate to discuss at this time, and it must be discussed in an Open Session.

McAdam continued with a Power Point presentation showing the concept plan that was designed for the Alexander Lumber property, noting that cost was not figured into this plan. McAdam's presentation showed the existing property as it is today, and then the concept plan of what could fit into this space that included: outdoor dining, restaurant, amphitheater and band shell, fountain, public restrooms, parking, ice skating and spray pad, new parking lot, community Christmas tree, and a naturalized detention basin. McAdam also explained that this plan looked to include year-round uses. An example is the ice rink that would then become a splash pad and/or used for dry space (Country Market, etc.)

A quick sketch of the banquet hall/restaurant was included that showed a view of Hudson Crossing Park and outdoor seating. Commissioner White commented that it would be great to have the hall overlooking the Fox River.

LeClercq added that he likes the idea of stadium seating and that this plan would attract people to the downtown.

Village Trustee, Scott Volpe, added that he thinks this plan is a great idea. The Village keeps hearing from its residents that they are looking for big, public open space and they want draws to the downtown area. This plan would serve the residents well for the next hundred years. Volpe likes the idea of making this space usable year-round and commended McAdam for a fantastic job on this plan. McAdam thanked the District's Planning & Development department for their assistance with this plan.

Village Trustee, Gail Johnson, asked the Village to look at fiscal responsibility. Johnson addressed the concern of taking this property off the tax roll and asked if other thought there was a way to mix commercial and retail together. Johnson's concern regarding the financial impact is that this piece represents 15% of the Village's downtown that could be used commercially. Johnson also noted however, that everything the Park District has done has been done wonderfully.

It was suggested that the restaurant be a "for business," not owned/operated by the Park District so it could stay on the tax rolls.

LeClercq shared that 65% of this property is in a flood plain. LeClercq also added that there are four homes that are excluded from this property that could be used for possible fine dining. LeClercq commented that McAdam's presentation was a well thought out plan that would allow the Village to ask other businesses to invest in the downtown and improve current businesses.

Regarding this project, the Village defined "we" as the Park District, with the Village lending their support (i.e. signals, shutting off a road, maybe paying some cost towards the stage, possibly paying some cost towards infrastructure improvements, etc.).

McAdam suggested having a private entity run the restaurant. When asked by LeClercq the kind of infrastructure improvements that would need to be made, McAdam replied with the concept of a banquet hall that would accommodate 250-300.

Volpe shared that the Village and the District need to find a way to make this happen as enough people want this based on feedback from strategic planning meetings.

Johnson suggested the next step be a feasibility study, with the cost being shared by the Village and the District.

Price confirmed that Homeland Security will not allow the flood plain to be back filled in response to Volpe's inquiry.

LeClercq said in his opinion, he would come up with a price to offer Alexander. He would figure the price on 35% of the property, as 65% is flood plain, and would ask Alexander to donate this 65%. Leclercq suggested \$14.85/square foot.

Krase inquired about what the Village would be willing to fund.

LeClercq responded that the Village would not assist with the land purchase. The Village would vacate Jackson Street, make road improvements, and help with water/sewer.

Price suggested getting an appraisal. The District and Village would share the cost of the appraisal. Derke also suggested making an offer to Alexander first, and if he says no, then doing an appraisal.

Those present agreed that McAdam, Mattingly, LeClercq, and Baird should meet again with Alexander. LeClercq suggests the District offer Alexander \$350,000 for this property. Mattingly responded that the District's Board would meet in Executive Session on October 27 to discuss this further.

The Village confirmed they would be okay with the property being vacant as long as the current building was torn down.

Adjourn

The meeting was adjourned at 7:43 p.m. following a motion made by Commissioner Krase and seconded by Commissioner Ebersole.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, Wass and White
	Nays	0
	Abstain	0
	Absent	0

Approval



Cindy Benson, Board Secretary

November 17, 2011

Minutes Opened on September 21, 2017



**BOARD OF PARK COMMISSIONERS
EXECUTIVE SESSION
OCTOBER 27, 2011**

The Oswegoland Park District Board of Park Commissioners met in executive session on the above date at South Point, 810 Preston Drive, Oswego, Illinois.

