
NILES PARK DISTRICT
Minutes of Executive Session
Howard Leisure Center
Tuesday, February 20, 2024
6:52 p.m.

BOARD MEMBERS

PRESENT: Julie Genualdi, President
Dennis O'Donovan, Vice President
Jim Hynes, Treasurer
Scott O'Brien, Commissioner

STAFF MEMBERS

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

1. Call to Order

The meeting was called to order by President Genualdi at 6:53 p.m.

2. Roll Call

Recording Secretary Petrie called the roll. Commissioner Strzelecki was absent.

3. Convene into Executive Session

A motion was made by Treasurer Hynes and seconded by President Genualdi to convene into executive session under section 2 (C)(5) to discuss real estate pursuant to the open meetings act. Recording Secretary Petrie called the roll.

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer Hynes	Yes
Commissioner O'Brien	Yes

The motion passed 4-0

4. Discussion

Kenny Hoffman from the Howard Street Inn contacted Staff regarding extending his current leases, with the banquet facility and with the restaurant. The restaurant lease does not coincide with the banquet lease. The banquet lease ends in 2025, the restaurant lease ends in 2026. Kenny has expressed an interest in staying at the Park District and if for some reason the Park District doesn't renew his leases, he'd like time to potentially find another location. He would like to renew for 10 years with an option at 5 years. At this point he would like to know if this request is something the Board will consider.

The leases also indicate that Kenny has the option to renew the agreement for the restaurant, the Park District has the option to renew the agreement for the banquet facility. Staff recommends making them a mutual agreement.

Staff will update the agreements and send back to the Board for their consideration.

A motion was made by Vice President O'Donovan and seconded by President Genualdi to adjourn the execute session. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer Hynes	Yes
Commissioner O'Brien	Yes

The motion passed 4-0

A motion was made by President Genualdi and seconded by Vice President O'Donovan to reconvene into the regular board meeting. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer Hynes	Yes
Commissioner O'Brien	Yes

The motion passed 4-0

A motion was made by Vice President O'Donovan and seconded by President Genualdi to adjourn the regular board meeting. Recording Secretary Petrie called the roll:

President Genualdi	Yes
Vice President O'Donovan	Yes
Treasurer Hynes	Yes
Commissioner O'Brien	Yes

The motion passed 4-0

APPROVED:



President
Board of Commissioners

Date: February 20, 2024



Board Secretary