



Minutes
Village of Glen Ellyn
Special Workshop Meeting
Monday, November 13, 2017
6:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order

B. Pledge of Allegiance

President McGinley asked Trustee Enright to lead the Pledge of Allegiance.

C. Roll Call

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
John Kenwood	Village Trustee	Present	
Pete Ladesic	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Remote	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Attorney	Present	
Christina Coyle	Finance Director	Present	
Staci Hulseberg	Director	Present	
Phil Norton	Chief of Police	Present	
Meredith Hannah	Economic Development Coordinator	Present	
William Holmer	Assistant Village Manager	Present	
Debbie Solomon	Secretary	Present	

A motion was made to allow Trustee Pryde to call into the meeting. Motion was made by Trustee Kenwood and seconded by Trustee Enright. Motion carried and Trustee Pryde entered the meeting via phone at 6:03 p.m.

D. Audience Participation

1. Open:

None.

E. Potential Civic Center Renovations (Village Manager Franz) (Discussion Only)

1. Discussion on Potential Civic Center Renovations and Potential Partnership with the College of DuPage and School District 41/Park District.

Village Manager Franz gave background on this topic and stated the Village Board would be discussing the potential Civic Center renovations and potential partnership with the College of DuPage (COD) and School District 41/Glen Ellyn Park District. Village Manager Franz stated this is a two-prong approach with working on a License Agreement and Memorandum of Understanding (MOU) with COD while reaching out

to School District 41 and the Glen Ellyn Park District to see if they would be interested in utilizing some of the Civic Center space.

1. College of DuPage Proposal

Village Manager Franz reviewed the components to the Civic Center, the Village's Community Space and the Innovation DuPage Proposal. Village Manager Franz showed possible renderings of the Civic Center's space after being updated for Innovation DuPage. Village Manager Franz reviewed the revised License Agreement and the MOU for the construction and design services. Village Attorney Mathews explained the Termination Clause and stated this is a combination of shared numbers for the Village and COD. Village Attorney Mathews stated that one part of the Indemnification Process was accidentally left out of this updated draft so it will be added back in so both parties are both side are represented. Village Attorney Mathews asked for "subject to attorney review" to be added to the motion at the Village Board Meeting so he can ensure the appropriate wording is added for this Indemnification piece.

Trustee Senak asked how the fees are divided to which Village Manager Franz referred Trustee Senak to the packet. Village Manager Franz stated the Village Board will vote at the later Meeting on the License Agreement, the MOU and the Dewberry contract for design and construction oversight services.

Trustee Ladesic stated he is concerned about some of the costs in the proposal and stated he would volunteer his services to help with some pieces if this saved money.

Trustee Fasules asked why the Village is doing a License Agreement with COD and not a lease. Village Attorney Mathews stated a License Agreement does not actually confer a property right which a lease does, and there could be tax implications and such with a lease. Village Attorney Mathews stated he would characterize a lease as one step above a license agreement, and a lease would give the lessee more rights. Village Attorney stated a lease could not just be terminated at any time. Trustee Fasules asked about the fee that COD will be paying monthly. Village Manager Franz stated this was in the ongoing negotiations, and the Village is trying to capture their costs to maintain these areas of the Civic Center. Village Manager Franz stated this space in the back of the Civic Center is not a market space as it is not on Main Street. Village Manager Franz stated COD wanted an arrangement that was a low or no lease so COD could be in downtown Glen Ellyn.

Trustee Ladesic asked about Innovation DuPage being able to sub-lease parts of their proposed space and if they will be profiting from this. Village Attorney Mathews stated this does not affect the License Agreement as it stands, and Attorney Mathews had not considered this possibility. Village Attorney Mathews stated in the License Agreement, it does say that COD cannot sub-lease without the Village's approval. