

**MINUTES
BUFFALO GROVE PARK DISTRICT
WORKSHOP
MONDAY, JANUARY 28, 2013**

Commissioners Present: Richard Drazner, Scott Jacobson, Adriane Johnson, Larry Reiner and Jack Schmerer

Staff Present: Executive Director Dan Schimmel, Director of Recreation and Facilities Ryan Risinger, Superintendent of Parks Bill Heider, Superintendent of Recreation Kim Cashmore, Business Manager John Short, Administrative Assistant Martha Weiss and Attorney Steven Bloomberg

Guests: Ted Haug and Mike Maloney from Legat Architects; Kal Nagy, Tracy Coker and Tom Seymour from Dewberry Architects.

Supervisor of Facilities Bob Shiel and Mike Schwartz, the Park District winter intern, were also present.

CALL TO ORDER

President Reiner called the workshop to order at 6:00 pm.

Roll Call

The roll was called and Commissioners Drazner, Jacobson, Johnson, Reiner and Schmerer answered present.

INTRODUCTION OF GUESTS

Ted Haug and Mike Maloney from Legat Architects; Kal Nagy, Tracy Coker and Tom Seymour from Dewberry Architects; and Mike Schwartz, winter intern, introduced themselves.

APPROVAL OF WORKSHOP AGENDA

Commissioner Drazner moved to approve the Workshop Agenda, seconded by Commissioner Johnson and passed with a voice vote.

RECREATION

Presentation of Proposed Plans for the Performing Arts Center

Executive Director Schimmel noted the past Park District projects that Ted Haug from Legat Architects has successfully led. Mr. Haug explained the process of how the conceptual plans for the performing arts center (PAC) were developed. Legat did a facility assessment of the property at the time that the Park District was considering purchasing it. Next, the project goals of the Park District staff and community were determined. A group of interested staff toured seven sites in the general area with the architectural team.

Tracey Coker reviewed slides of the sites that were visited by the group. They included park district facilities, high schools, a community college and community centers.

Tom Seymour described the two day Design Charrette. During the first day, the staff who toured the various sites voiced their likes and dislikes of each. The staff set project goals and two concepts, A and

B, were developed to accommodate the project goals. Both of the options used the same programmatic pieces.

Mr. Haug described exterior design options that would reflect the kind of activities that would be happening inside of the building. Because the building is set back from Route 83, visual elements are needed to draw attention to the building. The excitement of the center should be reflected by the façade.

Mr. Kal Nagy described the floor plan in Option A. This design calls for a theater to the south of the main entrance of the building that would include balcony seating. Mr. Mike Maloney described Option B which had the theater at the location where the current sanctuary is at the east side of the building.

Mr. Haug then gave the Executive Summary and stated that both options are programmatically the same and can become very exciting spaces. Option A makes the highest and best use of the tallest portion of the building and contains more height for backstage elements. The balcony creates a close and intimate feel for the audience and the multilevel lobby space further brings excitement to the space. Commissioner Jacobson asked about number of theater seats in each option. Mr. Haug replied that Option A has seating for 385 and Option B seating for 390. Commissioner Jacobson inquired about cost difference. Mr. Haug said that the numbers are still being worked on, and Option B is approximately \$400,000 less because of the structural work needed for the mezzanine. Commissioner Jacobson asked about the possibility of having an orchestra pit. Mr. Haug said it was considered, however, on the site visits, the agencies that had orchestra pits advised against them. The technology is now so good, that it is possible to have the orchestra in another room and the music piped in. There will be space available in the center for that. The stage can be used to support a full symphonic symphony. Vice President Schmerer asked if the theater was the priority and then the rest of the building would be renovated in stages. Executive Director Schimmel pointed out that it would be easier to phase Option A versus Option B, and this also works well with the schedule of Beth Am's retention of possession. There was a discussion regarding parking options and exterior designs.

Mr. Haug stated that the cost projections will be presented a la carte. The exterior cost for everything on the site was \$1.2 including the exterior designs, parking lot and building repairs. Commissioner Johnson inquired about an elevator to the balcony and Mr. Haug stated that there is one in the plan that allows for handicapped individuals to have two access points on the mezzanine. Mr. Haug then explained how the first floor was designed so that everything is accessible including the stage.

