



# **Kankakee Valley**

**PARK DISTRICT**

**Kankakee Valley Park District  
Board of Commissioners Meeting  
September 28, 2020**

The Board Meeting was called to order at 5pm by President Bill Spriggs. Those present (in person or via Zoom) for roll call were Commissioners D. Palmer, D. Mullady, A. Hollis, D. Skelly, and B. Spriggs. Staff present: Executive Director, Dayna Heitz; Superintendent of Buildings & Grounds, Rick Collins; Attorney David Freeman & Nick Petrovski, Superintendent of Recreation, Melissa Woodard.

Public Present (In person or via Zoom): Mayor Chasity Wells-Armstrong, Mike Hoffman, Raymond Eads, Chris Breach, Luke Shepherd, Terry Memenga.

## **PUBLIC COMMENT**

NA

## **COMMUNICATIONS**

### **Letters Email, Social Media & Newspaper Clippings**

#### **Mayor Chasity Wells-Armstrong & Team – TIF**

Working with an investor from Milwaukee. Been down here several times. Met with a number of stakeholders and very invested in our city. Proposing a new downtown TIF for Kankakee. We do have a need for housing. We have no student housing for our college. Will need some additional tools for these investments.

Mike Hoffman of Testa: Went through a slideshow on why we need a TIF in the downtown area. There is a need for housing downtown. Good location to restaurants and other attractions. We have recently closed out 3 TIFs in the area. Most of that has been coming from the former downtown TIF. Park District gets about \$50,000 of funds from the TIFs. There is a real financial gap. If the project can support itself, we shouldn't have to provide an incentive but there is often a gap. Buildings included in the proposed TIF would be Rec Center, PNC, Daily Journal, Majestic, County Bldg., Turk, and Paramount. TIF's are established for a 23 year period. Commissioner Skelly said we don't reap the benefits from the TIF for 23 years. Is there anything in the TIF for the park District besides including the park district. Mr. Hoffman said with the previous TIF's, can't factor in a TIF incentive. If we didn't create these TIF's there wouldn't be the increase in the EAV. There really wasn't that much to lose. May have gotten some natural inflation. Benefits to the park district for the proposed TIF, adding some additional housing. More residents would need park improvement to be served with park area.

good idea. Would like to see what your plan is and your ideas. The YMCA uses that park too. The sponsor groups have done a lot of work there. Director Heitz asked where your board stands on this? Mr. Memenga said he wanted to get the park district board's interest first. We could leave the field alone and could maintain from the field to the water, if you have an interest let's go there and look together. Cleaning up the banks would be a high priority. Commissioner Spriggs said he likes things to be natural and wild and wouldn't want to see the brush cleared out. Mr. Memenga said it would be thinning of the brush. Attorney Freeman asked if there is a consensus for staff to meet with him to move this forward or is it not going to work? Maybe Bradley would be interested in a long-term lease? Commissioner Palmer agrees that we are not interested in selling the property but the long-term lease is interesting. Would like to see the park and become more knowledgeable. Consensus is for Director Heitz to meet with Mr. Memenga. Commissioner Spriggs asked when LeVasseur was named? There are still people that come down to visit the park from that family. Think that would come into play if we were to sell the property. Attorney Freeman said the staff can meet with Terry and if they think it will work they will present it to you.

#### **CONSENT AGENDA**

Consent agenda for Wednesday, September 28, 2020 consists of special meeting minutes, public hearing minutes, board meeting minutes, bills payable, financial statements, and Splash Valley construction contractor's payment.

A motion to receive consent agenda was made by Commissioner Hollis, seconded by Commissioner Spriggs. Upon roll call vote the following Commissioners voted aye: D. Palmer, A. Hollis, D. Skelly, and B. Spriggs. With 4 ayes, 0 nays, motion carried.

A motion to approve special meeting minutes (August 12, 2020), public hearing minutes (August 26, 2020), board meeting minutes (August 26, 2020) was made by Commissioner Hollis, seconded by Commissioner Palmer. Upon roll call vote the following Commissioners voted aye: A. Hollis, D. Palmer, D. Skelly, and B. Spriggs. With 4 ayes, 0 nays, motion carried.

