

MINUTES
Mundelein Park & Recreation District
Committee of the Whole
March 10, 2025

The Committee of the Whole meeting of the Board of Park Commissioners of the Mundelein Park & Recreation District, Mundelein, Lake County, Illinois, was called to order at 7:00 p.m.

President KNUDSON directed Executive Assistant KAUFFMAN to call the roll. Present were Commissioners BURTON, FRASIER, McGRATH, ORTEGA and President KNUDSON.

Staff present: Executive Director SALSKI, Director BERG, and Executive Assistant KAUFFMAN.

Visitors: Ron Greenberg, Mike Flynn, Bob Ward, Gary Gunther, Phil Guerrero, Lisa Laffey and Jonathan Schultz

President KNUDSON asked if any visitors wanted to make a comment. None were made.

Executive Director SALSKI introduced Mike Flynn, Chairman of the Mundelein Historical Commission, and Bob Ward and Gary Gunther, members of the Caboose Assessment Team. Mr. Flynn presented background information and the history of the caboose that was built in 1890 for the Chicago, Burlington and Quincy Railroad and was donated to Mundelein in 2001. He talked about the current deteriorated condition of the caboose. Mr. Ward then gave a summary of the refurbishing process, showed detailed photos of the caboose in its current condition and provided photos of a "sister" caboose that has been renovated and is maintained by the Warrenville Park District. President KNUDSON asked who would do the restoration work and Mr. Flynn confirmed that engineering plans have been purchased showing how to repair the caboose using skilled volunteer carpenters. Commissioner McGRATH asked who paid for the renovations of the "sister" caboose in Warrenville and Mr. Flynn said it was restored by the owner and is now maintained by the Warrenville Park District. Mr. Flynn said the purpose of the presentation to the Mundelein Park & Recreation District Board was to propose an Evaluation and Feasibility Assessment Plan for preserving the caboose as a Mundelein asset.

Executive Director SALSKI summarized that there has been discussion with the Village of Mundelein to continue as a phased project to stabilize, stop the deterioration, and assess the caboose and said more information including a cost analysis would be provided to the District. Further discussion was deferred to the Regular Board meeting under Old Business.

There being no further business, Commissioner ORTEGA moved to adjourn at 7:29 p.m. second by Commissioner BURTON. A voice vote was taken with all voting yes.



Secretary

MINUTES
Mundelein Park & Recreation District
Regular Board Meeting
March 10, 2025

The Regular Board meeting of the Board of Park Commissioners of the Mundelein Park & Recreation District, Mundelein, Lake County, Illinois, was called to order at 7:30 p.m. by President KNUDSON and he asked the assemblage to rise and recite the Pledge of Allegiance.

He then directed Executive Assistant KAUFFMAN to call the roll. Present were Commissioners BURTON, FRASIER, McGRATH, ORTEGA and President KNUDSON.

Staff present were Executive Director SALSKI, Director BERG, and Executive Assistant KAUFFMAN.

Visitors: Ron Greenberg, Mike Flynn, Bob Ward, Gary Gunther, Phil Guerrero, Lisa Laffey and Jonathan Schultz.

President KNUDSON asked if the visitors wanted to make a comment. None were made.

President KNUDSON requested a motion to approve the minutes of the Committee and Regular meetings on February 24, 2025. Commissioner ORTEGA moved to approve the minutes of the Committee and Regular meetings on February 24, 2025, second by Commissioner BURTON. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A voice vote was taken with all voting yes.

President KNUDSON read the Warrants for approval. Executive Director SALSKI corrected the total disbursement amount shown on the agenda and confirmed the correct dollar amount was included on the warrant list in the agenda packet. Commissioner BURTON moved to approve Warrants: 022025, 022825, 030325, 030425, 031025 = \$499,199.10 second by Commissioner FRASIER. President KNUDSON repeated the motion, asked if there were any questions. None were raised. A roll call vote was taken with Commissioners BURTON, FRASIER, McGRATH, ORTEGA and President KNUDSON voting yes.

President KNUDSON reviewed the correspondence presented in the packet including recent media articles from the Lake County News-Sun and the Daily Herald regarding OSLAD grants and impact fees. An additional news article from the Daily Herald was shared listing outdoor dining areas in Lake County.

President KNUDSON asked for the presentation from the Committee of the Whole meeting by Mike Flynn of the Mundelein Historical Commission and the volunteer members of the Caboose Assessment Team continue under Old Business.

