
NILES PARK DISTRICT
Minutes of Executive Session
Virtual Meeting
Thursday, September 24, 2020
5:05 pm

BOARD MEMBERS

PRESENT: Julie Genualdi, President
Joe LoVerde, Treasurer
Jim Hynes, Commissioner
Scott O'Brien, Commissioner

STAFF MEMBERS

PRESENT: Tom Elenz, Executive Director
Scot Neukirch, Director of Finance
Dan Shapiro, Attorney
Heather Petrie, Executive Admin. Coordinator

Call to Order

The meeting was called to order at 5:05p.m. by President Genualdi.

Roll Call

Recording Secretary Petrie called the roll. Vice President O'Donovan was the only commissioner absent. Executive Director Tom Elenz, Finance Director Scot Neukirch, Attorney Dan Shapiro and Administrative Coordinator Heather Petrie were also present.

Discussion

1. Village of Niles/YMCA Lease Agreement

The Village of Niles released a press release stating that they are no longer planning to enter a lease agreement with the YMCA, and that the Village will continue to run it for the foreseeable future. This meeting is for the Board to determine what next steps they want to take.

Executive Director Elenz, Finance Director Neukirch and Treasurer LoVerde met to discuss several considerations when evaluating the park district taking over the Niles Family Fitness Center. Given the impacts of revenue loss from the Covid 19 epidemic and the state mandated minimum wage increase, the park district would need to increase its revenue to keep up with the expenses by approximately 75% of what the estimated Covid revenues will be as of 2021. Revenues would need to increase by \$400,000 per year.

The Board asked how staff came up with the \$100,000 lease price. Staff stated that this number was word of mouth from what has been discussed in the community. Another question was asked about the equipment lease for \$500,000. This number was an approximation by staff as staff was not privy to the

details of the lease agreement between the Village and the YMCA. The \$500,000 cost for equipment was a ballpark estimate that would be potentially financed over a period of years. By comparison, the park district budgeted for 2 new treadmills for Golf View at a cost of \$ 11,000. The \$500,000 estimate also includes the cost of computers, phones, etc.

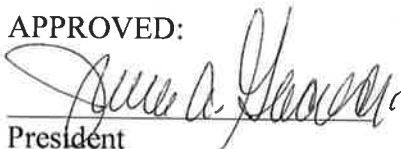
The Board decided to issue a press release stating their support of the Village's decision and their willingness to discussing possible partnerships.

A motion was made by Commissioner Hynes and seconded by Commissioner O'Brien to adjourn executive session. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The motion passed 4-0

APPROVED:



President

Board of Commissioners

Date: September 24, 2020



Board Secretary