



HOMEWOOD-FLOSSMOOR PARK DISTRICT
Regular Meeting of the Board of Park Commissioners

Goldberg Administration Center
3301 Flossmoor Rd., Flossmoor, IL 60422

Minutes of October 21, 2025

The Regular Meeting of the Board of Park Commissioners was called to order at 7:00 pm by Vice President Coderre. Commissioners Dennison, Schafer and Walker were present. Also present were Superintendent of Finance & Administration Karen Garrity, Superintendent of Recreation Mike Gianatasio, Superintendent of Parks & Planning Patrick McAneney, Human Resources Manager Kelly Rose, Irwin Center Manager Oralethea Davenport, Marketing & Public Relations Manager Bob Birgel, Irons Oaks Manager Cheryl Vargo, SSSRA Executive Director Lisa Drzewiecki, Aaron Gold and Sarah Johnson from Speer Financial, Jasleen Kaur from Lauterbach & Amen, and Secretary Anne Brabec. Commissioner Bachus was absent.

CHANGE IN AGENDA – None

COMMENTS FROM VISITORS – None

APPROVAL OF CLAIMS

Commissioner Dennison moved to approve the claims list in the amount of \$556,635.65. Commissioner Walker seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Walker. Nays: none. Motion approved.

PRESENTATION AND COMMENTS ON FINANCIAL REPORTS FOR THE PERIOD ENDING SEPTEMBER 30, 2025

Superintendent Garrity provided additional financial information and commented that the differences noted from prior years and budget are primarily due to the delay in real estate taxes. Commissioner Schafer added that Superintendent's financial overview at the last meeting really helped her when reviewing this month's reports.

PRESENTATIONS

a. South Suburban Special Recreation Association

Executive Director Lisa Drzewiecki provided an overview of how SSSRA serves the Homewood-Flossmoor Community.

b. General Obligation Bond Sale

Aaron Gold from Speer Financial presented the results of the park district's general obligation, limited tax park bonds, Series 2025, also considered annual rollover bonds. The bond sale was held last Thursday, with four bids received. The low bid was from Time Bank of Park Ridge, Illinois at a net interest rate of 3.19%. The anticipated closing date is November 4, 2025.

c. Comprehensive Annual Financial Report

Jasleen Kaur from Lauterbach & Amen, LLP reviewed the Comprehensive Annual Financial Report for the fiscal year ending April 30, 2025. She indicated that once again the park district received a Certificate of Achievement for Excellence in Financial Reporting issued by the Government Finance Officers Association. Lauterbach & Amen issued an unmodified opinion, also known as a clean audit opinion, and is the highest level of assurance that can be issued.

CONSENT AGENDA

- a. Approval of Minutes - September 2, 2025
- b. Lions Club Pool Engineering
- c. Policy & Procedure Manual Section 2.26 Order of Business Revision

Commissioner Schafer moved to approve the consent agenda. Commissioner Dennison seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Walker. Nays: none. Motion approved.

OLD BUSINESS

- a. Letter of Intent to Proceed with Solar Energy at H-F Racquet & Fitness Club

Manager Vargo explained that the next step needed to move forward with solar is to sign a letter of intent to proceed with General Energy Corporation. From there, the Racquet & Fitness Club roof structure will be analyzed and approval to connect will be sought from ComEd. If those two items are not favorable, it would not make sense to move forward with a contract. If that is the case, the only expense the park district would be out is up to \$6,500 for the structural engineering fee. Commissioners had several questions that were answered by Manager Vargo.

Commissioner Schafer moved to approve the signing of a Letter of Intent from General Energy Corporation that will move the project toward developing a contract for solar panel installation at the H-F Racquet and Fitness Club. Commissioner Walker seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Walker. Nays: none. Motion approved.

NEW BUSINESS

- a. Approval of Comprehensive Annual Financial Report

Commissioner Dennison moved to approve the Comprehensive Annual Financial Report for the fiscal year ending April 30, 2025, as presented. Commissioner Schafer seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Walker. Nays: none. Motion approved.

- b. Ordinance #779

Commissioner Walker moved to approve Ordinance #779, an Ordinance providing for the issue of \$1,268,405 General Obligation Limited Tax Park Bonds, Series 2025, for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and to provide the revenue source to pay certain alternate bonds, providing for the levy of a direct annual tax to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to Time Bank. Commissioner Schafer seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Walker. Nays: none. Motion approved.

