

**1. Call the Meeting to Order** – The meeting was called to order at 6:30 pm.

**2. Roll Call**

**Board Members Present:**

Dorothy Lange – President  
Georgia Schroeder – Vice President  
Denice Sbertoli – Secretary  
Rick Pokorny – Treasurer  
Greg Stimpson – Commissioner

**Staff:**

Matthew Ellmann – Executive Director  
Ben Appler – Director of Parks & Facilities  
Mitch Bowlin – Director of Finance & Administration  
Mike Huber – Director of Golf Course Operations

**Also Present:**

Mike Bersani – Park District Attorney, HCB  
*(arrived 6:35 pm)*  
Carolyn Mondlock – Recording Secretary

**Visitors:**

Yordana Wysocki, Partner, HCB  
Frank Parisi, Principal, Williams Architects  
Richard Singer, Sr. Director of Consulting, NGF  
Steve Cherveney, CEO, ClearShelf.net

**3. Update on White Oaks Park Re-Development Project**

Director Ellmann thanked all who were in attendance this evening. Concerning White Oaks, he stated that the park district has been reevaluating the best approach for architectural services for this project. He said that initially Altamanu was planned to be the lead architects and Rocco Castellano Design Studio would be under their direction. However, seeing that the building is the center of the project, and that there should be only one-point person during the bidding and construction, it is now recommended that Rocco Castellano Design Studio should hold that position. The most effective manner of operations is to have a contract with Castellano and for Altamanu to be his subcontractor.

Director Ellmann said Attorney Bersani will be seeking a vote this evening from the Board to approve a contract with Rocco Castellano Design Studio, subject to attorney review and approval. This will keep the project moving forward. Director Ellmann reported that a meeting is set with the Wood Dale City Council to discuss the level of financial support that the City will commit to the project.

Director Ellmann also informed the Board that he met with Pastor Heller from Calvary Lutheran Church to discuss a partnership with them for use of their parking lot for overflow parking in exchange for services, such as the park district striping and sealcoating the lot, taking care of the lighting, and continuing to plow in the winter. A draft of the parking and traffic study has been provided to staff and it indicates there is probably a higher level of parking demand than our lot can handle, so a formal agreement with the church would be beneficial. He said the church council is excited about the White Oaks project and is receptive to talking preliminary partnership terms. The school superintendent verbally supported a partnership, but those talks have not moved to the school Board yet.

The PUD application timeline has moved back a month, Director Ellmann explained, because funding is not solidified with the City and a wetlands specialist needs to be engaged in order to navigate through the procedures to obtain DuPage County approval for the wetlands and storm water contention components. Anticipated construction should begin in July which would include the building, parking lot, taking out the dog area, putting in the meadow and connecting pathways. The agreement with Edge Adventures for the aerial challenge course is still in discussions, but they anticipate opening in late spring or early summer of 2019.

Attorney Bersani said the contract from Castellano Design Studio is a standard contract used with architects. He has made a few changes related to insurance provisions, dispute resolution, and a few other minor items. He recommends that if the Board is satisfied with the financial terms, they should approve the agreement subject to his revisions. Director Ellmann added that the contract

encompasses the subcontracts of Altamanu, the engineer, the wetlands specialist – all to get the PUD and permits approved.

**4. Approval of Agreement with Rocco Castellano Design Studio for architectural and project management services for the White Oaks Park Redevelopment Project**

It was moved by Commissioner Stimpson, seconded by Commissioner Pokorny, to approve a contract with Rocco Castellano Design Studio for architectural and project management services for the White Oaks Park Redevelopment Project subject to attorney review and revisions. *ROLL CALL VOTE; ALL IN FAVOR; MOTION CARRIED*

**5. Closed Session**

- A. Discussion of pending litigation or probable or imminent litigation pursuant to 5 ILCS 120/2(c)(11).
- B. Discussion of the setting of a price for lease for property owned by the public body pursuant to 5 ILCS 120/2(c)(6).

It was moved by Commissioner Stimpson, seconded by Commissioner Sbertoli, to enter Closed Session at 6:50 pm for discussion of pending litigation or probable or imminent litigation pursuant to 5 ILCS 120/2(c)(11) and discussion of the setting of a price for lease for property owned by the public body pursuant to 5 ILCS 120/2(c)(6).

*ROLL CALL VOTE, ALL IN FAVOR, MOTION CARRIED*


At 8:56pm board members Lange, Schroeder, Sbertoli and Stimpson reentered the special meeting.

**6. Adjournment**

It was moved by Commissioner Stimpson, seconded by Commissioner Sbertoli, to adjourn this Special Meeting at 8:56 pm. *VOICE VOTE, ALL IN FAVOR, MOTION CARRIED.*

Board Member Signatures:

  
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President

  
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Secretary