
NILES PARK DISTRICT
Minutes of Executive Session
Virtual Meeting
Tuesday, September 8, 2020
5:00 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

Call to Order

The meeting was called to order at 5:00 p.m. by President Genualdi.

Roll Call

Executive Director Tom Elenz called the roll. Vice President Dennis O'Donovan was absent. (As an employee of the Village of Niles there is a conflict of interest.) Executive Director Tom Elenz, Finance Director Scot Neukirch, and Attorney Dan Shapiro were also present.

Discussion

1. Purchase or Lease of Real Estate Property for the Use of Public Body

The last time the board met was to discuss the park district's interest in working with the Village of Niles on the possible lease of the Niles Fitness Center. The Village responded to the letter the park district sent with their own letter, along with additional information on a flash drive. They have asked that the park district consider the information and get back to them by September 22nd about whether we want to continue discussions or need more information.

Audits, current membership numbers and membership pricing were among the information received on the flash drive. The board suggested putting together a list of specific questions for the Village rather than searching through the several years' worth of audits that were provided. The board also believes that one of the most important pieces they need to see is the lease agreement with the YMCA, even if the financial specifics are redacted, and legally is it possible to request this information. Another important piece would be knowing how the utilities are being paid. Are they completely being paid by the YMCA, is the Village contributing, etc. There are also questions about the fitness equipment and if it's being replaced, sold, etc.

Attorney Shapiro said that might not be something we can get because it's a draft document, and drafts are not subject to FOIA. If it's a final document, it would be subject to FOIA.

The board also asked if the park district could request access to the comprehensive study that was done and has been referred to by Village Trustees.

The board also mentioned that the park district would have to inventory the equipment and assess its condition as well as other items such as the pool, wifi, phone and computer systems, air conditioning, utilities, maintenance, etc.

Among the issues the board would like more information on are: what are the lease terms, having access to income statements, and more specifics on the membership numbers provided (are these numbers pre-Covid, do they include complimentary memberships, etc.). The board would also like the Village to define maintenance costs between the owner and lessee, and the current needs of the facility. The board also suggested asking for what department heads at the Village had asked for and were denied.

Attorney Shapiro suggested asking for a copy of the lease and stating that if they will not share a copy of the lease agreement, then ask them to answer a list of questions provided by the park district. The board suggested not asking for either or, but rather asking for the lease agreement and answers to the following questions.

The board suggested emailing their questions for the Village, to Tom and Dan to compile and include in the park district's letter.

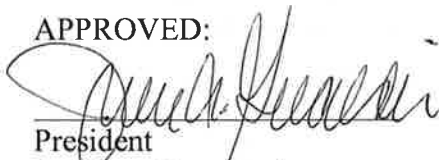
Going forward, Attorney Shapiro will start drafting a letter to the Village, asking with a list of questions the board members have discussed. The board members will send him and Tom their questions, which he will add to the letter. He is hoping to get everything together and sent in two days' time.

A motion was made by Treasurer LoVerde and seconded by Commissioner Hynes to adjourn executive session. Executive Director Elenz called the roll:

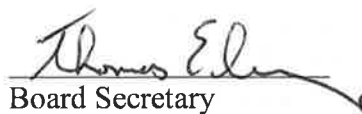
President Genualdi	Yes
Treasurer LoVerde	Yes
Commissioner Hynes	Yes
Commissioner O'Brien	Yes

The motion passed 4-0

APPROVED:



President
Board of Commissioners
Date: September 9, 2020



Board Secretary