A motion to approve bills payable was made by Commissioner Hollis, seconded by Commissioner Palmer. Upon roll call vote the following Commissioners voted aye: A. Hollis, D. Palmer, D. Skelly, and B. Spriggs. With 4 ayes, 0 nays, motion carried.

A motion to approve financial statements was made by Commissioner Hollis, seconded by Commissioner Spriggs. Upon roll call vote the following Commissioner voted aye: A. Hollis, D. Skelly, B. Spriggs. Nay: D. Palmer. With 3 ayes, 1 nay, motion carried.

the 3-year timeline. Think we need to be sensitive that we are all taxpayers for the college. Commissioner Spriggs thinks this is a good idea. Commissioner Palmer asked what their class programs would be or would be there some that appeal? Yes.

### **Cell Towers**

Want to remove from the agenda. Higher priorities than this.

### **Employee Policy Manual**

That was in your packet. Would like to approve. Worked for several months on this with the attorney. A motion to approve the employee policy manual was made by Commissioner Skelly, seconded by Commissioner Spriggs. Discussion: Commissioner Palmer went over a couple minor corrections. He thought it was really well done. Upon roll call vote the following Commissioners voted aye: A. Hollis, D. Palmer, D. Skelly, and B. Spriggs. With 4 ayes, 0 nays, motion carried.

### **Splash Valley**

In Director's report is info about the schedule.

### **Discussion of facilities and operations-COVID-19**

Working on the Rec Center reopening plan. Working through to see if we can accommodate IVC public skate. Civic will be open for walkers October 5.

### **Resolution to change Elected Board of Commissioner Term of Office**

A motion to approve the elected board of commissioner's term of office was made by Commissioner Spriggs, seconded by Commissioner Hollis. Discussion: Director Heitz said this is a resolution to move commissioners from a 6-year term to a 4-year term. Wouldn't be for anyone who sits on the board now. Up to the current board if you want to change it. Commissioner Palmer would like to table until we have appointed person. Commissioner Hollis said 3 of us are against it. Motion fails.

### **NEW BUSINESS**

N/A

### **STAFF REPORTS**

#### **Executive Director**

Commissioner Hollis talked to you earlier about voting on the Gerry Gund dedication. Director Heitz said we cannot amend the agenda. For the other ones we dedicated, we did resolutions

Bonding interest rates are low but there is some struggle to get the funding. Will look for a bond sale for the end of October.

Fisherman Park - We are going to be asked to give our blessing for Phase 2 to the city soon. Director Heitz went through the items they will be looking to do. Still in the engineering stage. Wouldn't start building anything for at least 2 years. They will be going toward another grant.

Glade was one of our vendors at Splash Valley. They were phenomenal. There was some work that wasn't part of the original bid and they came out and did it and discounted it. They have been really great to work with. Hope to use them more in the future.

Letters for the harbor will be going out this week. Information about the cameras were included. It could be a one-time payment of \$47 to them and we incur the monthly expenses or an increase in their slips. Nothing will happen until spring. Commissioner Skelly suggested talking to the boat club about using their wifi. Harbor will close October 15<sup>th</sup>.

City will start having public meetings for Hobbie and they asked to use Pioneer. Commissioners suggested renting it to them at an hourly rate.

Have received 12 job applications. 5 are current seasonal staff members and 7 are not. Will start interviews next week. If we don't hire from that round, will continue to search.

## **COMMITTEE REPORTS**

### **KCCVB Report**

D. Heitz: No report.

### **Historical Society Report**

Commissioner Spriggs: No report.

## **SRA**

Commissioner Palmer: Been working on the Executive Director's contract and making revisions to it. They continue with excellent programming. Amazing how many zoom activities they can do.

## **COMMISSIONERS FORUM**

Commissioner Palmer brought up the Symphony and the outstanding payments from donors. What is the park district role in this? Director Heitz said we have covered all the expenses and the balance that we received has been paid to the orchestra.