

**Kankakee Valley Park District**  
**Special Meeting**  
**November 9, 2017**

The Special Meeting was called to order at 5pm by President Hollis. Those present for roll call were: Commissioner D. Tucker, M. Mullady, B. Spriggs, and D. Skelly. Staff present: Dayna Heitz, Rick Collins, Melissa Woodard, Attorney John Coghlan.

Others present: Cliff Cross, Rick Hitchcock, Neil Piggush

**COMMUNICATIONS**

NA

**NEW BUSINESS**

**Riverwalk Discussion**

Dayna Heitz: The city has been working on a master plan for the Riverfront. It will include several locations and be a multiyear project. The city is looking to develop and improve Fisherman's and Alpiner. Fisherman's is mostly a path that will go under Court Street and link into Alpiner.

Neil Piggush: The pathway will be attractive for the funding because it will link the new bridge back toward downtown. There is 4 miles of riverfront. The application will be for \$2 million of funding and \$500,000 matching from the city. He described the different elements of the grant. The city is exploring its options for other funding for things that aren't covered in the grant. The city can be the applicant but would need the park district's endorsement.

Commissioner Spriggs: What happens to the bridge that is already over soldier creek? Cliff Cross: The reason for the rush, it's not an annual grant. The majority of your property is in a flood zone. Can't build big structures and want to preserve what is already there. Director Heitz: Would the grant pay for Fisherman's all the way through? Yes, down through Alpiner to Station. Where are the additional elements coming from? Cliff Cross: Possibly a TIF. There is an option to transfer the new TIF to an old one. Director Heitz: When would we see if that money could be pulled? Cliff Cross: Anywhere from 3-5 years. Commissioner Tucker: What is a TIF? Cliff explained what a TIF means. Director Heitz asked how is that guaranteed that we'd get the money allocated for the District from the TIF? Would be written and identified into the contract. Cliff Cross: We are talking about continuous TIF and possible GAP. Rick Hitchcock: The park district owns land that the city would like to help improve. They city wants to apply for a grant to get \$2million. The city has their portion already. They are ready to commit funds toward this project. The TIF is something that is also being contemplated as a tool to fund

other projects in the future. That's coming, but it isn't what is happening now. Attorney Coghlan: The path that's going to go under the bridge? As it goes under Court Street, it will either be floating or perched over. They would do an environmental assessment.

Commissioner Skelly: The Park District is leery, if we give a letter of support, what is our say? When do we negotiate maintenance fees, recreation, etc? Director Heitz: The financial aspect,

you get a grant and you have started a project and we are left with a path with what's been done, and the city has nothing else and leaves the district in a bind. Rick Hitchcock: They don't

have a proposal for that yet. As the property owner, your interest are fundamental for what they are doing. You are a partner. Commissioner Skelly: The city spent \$300,000 a few months

ago and this is the first time we are hearing from it. Rick Hitchcock: They recognize the importance of the land owner and the funder at the table at the same time. The December 1 date is when the application is due. If we make it, we have a good chance of winning it.

Commissioner Skelly: The district has a ton to gain but we have done some deals in the past without financing to take care of it. Want to make sure that these things are covered as we

think of it. Rick Hitchcock: We put the strategy before the mayor, capital team, etc, and the task force. We simply need your authorization and endorsement that it's ok. If you can't come to an agreement with the city on anything, you can refuse to have the project go forward.

Nothing that happens on December 1 is irreversible. Commissioner Hollis: We hadn't been brought to the table until now. We aren't happy about that. Would like to see more

involvement with us. More meetings before December 1 to bring us up to speed. We want everything on paper, etc. The Riverwalk could help revitalize the city but want to make sure we do it right. Something goes wrong, we are left to fix it. We need everything in writing that

maintenance will be included. Attorney Coghlan: Do you have anything with our rights or obligations on what this letter would be? No. Director Heitz: She has attended all the meetings.

Usually a grant like this would take 9 months to a year and that's why they are under the time constraint. Rick Hitchcock: We are eager and have wanted to meet with you. You let us know when and where, individually or as a group to get things into place that you are comfortable.

Maybe get a memo with our intent and the direction we are heading. We will get these other things in a few months but that the project is doable. Commissioner Spriggs: Our concern is

not necessarily directed at your firm or your city. We need more information and need more from the city about the maintenance. We can't afford to stick our necks out. Cliff Cross: You

define what you need for the TIF. It would be in the redevelopment design. That's down the road but it's not funding this project. Commissioner Spriggs wants something from the city

that protects the park district's rights. Commissioner Hollis: Where is the administration? Was told they would be here. This is a project that could get us on the right track. It's alarming that

no one from the administration is here. We knew this was important. Cliff Cross: Cannot

speak for them. Rick Collins: How long had you known you wanted to do this? Rick Hitchcock:

We were contacted in late July by the city engineer. The contract wasn't signed until late

September. Cliff Cross: There was a plan in 1999 and 2013. It was completely different then what we have now. That is going to help us write the TIF but it was more of an analysis. The plan takes the vision and how you get there. The goal is to incorporate River Road and Splash Valley into an existing TIF. Commissioner Hollis: You guys can take this back to administration. We need a meeting as soon as possible with the administration and you all. Need everyone at the table to come to some sort of understanding. We have a committee meeting Monday, maybe they could attend?

**ADJOURN MEETING**

A motion to adjourn the meeting was made at 6:15pm by Commissioner Skelly, seconded by Commissioner Spriggs. Upon voice vote, all ayes, motion carried.

Respectfully submitted: Melissa Woodard