Convening the Meeting

President Mattingly called the meeting to order at 7:12 p.m.

The Secretary called the roll. Commissioners Ebersole, Krase, Mattingly, and White registered their physical presence by stating their name. Commissioner Wass was absent.

Staff attending the meeting stated their name and position as follows: Bill McAdam, Executive Director, Rich Zielke, Deputy Director, Cindy Benson, Executive Assistant, Derke Price, Attorney.

Approval of Minutes

The Board approved minutes of the executive session held on September 22, 2011, following a motion by Commissioner Ebersole. The motion was seconded by Commissioner White.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, and White
	Nays	0
	Abstain	0
	Absent	Commissioner Wass

Land Acquisitions

Alexander Lumber

Mattingly asked McAdam where the District might get the money to purchase this property if the Board decides to do so. McAdam thought there could be around \$100,000 in land cash to use towards the purchase. The Board agrees this purchase is a great, positive idea.

Krase shared her disappointment that the Village did not show any interest in assisting the District with the purchase and/or development of this property. She would like to see more participation on the Village's end. Ebersole and Mattingly agreed. Commissioners all agreed they do not want a partnership with the Village on the ownership of this property.

Price suggested entering into an intergovernmental agreement with the Village in which the District purchases all the property except that which the proposed restaurant would be, and that the Village purchase this piece and take full ownership of the restaurant. Krase noted this idea would eliminate the District's cost of having to build a banquet hall.

McAdam informed the Board that the District would be able to do a park amenity cost estimate in-house. McAdam also added that the OSLAD grant cycles in July.

White asked what kind of revenue return the District would get on this investment. Those present agreed probably not much, as this would be offered more as a service to our community. However, some revenue could possibly be drawn from the proposed band shell.

Price suggested turning the layout of the proposed band shell to take advantage of extra seating, if needed, by utilizing the ice rink area. Price also added that this proposed investment would be an advantage to the community, as it would draw more people downtown; the Village would also benefit from the tax dollars due to additional funding.

The Board agreed that Mattingly and McAdam should move forward on talking to the Village President, and Dwight Baird. Price suggested they ask the Village to discuss the idea of a TIFF.

Discussion continued on the banquet facility. Krase said she is not willing to just give the banquet facility away to the Village as it would be a revenue generating source. However, Krase does not want two banquet facilities – one downtown and one at Fox Bend Golf Course, so the Board would need to decide which location they prefer. Mattingly suggested that if the Board moved forward with building a banquet facility at Fox Bend, then a clause should be included that the Village could not sell the proposed restaurant with group seating.

The Board agreed to make an offer on this property of \$350,000. McAdam will put together estimated costs to tear down the current building, as well as work on a business plan for a banquet facility. Ebersole suggested the business plan include a design that is multi-use. McAdam suggested seeing if the in-house design employee at the Village would be willing to help.

1394 Route 31, Oswego

McAdam suggested this piece of property might be a good location for a possible bike path as it backs up to our bridge. Krase agreed this is a good connection piece for the District, adding that it does include a steep hill so the bike path would have to snake through this property.

McAdam added, although there is no guarantee, this property would qualify for grant money. Krase commented that she is concerned about safety for crossing Rt. 31. If IDOT puts a stop light in, the bike path could line up with the light.

Mattingly commented that he agrees this would be a nice piece of property to have, but is unsure where it stands priority-wise as currently the Board is looking at Winrock Pool, the Alexander Lumber property, and a Fox Bend Clubhouse. McAdam noted that from a staff standpoint, Winrock Pool would be their priority.

Krase added that when the stop light might be installed at Rt. 31 is unknown, and therefore, it would be best to wait on this piece of property. Mattingly, Ebersole, and White agreed.

Adjournment

The meeting adjourned at 8:04 p.m. following a motion made by Commissioner Ebersole and seconded by Commissioner White.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, and White
	Nays	0
	Abstain	0
	Absent	Commissioner Wass

Approval



Cindy Benson, Board Secretary
November 17, 2011

Minutes Opened on September 21, 2017



**BOARD OF PARK COMMISSIONERS
EXECUTIVE SESSION
NOVEMBER 17, 2011**

The Oswegoland Park District Board of Park Commissioners met in executive session on the above date at South Point, 810 Preston Drive, Oswego, Illinois.

