



PARK DISTRICT of OAK PARK

In partnership with the community, we enrich lives by providing meaningful experiences through programs, parks, and facilities

**PARK DISTRICT OF OAK PARK
Committee of the Whole Meeting
Hedges Administrative Center
218 Madison**

**Thursday, July 1, 2021
Directly Following the Continued Board Meeting**

AGENDA

- I. Call to Order/Roll Call**
- II. Public Comment**
- III. Recreation and Facility Program Committee – Commissioner Wollmuth: Chair**
- IV. Parks and Planning Committee – Commissioner Worley-Hood: Chair**
 - A. 2022-2026 Capital Improvement Plan***
 - B. Pleasant Home Geothermal Bid Update**
- V. Administration and Finance Committee – Commissioner Wick: Chair**
- VI. New Business**
- VII. Closed Session**
- VIII. Adjournment**

* Indicates information attached.

** Indicates information to be provided before or at the meeting.

Update indicates verbal report provided at meeting no materials attached

The Park District of Oak Park welcomes the opportunity to assist residents and visitors with disabilities. If you need special accommodations for this meeting, please call 708-725-2000 or email Karen.Gruszka@pdop.org.



Memo

To: David Wick, Chair, Administration and Finance Committee
Board of Park Commissioners

From: Jan Arnold, Executive Director
Mitch Bowlin, Director of Finance

Date: June 25, 2021

Re: Capital Improvement Plan for 2022-2026



Statement

With the amount of major capital improvements that the Park District has undergone in the past few years, it is prudent to review the Capital Improvement Plan (CIP) and update it on an annual basis. An annual update of the CIP will provide a useful tool when putting together the annual operating budget.

Discussion

In construction of the CIP, staff considered factors including: location and time since the last capital improvement for that asset, pending phases of each master plan, property tax collections, earned revenue levels, the need to build a Community Recreation Center, and aging pools at both Rehm Park and Ridgeland Common.

Funding for the CIP comes from property taxes (50% of the property tax increase is set aside for capital from the 2005 referendum transferred to the CIP), transfers from the operating funds, as well as grants and donations secured from various sources. The Park District strives to provide quality parks and facilities focusing on preventative maintenance where appropriate and new construction when necessary; an example would be the Carroll Center with its passive house design.

As discussed at the Board Retreat on June 15, the 2022-2026 CIP plan includes the following large projects:

- Funds for completion of the museum grant project at Pleasant Home
- Funds for construction of the Community Recreation Center
- Funds for maintenance and repairs at Rehm Pool
- Funds for master plan updates at Andersen Park, Longfellow Park, and Barrie Park and Center
- Funds for construction of a new center at Field Park
- Funds for additional improvements at the Dole Center, the Conservatory, and Cheney Mansion

Recommendation

Staff will present the 2022-2026 CIP to the Board of Commissioners with specific discussion on 2022 projects proposed at their July 29, Regular Board Meeting for approval.

Attachment: CIP Costs By Park

2021-2026 Capital Improvement Plan by Park						
	2021	2022	2023	2024	2025	2026
Andersen Park & Center				\$500,000		
Austin Gardens						
Barrie Park & Center				\$200,000	\$800,000	
Carroll Park & Center	\$120,000					
Elizabeth F. Cheney Mansion	\$25,000	\$25,000	\$25,000	\$100,000	\$250,000	\$25,000
Dole Center	\$25,000	\$100,000	\$35,000	\$100,000	\$40,000	\$100,000
Euclid Square Park						
Field Park & Center						\$2,000,000
Fox Park & Center						
Gymnastic and Recreation Center				\$25,000	\$50,000	\$70,000
John L. Hedges Admin Center						
Lindberg Park						
Longfellow Park & Center					\$400,000	
Maple Park						
Mills Park						
Oak Park Conservatory	\$25,000	\$50,000	\$100,000	\$100,000	\$100,000	\$25,000
*Pleasant Home	\$247,500	\$577,500				
Rehm Park	\$1,100,000					
Rehm Pool		\$250,000	\$50,000	\$50,000	\$200,000	
Ridgeland Common Recreation Complex			\$50,000			\$684,000
Scoville Park	\$30,000					
Stevenson Park & Center	\$25,000					
Taylor Park		\$30,000				
Wenonah Park						
Randolph Park						
Non Site Specific	\$42,000	\$30,000	\$50,000	\$254,000	\$50,000	\$602,000
Community Recreation Center	\$280,000	\$11,000,000	\$8,000,000			
Vehicles/Technology/Repairs	\$82,500	\$51,000	\$100,000	\$100,000	\$100,000	\$100,000
ADA/Surveys	\$30,000	\$50,000	\$50,000	\$150,000	\$50,000	\$50,000
Reserve for Turf Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Reserve for Property Acquisition	\$0	\$0	\$200,000	\$200,000	\$200,000	\$200,000
Project Costs	\$2,132,000	\$12,263,500	\$8,760,000	\$1,879,000	\$2,340,000	\$3,956,000

	<i>2020 Actual</i>	<i>2021 Estimate</i>	<i>2022 Projected</i>	<i>2023 Projected</i>	<i>2024 Projected</i>	<i>2025 Projected</i>	<i>2026 Projected</i>
Total Revenue	\$14,304,097	\$13,419,006	\$6,189,628	\$5,472,311	\$3,229,077	\$3,157,438	\$3,464,407
Total Expenses	\$14,663,093	\$2,132,000	\$12,263,500	\$8,760,000	\$1,879,000	\$2,340,000	\$3,956,000
Net	(\$358,996)	\$11,287,006	(\$6,073,872)	(\$3,287,689)	\$1,350,077	\$817,438	(\$491,593)
Fund Balance	\$ 1,489,357	\$ 12,776,363	\$6,702,491	\$3,414,802	\$4,764,878	\$5,582,317	\$5,090,724
Fund Balance With Property Acq/Field Replacement	\$ 1,489,357	\$ 12,876,363	\$ 6,902,491	\$ 3,914,802	\$ 5,488,378	\$ 6,605,817	\$ 5,454,224