



# Medinah Park District

Minutes of the Special Meeting

June 19, 2024

Connolly Recreation Center

22W130 Thorndale Avenue, Medinah, IL.

The special meeting of the Board of Commissioners of the Medinah Park District, DuPage County, Illinois was held on Wednesday, June 19, 2024 at the Connolly Recreation Center, 22W130 Thorndale Avenue, Medinah, IL.

## **Call to Order**

The meeting was called to order at 5:01 PM by President Jean Ott.

## **Pledge of Allegiance**

## **Roll Call**

Commissioners Present:

Jean Ott, President

Irene Jarocinski, Treasurer

Russell Bean, Commissioner

John Blankenship, Commissioner

Commissioners Absent:

Maryann Grygiel, Vice President

Staff Present:

Steven Muenz, Executive Director, Board Secretary

Maria Piworski, Superintendent of Finance/HR

Jim Huetson, Superintendent of Recreation

Kurt Asprooth, Attorney, Ancel Glink

## **Public in Attendance**

None

## **Metra Contract Discussion**

Executive Director Muenz stated all Board members have all pertinent information regarding Metra contracts. Staff concern is going forward, even with changes made by Metra, the Park District is, and will be, responsible for all capital projects. Capital improvements will be significant. 2022 showed the Park District over \$76,000 negative for the fiscal year due to capital project. Reports also do not show the hours and equipment used by the Park District toward Metra property. Does not show what is not being done on Park District property when staff is working on Metra responsibilities.

Commissioner Blankenship asked if the district has a report showing total cost of ownership. Executive Director Muenz stated the district currently does not have that information. Executive Director Muenz stated additional costs, such as staff hours, fuel, equipment usage, etc. when providing statistics to Metra.

Commissioner Bean asked the length of the agreement. Executive Director Muenz stated it is a 40-year agreement. Attorney Asprooth stated both current agreements, for the east lot and west lot, can be terminated with 90 days' notice. Superintendent Piworski stated the capital fund has in it \$22,038, which the district will forfeit per the current contract. Last year she was directed to not add more funds toward the capital fund as stated in the contract. Her concern is the district may be liable to add funds prior to the contract ending. Attorney Asprooth stated there may be up front costs to terminate the contract.

President Ott stated that, if the district continues with Metra, some changes may be made to allow the district to generate more funds including a larger percentage of parking revenue and possibly renting spots for special events. Attorney Asprooth stated that verbiage was taken out of the proposed contract and Metra included it back in.

Attorney Asprooth stated he and staff revised portions of the contract verbiage to create a better situation for the district, including putting all capital responsibilities to Metra, and Metra included them back in during all negotiations.

Commissioner Blankenship questioned whether any Board members would like to keep operating the Metra lots. President Ott stated she would if the lots made money and asked if anyone is aware of the contract between the Village of Roselle and Metra. Superintendent Piworski believes one Roselle lot is owned by a private organization. Attorney Asprooth stated the park district owns a

portion of property within each lot and would retain ownership of those parcels. President Ott stated the district is scheduled to bring in \$24,000 in revenue and owe Metra over \$24,000. Commissioner Bean asked if the district would still be responsible for maintaining the property owned by the district. Attorney Asprooth mentioned the property may be able to be blocked from use on the east lot, but may have to maintain the portion owned in the west lot.

Commissioner Blankenship asked for a vote regarding whether the park district would like to continue with the partnership or not. Attorney Asprooth stated a portion may be available for sale, but may also be contracted to keep the property based on federal stipulations and how the property was acquired in the first place and, even if the park district no longer operates the lots, a relationship will still be necessary due to the properties connecting.

Superintendent Piworski stated the lot may generate revenue if the district can rent it, or take a larger percentage. She stated if the capital responsibilities were removed, it would be worth it to stay in the contract. As the district would be liable, she doesn't feel it is responsible to use public funds to operate Metra parking. In 2019 the district netted \$84,784 but since 2020 the district has not recouped costs.

President Ott asked if the Board would like Attorney Asprooth to go back to Metra for more negotiations or say no now. All Commissioners stated they would say no now. President Ott directed Attorney Asprooth to contact Metra and terminate the contract. A 90-day period will exist.

President Ott asked for a motion to terminate all Metra agreements. Motion made by Commissioner Blankenship, seconded by Commissioner Jarocinski.

**ROLL CALL VOTE**

Aye: Ott, Jarocinski, Bean, Blankenship  
Nay: None  
Abstain: None  
Absent: Grygiel

President Ott made a motion to adjourn the special meeting of June 19, 2024 at 5:36 PM. Commissioner Bean seconded.

**VOICE VOTE**

All in Favor: (4)  
Opposed: None  
Absent: Grygiel

Aye: Ott, Jarocinski, Bean, Blankenship  
Nay: None  
Abstain: None  
Absent: Grygiel

Meeting adjourned at 5:36 PM

Respectfully submitted,

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Steven Muenz, Board Secretary

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Jean I. Ott, Board President

Date: June 19, 2024