Executive Director Schimmel stated that some equipment pieces are ideal for sponsorship by donors. The Park District can start looking at naming rights to generate additional support as well as investigating grant possibilities.

President Reiner then led a discussion about the approximate costs and how it would be financed by the Park District. Business Manager Short commented on the impact on the capital budget. Mr. Haug addressed the savings in using an existing facility versus building a new facility.

Commissioner Jacobson stated that he wants the Park District to have a definite timetable for when each of the elements of the center will be completed. He commented that the current low interest environment.

President Reiner commended the architects and staff on the great job that they have done in designing the plans. He stated that the Park District's projects are always outstanding but there are other plans in the master plan for Rylko Park that have been put on hold because of finances. Commissioner Jacobson said that is why the Foundation needs to be involved to raise funds. He noted that the community survey showed that 67% of the respondents wanted a performing arts center. Commissioner Drazner commented that there will be creative programming for the center so that it could be considered a community center.

Attorney Bloomberg added that fund raising is very important and in other communities a lot of residents, organizations and corporations have supported performing arts centers.

President Reiner thanked the consultants again for their presentation and hard work and the board stated that they preferred Option A.

The Board members took a five minute recess at 7:15 pm and reconvened at 7:25 pm.

Director Risinger commented that the staff thought that both Dewberry and Legat were fantastic to work with. President Reiner said that areas could be designed for more than just performing arts. Executive Director Schimmel noted that staff can re-evaluate the spaces where the performing arts are currently being held. President Reiner expressed a concern of not strapping future boards so that they could not keep up the same high standards in our parks and facilities. Commissioner Jacobson said that a plan to fund raise should be developed.

FINANCE

November Financial Statement

Commissioner Jacobson noted that the November financials were included in the packet because there was only one board meeting held in mid-December. The November Financial Statement was referred to the Committee Action Items for approval.

November Year to Date Statement

There were no comments or questions and the November Year to Date Statement was referred to the Committee Action Items for approval.

January Warrant 2013

Business Manager Short mentioned that the warrant is a little larger than usual because there were seven weeks between Board meetings. The November Financial Statement was referred to the Committee Action Items for approval.

December Financial Statement

There were no comments or questions and the December Financial Statement was referred to the Committee Action Items for approval.

December Year to Date

There were no comments or questions and the December Year to Date Statement was referred to the Committee Action Items for approval.

January Refunds

There were no questions or comments and the Refunds were accepted as written.

POLICY AND LEGISLATION

Mission and Values Statements

Executive Director Schimmel explained that the Board was being asked to approve the Mission and Values Statements at this meeting in preparation of Strategic Planning session on Wednesday. There was no consensus on the tag line at this point and staff will be asked to work on it further.

WTS Service Agreement Addendum

Business Manager Short stated that this addendum was needed to reflect WTS' actual starting date and the addendum was referred to the Committee Action Items for approval.

PARKS

Kilmer Playground Options

Superintendent of Parks Heider presented two renderings of playgrounds at Kilmer Park that the public will be asked to comment on. The playground renderings will be on the website and if the school board allows, displayed at Kilmer School. In addition, staff will distribute letters for the surrounding neighbors. Executive Director Schimmel noted that these renderings only show the playground at Kilmer Park and

there are other elements in the park geared for all ages. President Reiner suggested that staff investigate ground level apparatus to give kids an opportunity to exercise. Commissioner Drazner suggested pieces for adult exercise also and Executive Director Schimmel noted that there will fitness elements nearby.

IDNR Project Agreement – Raupp Museum

Executive Director Schimmel noted that this agreement is required to process the grant for the renovation of the Town Square at the museum.

PRESIDENT AND COMMISSIONERS REPORTS

Commissioner Johnson thanked Director Risinger for co-facilitating her state conference session on recognition of employees and also thanked Kim Cashmore for her input during the planning of the session. There were 30 participants and Commissioner Johnson has received favorable reviews of the session.

Commissioner Drazner thanked Vice President Schmerer for representing the Park District so well as the co-chair of the state conference. Vice President Schmerer congratulated President Reiner for being awarded the designation of Master Board Member at the conference and he encouraged all board members to apply for the recognition.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

Vice President Schmerer moved to adjourn the Workshop at 7:58 pm, seconded by Commissioner Johnson and passed with a voice vote.

Respectfully submitted,

Secretary