



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

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

Minutes of October 7, 2025

The Special Meeting of the Board of Park Commissioners was called to order at 7:00 pm by President Bachus. Commissioners Coderre, Dennison and Schafer were present. Also present were Superintendent of Finance & Administration Karen Garrity, Marketing & Public Relations Manager Bob Birgel, Ice Arena Manager Lyndsay Freeman, Irons Oaks Manager Cheryl Vargo, *H-F Chronicle* Reporter Marilyn Thomas, and Secretary Anne Brabec. Commissioner Walker was absent.

CHANGE IN AGENDA – Item 8, Presentation and Comments on Financial Reports, was moved to Item 4 so discussion on financial reports can be done prior to the Board making financial decisions.

COMMENTS FROM VISITORS – None

PRESENTATION AND COMMENTS ON FINANCIAL REPORTS FOR THE PERIOD ENDING AUGUST 31, 2025

Superintendent Garrity provided and discussed a more detailed financial report. Cook County has not yet billed the second property tax installment, which applied to most of the questions because those dollars are included within the revenue budgeting process. Historically, the park district has received this tax money by mid-January, and it can only be recorded once it has been received.

NEW BUSINESS

a. HFPD Rebranding and Website Design

Manager Birgel explained that \$100,000 was budgeted within the surplus spenddown for HFPD rebranding and an overhaul of the website. He and Superintendent Gianatasio requested proposals and interviewed the five top contenders. Slate Communication's proposal was for both services and was well within the budget. The company works with local governments, and their recommendations are very favorable.

The recommendation was for approval in an amount not to exceed \$60,000, which is more than Slate's proposal of \$46,550, to allow for extra features if found necessary or desirable during the website development. The additional budgeted \$40,000 will be used toward replacing items that will need to be updated due to rebranding.

Commissioner Schafer asked if the Board will have input during the process; Manager Birgel answered that Slate will meet with key stakeholders, Board members, and staff and take a tour of our facilities to get to the know the park district. They will then take that research back to their designers to come up with proposals for review. President Bachus would like to see significant community involvement in the process. Reporter Thomas asked when rebranding had last been done; Manager Birgel indicated it was roughly 15 years ago.

Commissioner Coderre moved to approve the proposal from Slate Communications for the park district's rebranding and website design in an amount not to exceed \$60,000. Commissioner Dennison seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Bachus. Nays: none. Motion approved.

OLD BUSINESS

a. Irwin Park OSLAD Playground Purchase

Executive Director Boehm and Commissioners reviewed the Irwin Park proposed playground layout and equipment. The park district has a great working relationship with Landscape Structures, and the equipment purchase will be made through Sourcewell, so it does not need to be bid. The approval for the purchase is being done now to take advantage of 2025 pricing. Once received, the pieces will be stored until ready for installation, which is estimated to be in spring 2026.

Commissioners discussed the playground equipment and the balance of features for all age groups.

Commissioner Dennison moved to approve the purchase of playground equipment for Irwin Park from Landscape Structures in the amount of \$252,032. Commissioner Schafer seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Bachus. Nays: none. Motion approved.

DISCUSSION TOPICS

a. H-F Ice Arena

Manager Freeman reported on the state of the HF Ice Arena facility and programming and reviewed its Revenue and Expenditure Report. The information was discussed and commissioners' questions answered.

b. Solar

Manager Vargo presented and discussed the latest information on the park district's efforts to install solar panels at the H-F Racquet & Fitness Club. After research, a Power Purchase Agreement (PPA) would be the best option to fund both a roof replacement and panel installation. A recommendation will be prepared for the meeting on October 21.

c. Master Plan Review #2, Pages 97 – 148

This discussion topic was tabled until the November 4, 2025 meeting due to the late hour.

APPROVAL OF CLAIMS

Commissioner Schafer moved to approve the claims list in the amount of \$819,082.84. Commissioner Coderre seconded the motion. Roll call vote with Ayes: Coderre, Dennison, Schafer and Bachus. Nays: none. Motion approved.

DIRECTOR'S REPORT AND COMMISSIONERS' COMMENTS

Executive Director Boehm

- Distributed the latest surplus spenddown report. The Millennium Park permanent washroom project has been tabled due to requirements placed by the Village of Homewood which will drive up the cost. It will be revisited once a more accurate cost can be determined.
- The situation at the Irwin Center is worse than initially thought. They do have power, but lost the security system, Wi-Fi, phones and computers. A claim will be submitted to PDRMA. Telephone calls are being forwarded to Goldberg.
- Difficulties with Pepsi continue as they are not providing product and servicing the vending machines as they should.
- Really proud of where we're at as an organization following our Distinguished Agency review. Looking forward to keeping the momentum going.

Commissioner Schafer

- Everyone is doing such great stuff! Loved hearing the really great presentations.
- Her son had a great field trip at Iron Oaks, even with the rain in the morning.
- Will be hosting her son's birthday party at the RFC pool.
- Loves the park district; keep it going!

Commissioner Coderre

- The Distinguished Agency work was outstanding!

Commissioner Dennison

- Agreed, bravo. Distinguished Agency was something she really wanted the park district to achieve. Thank you to everyone for their hard work.
- It was a wonderful national conference with a great opening speaker. Had the opportunity to attend nine sessions.
- Found some HFPD memorabilia to add to the district's collection.
- Very anxious to see the improvements at RFC.


Commissioner Bachus

- The walkway improvements at Leavitt Park get a big thumbs up. It looks amazing and is a good example of something that didn't cost very much but will make a big difference.
- All three presentations tonight were very good and helpful. The Board appreciates the information provided which helps them better serve the park district and community.

ADJOURNMENT

Commissioner Dennison moved to adjourn the meeting at 9:13 p.m. Commissioner Coderre seconded the motion. On a voice vote, the motion was approved.

Respectfully Submitted,

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

Douglas P. Boehm, Secretary