

**BOLINGBROOK PARK DISTRICT**  
**Special Board Meeting Minutes**  
**April 6, 2018**

Vice President Vastalo called the meeting to order at 10:00am. Commissioner Allen made a motion for Vastalo to be Pro Tem in the absence of President Hix. Commissioner Traczek seconded. Roll call: Ayes: Vastalo, Traczek, Allen, McCloud. Nays: None. Absent: Hix. Motion passes 4/0.

**Review of Future Planning Process 2013 to 2018**

Executive Director Ron Oestreich gave a brief overview of the long range planning process that the district has navigated through from late 2013 to present day.

- Completed a bond refunding, defining the district’s financial position in late 2013 into 2014.
- 2014 the district completed the short, medium, and long range Strategic Plan.
- 2015 the district completed a Long Range Facility Improvement Plan which included BRAC, ACC, HONC, Pelican Harbor and Ashbury’s.
- 2016 the district conducted focus groups which lead to a Community Wide Survey (also held in 2016).
- Early 2017, the district conducted a capital asset priority exercise in which Board and Leadership Staff prioritized potential new capital projects. Staff also updated the BPD Capital Asset Replacement Program, narrowing the focus of potential replacement projects to the five year period of 2019 to 2023.
- 2017 representatives from Public Communications Inc. conducted two community wide input group sessions. The district received positive reviews and input from the community that they would support projects that encompass the entire community instead of a specific interest group such as (golf, fishing, or sports).
- The Capital Asset Replacement Program [CARP] (2019 to 2023), as well as the districts potential future capital based on community input and the prioritization exercise was presented in October. The board then gave staff direction to work with FGM Architects who narrowed down the districts focus on future projects.
- At the March 15 board meeting representatives from FGM Architects presented several projects at BRAC for the board to consider.

**Review of Potential Projects**

Executive Ron Oestreich presented options for long range facility and park improvements for the Board to consider.

**Capital Asset Replacement [CARP] (2019 to 2023):**

Playground Replacement - 21 parks
Paving - 5 parks
Equipment - 27 replacements
Exterior - 22 replacements
Facility - 51 replacements
Technology - 48 replacements
FF&E - 6 replacements

**Lily Cache Greenway Connection:**

East and West Side of Weber Connection
Bradford and Stathis to Veterans Parkway

**Potential BRAC projects:**

<b>Project 1:</b> Family Changing, Multi-Purpose, Locker Room Renovation
<b>Project 2:</b> LifeStyles Fitness Center Renovation
<b>Project 3:</b> Multi-Purpose Turf Field House with Suspended indoor track
<b>Project 4:</b> Lazy River Island Renovation

## **Review of Estimated Costs of Projects**

Executive Ron Oestreich presented cost based scenarios for the Board to consider acting on at a future date.

## **Funding Scenarios**

<b>Scenario</b>	<b>Project</b>	<b>Projected Total</b>
1	CARP Only	\$8,047,092
2	CARP and Pathway Only	\$8,825,217
3	CARP, Path, and All 4 BRAC Projects	\$23,420,217
4	CARP, Path, BRAC Front only	\$12,722,017
5	CARP, Path, BRAC Front and PH	\$13,552,017
6	CARP, Path, BRAC Front and LS only	\$16,835,717
7	CARP, Path, BRAC Front and Gym only	\$18,476,517
8	CARP, Path, BRAC Front, Gym, PH	\$19,306,517

- Oestreich explained CARP and Pathways are on all of the scenarios because the district needs to do CARP and the community really wants those pathways connected. Residents expressed it in the focus groups and in the Community Wide Survey.
- Also included in all scenarios is BRAC Front. The district needs family changing rooms. It is something the community has wanted since the facility was opened. There is also a need for more meeting space and an upgrade to the lockers rooms and fitness center.
- Oestreich said staff focused on Scenarios 5 and 8 with an emphasis on Scenario 5. This scenario addresses the capital improvement needs, facility improvement needs at BRAC including the often requested family changing rooms, pathway connection near the Weber / Hassert area, and addresses the longtime challenge in the center of the Lazy River.

## **Overview of Bond and Debt Service Status**

- Eric Anderson, our Bond Advisor from Piper Jaffray spoke to the Board about the district's debt structure and how it would look based on the 8 scenarios presented. Mr. Anderson distributed 2018 Bond Information and Impacts information (charts and graphs).
- Mr. Anderson talked about future planning objectives: fund capital asset replacement program for a period of five years with proceeds from a potential referendum.
- Reviewed existing debt profile, current debt plus future non-referendum, pro forma property tax and gave a summary of bond and interest tax per scenario.

The board had no questions regarding the district's financial position.

## **Request for Direction**

- Oestreich asked the board which scenario they would be most comfortable with staff pursuing further. Commissioners Vastalo, Allen, McCloud and Traczek all agreed to Scenario 5 based on need, community input, and potential long term impact.
- The gave direction to staff to move ahead with further planning for Scenario 5 (Capital Asset Replacement 2019 to 2023; pathway connection in Weber/Hassert/Drafke area; BRAC renovation of entrance, meeting rooms, family changing rooms, fitness/aquatic locker rooms; development of center of Lazy River.

**Communication from the Public**

None

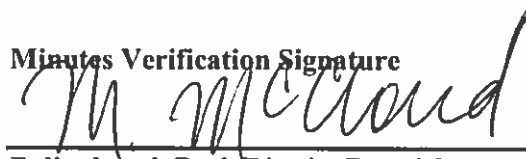
**Executive Session**

None

**Motion to Adjourn**

Commissioner Vastalo made motion to adjourn from the Special Meeting at 10:53pm. Commissioner Traczek seconded. All in Favor "Ayes".

Minutes Verification Signature

A handwritten signature in black ink, appearing to read "M. McCloud", written over a horizontal line.

**Bolingbrook Park District Board Secretary  
Melissa McCloud**