Convening the Meeting

President Mattingly called the meeting to order at 6:58p.m.

The Secretary called the roll. Commissioners Ebersole, Krase, Mattingly, Wass, and White 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, Cindy Benson, and Executive Assistant.

Parker Johnson, Attorney, was also in attendance.

Approval of Minutes

The Board approved minutes of the Special Executive Session held on October 26, 2011, following a motion by Commissioner Krase. The motion was seconded by Commissioner White.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, Wass, and White
	Nays	0
	Abstain	0
	Absent	0

The Board approved minutes of the Executive Session held on October 27, 2011, following a motion by Commissioner Krase. The motion was seconded by Commissioner White.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, and White
	Nays	0
	Abstain	Commissioner Wass
	Absent	0

Land Acquisitions

Alexander Lumber

Mattingly shared that he, McAdam, Village President LeClerq, and Dwight Baird met to discuss the idea of a possible TIFF. The Village was not opposed to the idea of a TIFF, as it might actually help the taxpayers and increase the possibility of getting grants. However, if the Village and District were to go this route, it is important the both are very clear to the community about the benefits of a TIFF and the difference between a TIFF occurring in the public sector verse private sector.

Mattingly noted that LeClerq said the majority of his Board is not in favor of the restaurant / banquet hall that was included on the conceptual plan. The majority of the Village Board thought this property should all be used for park space, and the District should look at building a restaurant / banquet hall at Fox Bend Golf Course.

Mattingly also stated that LeClerq said based on the appraisal numbers of the Village property located across from the Alexander Lumber property, that the Alexander Lumber property would probably be around the \$600,000 price range. LeClerq suggested the District make an initial offer of \$400,000. LeClerq also added that his suggested price range figures in \$14.85 / square foot and \$10.00 / square foot for the property located within the flood plain, which accounts for 65% of this property. Wass asked McAdam to confirm the total square footage of this property and email this information to all Commissioners.

Discussion was had about whether or not an appraisal of this property should be completed first, before making a "low ball" offer to determine the actual value of this property. At the Joint Executive Meeting with the Village Board, the Village did indicate they would be willing to pay half the cost of an appraisal.

Commissioners agreed that the next step would be for Bill to look at tax evaluations and obtain updated costs per square foot, by researching recent land sales in the area. After receiving this information, the Board will then determine if \$400,000 is an accurate "low ball" figure to make an initial offer to Walter Alexander for this property.

Ebersole questioned McAdam as to whether or not funds are available to purchase this property. McAdam responded that his recommendation would first be to see if Alexander would agree to go through with the grant process or another option is to reprioritize the District's project list to include this purchase in the capital development fund. McAdam did add that the District does not however have the money for the development costs for this property right now and the development would have to be done over time.

Krase added that she would still like to see the Village work more with the District on this property. Krase suggested asking the Village to pay the cost to remove the building.

Dog Park

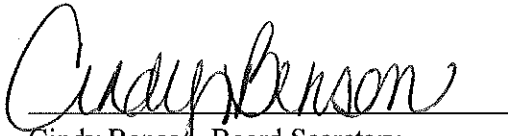
McAdam showed the proposed plan for a Dog Park at Top Notch Kennels located at 2175 Collins Road in Oswego. This conceptual plan includes a 20 year lease to the Oswegoland Park District equaling a total of \$1,197,538.91. Commissioners agreed they are not interested in pursuing this conceptual plan as it does not provide any financial investment to the District after the 20 year lease ends.

Mattingly directed staff to continue looking for possible space for a Dog Park. McAdam shared that he is going to have Grant Casleton look into property at Farmington Lakes, which District already owns, for a possible location.

Adjournment

The meeting adjourned at 7:20 p.m. following a motion made by Commissioner Wass and seconded by Commissioner White.

Roll Call:	Ayes	Commissioners Ebersole, Krase, Mattingly, Wass, and White
	Nays	0
	Abstain	0
	Absent	0

ApprovalA handwritten signature in cursive script that reads "Cindy Benson". The signature is written over a horizontal line.

Cindy Benson, Board Secretary

December 28, 2011