



Westmont Park District Board of Commissioners
Minutes of the Special Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
February 28, 2023 6:15 pm

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:15 pm.

Agenda Item #2 Roll Call

Commissioners Belmonte, Karesh, Moffett, Zapinski
Executive Director Fleck
Guest: Ari Rosenthal, Attorney, Oak Brook Hills Hotel and Willowcrest Golf Course

Agenda Item #3 Public Comment

There was no one present from the public.

Agenda Item #4 Consideration/Action on Proposed 50-Acre Conservation Easement with Willow Crest Golf Course

Director Fleck began with an update on the last two days of correspondence with District Attorney Steve Adams regarding the Conservation Easement (the "CE") for the front nine holes (50+ acres) at Willowcrest Golf Course. CoreSpaces and Willowcrest have responded to most of the District's concerns and questions. New items to be addressed were asked of the Director to give the WPD access to the pro shop for a period of two years if and when the golf course chooses not to operate a golf course. This will give the WPD time to plan, design and permit a new pro shop if the WPD chooses to keep it a golf course when it takes possession to the CE. The ownership hedged at two years but will consider one year of access per Ari Rosenthal. Also, the CE agreement will not be delivered to the Golf Course Ownership until all miscellaneous questions and exhibits have been finalized and approved by Steve Adams per Ordinance 2023-2. This will prevent having a recorded agreement on the property in the event CoreSpaces does not obtain Village approval, does not purchase the land, or if the final questions do not get resolved. Steve Adams gave his blessing to approve the Conservation Easement and Ordinance approving the CE.

A motion was made by Commissioner Zapinski and seconded by Commissioner Moffett to approve Conservation Easement Ordinance No. 2023-2.

Roll Call Vote:

Ayes: Commissioners Zapinski, Moffett, Belmonte, Karesh

Nays: None

Absent: Commissioner Conneely

Motion Carried.

Agenda Item #5 Proposed Veterans Memorial Park Multi-Purpose Building Construction Budget Discussion

Director Fleck shared the General Contractor Bid Tabulation for the new multi-purpose building, opened on February 21, 2023. E.P. Doyle was the low bidder. References are proving to be excellent. The director recapped the original November 2021 cost opinion from Williams Architects, the approved building budget, and the new budget, now that bids have been received. Inflation, material cost increases and labor cost increases have taken the budget from \$1.6 million to \$2.5 million. Lastly, the Director shared the likely funding path forward which will be revisited at the March 8 Regular Board Meeting, when the Board will consider bids for award.

Agenda Item#6 Adjournment

Seeing no further business to discuss, a motion was made by Commissioner Moffett and seconded by Commissioner Zapinski to adjourn the meeting.

Roll Call Vote:

Ayes: Commissioners Moffett, Zapinski, Belmonte, Karesh

Nays: None

Absent: Commissioner Conneely

The Special Meeting was adjourned at 7:00 pm.