- c. 2025 Estimated Tax Levy & Resolution #672

Superintendent Garrity reviewed the tax levy worksheet submitted annually to the Cook County Clerk's office. The district's levy request is calculated based on the amount needed for expenditures and is typically the maximum allowed under tax cap law since taxes only make up approximately 44% of the total budget. The 2025 proposed property tax levy is \$6,680,383, resulting in a tax rate of .760.

The Corporate Fund is estimated to levy at .283, .067 below the maximum legal rate. The IMRF and FICA funds are estimated to levy at a rate of .055% and .05 respectively to cover the amount needed for expenditures. The Audit Fund levy maximum legal rate is .005% and is estimated at .0032% due to an estimated healthy fund balance.

The Special Recreation Fund is levied at a rate of .032%, which is a bit higher than the prior year to accommodate the ADA portion of the Irwin Park renovation. The Museum Fund is levied at .022, consistent with last year. Olympia Fields Park District made the decision to reduce its levy and utilize Irons Oaks fund balances.

The Bond Fund is levied based on the park district's estimated debt service extension. If tax cap reductions are needed, the county will be directed to make the reduction to the Corporate and Recreation Funds.

Commissioner Dennison moved to adopt Resolution #672 determining the amounts of money estimated to be raised by the 2025 tax levy to be approved on December 2, 2025. Commissioner Walker seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Walker. Nays: none. Motion approved.

d. Irwin Park OSLAD Purchase

Executive Director Boehm presented the proposed purchase of two benches and two bench swings for Irwin Park that are made from a wind turbine blade that is not otherwise recyclable. They are unique and will have quite an impact in the district's premiere park. A local artist will be found to paint them in a way that represents Homewood. Approval is being requested now since there is a four-to-six-month timeframe between placing the order and delivery.

Commissioner Schafer moved to approve the purchase of four Sequoia-Primed benches at \$4,975 each and two Everglade-Primed at \$8,475 each for a total of \$38,150. Commissioner Walker seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Walker. Nays: none. Motion approved.

DIRECTOR'S REPORT AND COMMISSIONERS' COMMENTS

Executive Director Boehm

- Irwin is still not back up to 100%. Since their phones are still down and it is unknown when replacements will arrive, the phones from the Parks Department will be removed tomorrow and reprogrammed to work at the Irwin Center. Also still not working is the alarm system, which should be addressed next week. There is damage to the HVAC system and parts have been ordered.
- The watermain near Goldberg that broke yesterday was repaired before 5 pm.
- The RFC pool was repaired, and the chemical issues were addressed in time for a scheduled pool party. Kudos to staff, especially Patrick McAneney, for all his work correcting the problems and to Lyndsay Freeman who developed a back-up option at the Ice Arena for the party.
- There are many Halloween events coming up, including Trick or Treat Trail this Saturday. Commissioner Dennison plans to attend; Commissioners are invited to join her if able.

Commissioner Schafer

- Every time she reads the big, long Directors Report it is always so impressive how much is being done to serve the public.
- She knows that even if she weren't a Board member, the efforts would have been the same to make

the RFC pool party possible, and she thinks that's really great.

- Nice to see Superintendent Gianatasio back again; how is the baby?

Commissioner Walker

- Thank you everybody for doing an amazing job; he appreciates everyone and knows the public does too.

Commissioner Dennison

- Nothing like the transition for Parks from summer to fall to winter.
- The Leavitt Park trail is wonderful.
- There is great news coming out of RFC.
- The pergola at Dolphin Lake is beautiful and it's amazing it was all done in-house.
- Congratulations to Devin Frendreis for being president of SSPRPA.
- Good to see Oralethea Davenport going out into the community to Bloom High School, her old stomping grounds, and preaching the field of parks and rec to our youth.
- Love to see that the Sports Complex is in great demand.
- Loved reading about the walking team challenge the Wellness Committee put together.

Commissioner Coderre

- Very excited about moving another step closer to solar. This tangible next step is worthy of a round of applause.
- Congrats and thank you to Chuck Yucuis on his retirement, and welcome back to Mike Gianatasio.

ADJOURNMENT

Commissioner Dennison moved to adjourn the meeting at 7:53 p.m. Commissioner Shafer seconded the motion. On a voice vote, the motion was approved.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Doug Boehm".

Douglas P. Boehm, Secretary