

Regular Meeting
RFCCA Board of Managers
Tuesday, March 16, 2021

The meeting of the River Forest Civic Center Authority was called to order on March 16, 2021 by Manager Helene Connolly at 7:16 pm following the Township Board of Trustees meeting. This meeting was conducted electronically by Zoom, per Governor Pritzker's Executive Order 2020-7.

Roll called

Present: Managers Helene Connolly, Deana Herrman, Holly Economos, Karen Taubman and Carla Sloan, and RFCCA Facilities Administrator, Dick Chappell

Approval of Minutes

A motion was made by Manager Herrman and seconded by Manager Sloan to approve the minutes of the February 16, 2021 meeting.

Roll was called. Ayes: Managers Sloan, Connolly, Economos, Taubman, and Herrman. Nays: None. The motion passed unanimously.

Public Participation: Village Trustee Bob O'Connell attended by zoom.

Village Trustee Bob O'Connell spoke during public participation to ask the River Forest Civic Center Authority Board to hold off on making decisions about the RFCCA building feasibility study until after the April River Forest election. He would like to have further discussions on how the Civic Center building can best be used by the River Forest Community and other entities. Manager Sloan explained that at this time, the scope of our decision is related to evaluating the 4 options presented in the RFCCA Building Feasibility Study . Discussion ensued.

Approval of Bills:

- A motion was made by Manager Sloan and seconded by Manager Economos to approve Operating Fund bills as of March 16, 2021 in the amount of \$1,656.14. Roll was called. Ayes: Managers Sloan, Connolly, Economos, Taubman, and Herrman. Nays: None. The motion passed unanimously.

RFCCA Facilities Administrator's Report

Dick Chappell

- **Roof Repair Estimates** were put on hold due to snow on the roof until 2 weeks ago. Roof replacement has been delayed while we have waited for the outcome of the RFCCA Building feasibility study. Dick is now beginning to gather names of roofers to include in the roof repair

and/or replacement bid process. Some of the roof patches have not held and are causing leaks which need to be addressed immediately.

- **West Town HVAC** has begun doing system assessment and minor repairs that we approved at our last meeting. Work is not yet complete.

- **Lighting is another issue.** Many energy efficient light fixtures were installed 6 years ago but need updating/replacement. Dick is in the process of evaluating the lighting needs and the overall cost to repair them. Dick will also be investigating new energy efficient measures to implement such as motion sensors, and solar panels and if we can get partial funding.

- **Room 202 Floor** also needs to be replaced due to water damage.

- **Overall Building Needs:** Manager Sloan stated that substantial building issues have been pushed off for two years due to the Civic Center Authority Building Feasibility Study but can no longer be delayed.

- **Capital Improvement Plan:** Manager Herrman asked if the RFCCA has a capital improvement plan. Dick explained that the capital improvement committee meetings were temporarily suspended one year ago while the RFCCA Building Feasibility Study was being drafted. The committee needs to re-convene to re-assess building priorities. Discussion ensued.

RFCCA Executive Director's Report

Dick Chappell

- **COVID Cases** - no new COVID cases. Back to normal operation.

- **High School CITE program** - Miscommunication led to the High School CITE program thinking they were exposed to COVID but no staff or program participants were exposed to COVID in the Community Center. The miscommunication was clarified.

- **Phone System** - Community Center will also be redoing their phone system and will investigate economies of scale in doing it at the same time as the River Forest Township.

Unfinished Business

- **RFCCA Feasibility Study** - Manager Sloan sent a write up to the board about the RFCCA Feasibility Study on 3/4/2021. She cautioned the group to be clear that in discussions we are referencing the Civic Center Authority Building and not the Community Center which is a separate, non-profit organization.

Manager Sloan summarized the situation to date:

The RFCCA Building Feasibility Study began in May 2019 with a walk-thru of the building with consultants Cordogan Clark and proceeded with members of the River Forest taxing body meeting regularly as a large group. Each body's needs were input in a needs assessment

document which resulted in a very large desired community facility, a mega complex with 2 gyms, an indoor track, 100 parking spaces, space for buses, DCFS licensed childcare space, multiple classrooms and meeting rooms, two kitchens, township offices, administrative office space, reception area, and outdoor space. Cordogan Clark presented 3 options for this footprint and 1 option potentially at a different location in River Forest. Each option was \$40 million or more.

The rec center project currently underway by the Park District of Oak Park is much simpler (gym, locker room, surface parking, two meeting rooms, mental health space) and has a budget of \$20 million. The large project involving multiple stakeholders did have sufficient support there. The land was donated; project is being financed through fundraising and hopefully a state grant.

Of all the partners who participated in the RFCCA Feasibility Study, the D90 school district, the River Forest Public Library, and the D200 school district were not highly interested in participating in the renovation and/or new construction efforts. That left four parties with potentially larger interest in the project: the River Forest Park District, the River Forest Township, the River Forest Community Center, and Opportunity Knocks.

After reviewing the options and costs presented in the study, the River Forest Park District Board has stated they can accomplish their stated needs on a much smaller scale on their own.

Discussion ensued.

Manager Taubman asked if the Board could all agree that the four options presented in the RFCCA Building Feasibility Study are not really options. Manager Herrman concurred. Manager Economos asked why we need to vote at all if there is no mandate to do something with the RFCCA Building Feasibility Study. Manager Sloan stated that at the end of a two year process, it is important to take a stand and render an opinion and added that the River Forest Park District voted to move in a different direction to achieve what they want.

At 8:22PM the zoom connection abruptly terminated.

Meeting resumed via facetime.

After review of the RFCCA Feasibility Study options and costs, followed by discussion, the River Forest Civic Center Authority (RFCCA) Board of Managers concluded the following:

1. The current Board of Managers will not take a formal vote at this time regarding follow-up action to the Feasibility Study.
2. The general consensus of the current Board is that we will move in a different direction regarding the RFCCA Building, rather than pursue the options and costs outlined in the Feasibility Study.

3. Given that capital planning for the RFCCA Building has been put on hold for the duration of the Study, the Capital Improvements Committee will resume work on a near-term capital plan to do the necessary maintenance and repairs which have been deferred, and then conduct a longer-term capital plan for the building which will accommodate the future needs of its users.
4. The Board will consider how to engage the public in this process in order to obtain their input.

No formal vote was taken.

New Business—None

Announcement of the next regular meeting: The next meeting will take place Tuesday, April 13, 2021 following the regular monthly meeting of the River Forest Township Board of Trustees which will follow the Annual Town Meeting at 6:00PM.

Adjournment

A motion was made at 8:32PM by Manager Economos and seconded by Manager Connolly to adjourn the meeting.

Respectfully submitted,

Vanessa Druckman, Secretary