Mr. Flynn and Executive Director SALSKI entertained questions from the Commissioners and confirmed that the analysis and evaluation of the process to refurbish the caboose would continue with costs associated to perform needed stabilization procedures taken from the Museum Fund. It was announced that there was not a set timeline for the evaluation process and this item would be brought before the Commissioners again at a future date. The Board thanked Mike Flynn and Bob Ward.

President KNUDSON invited the representatives from the Mundelein Baseball & Softball Association (MBSA) to make their presentation under New Business.

Executive Director SALSKI welcomed Phil Guerrero, President; Lisa Laffey, Secretary; and Jonathan Schultz, Vice President of Baseball Operations from MBSA. Executive Director SALSKI announced that going forward the MBSA will attend a meeting as a part of the budget planning process to share the organization's short- and long-term goals. He stated that it was time the District add to the reinvestment list of priorities for the District.

Director BERG then provided background information on the strengthened relationship in recent months between the Park District and MBSA. He recommended investing in the facilities utilized by MBSA and encouraged the advancement of the community partnership.

MBSA President Guerrero thanked the Mundelein Park & Recreation District and the Commissioners for the partnership. Mr. Guerrero requested \$35,000 in funding from the District for 2025 to support re-grading and fencing projects. Commissioner BURTON asked if the re-grading work would be complete before the opening day of the season and Mr. Guerrero confirmed it would be done. President KNUDSON asked how often the fields should be re-graded and Mr. Guerrero said every three years and noted it had been over five years since the last re-grading. Commissioner McGRATH thanked the MBSA volunteers and acknowledged their commitment to the community and he encouraged a continuation of communication with the District to move the partnership forward. Further discussion included additional ways District staff could assist MBSA possibly with landscaping, referring contractors, providing a banner acknowledging the cooperative efforts of MBSA and the Park District and a continued attempt to secure grants for future projects.

President KNUDSON requested a motion to approve of 2025 funding to Mundelein Baseball & Softball Association. Commissioner McGRATH moved to authorize the Executive Director to develop and sign a Memorandum of Understanding not to exceed \$35,000 for 2025 funding to Mundelein Baseball & Softball Association with discussions and presentation of future funding specifically to MBSA by August 1, 2025, aligning with the District's Capital and Budget discussions, second by Commissioner FRASIER. President KNUDSON repeated the motion, asked if there was any discussion. A roll call vote was taken with Commissioners McGRATH, FRASIER, BURTON, ORTEGA and President KNUDSON voting yes.

Executive Director SALSKI opened discussion of canceling the April 28, 2025 Regular and Committee meetings and confirmed that at least two Commissioners had communicated that they would be absent on that date and he also announced that other Commissioners would be attending the LAPD Legislative Reception and Conference in Springfield from April 28 through April 30, 2025. Executive Director SKALSKI suggested holding a Special Meeting on April 21, 2025 and asked Commissioners to check their calendars for availability.

President KNUDSON requested a motion to approve of canceling the April 28, 2025 Committee and Regular Board Meeting and schedule an April 21, 2025 Special Meeting. Commissioner BURTON moved to cancel the April 28, 2025 Committee and Regular Board Meeting and schedule an April 21, 2025 Special Meeting, second by Commissioner MCGRATH. President KNUDSON repeated the motion and asked if there was any discussion. A roll call vote was taken with Commissioners BURTON, McGRATH, FRASIER, ORTEGA and President KNUDSON voting yes.

President KNUDSON stated there was no Board Business.

President KNUDSON asked for Staff Reports.

Executive Director SALSKI said it was anticipated that the Village of Mundelein would consider an Impact Fee Ordinance at their March 10 meeting, but that item did not appear on the Village Board agenda. Executive Director SALSKI said he has not seen a draft of the ordinance and will share information with the Commissioners should it become available. Executive Director SALSKI also reviewed upcoming business, including four parcels the IDOT will be seeking easements, and all will be presented to the Commissioners at one time for consideration.

Director Berg invited Commissioners to the April 21 Health & Fitness Center Open House to highlight the renovations that will be completed in early April. He said a reminder email will be sent prior to the event.

President KNUDSON requested a motion to go into Executive Session at 8:18 p.m. Commissioner McGRATH moved to go into Executive Session for Purchase or Lease of Real Estate 5 ILCS 120/2 (c)(5), second by Commissioner ORTEGA. A roll call vote was taken with Commissioners McGRATH, ORTEGA, BURTON, FRASIER, and President KNUDSON voting yes.

The Board Members came out of the Executive Session at 8:43 p.m.

There being no further business, Commissioner ORTEGA moved to adjourn at 8:44 p.m. seconded by Commissioner FRASIER. A voice vote was taken with all voting yes.



Secretary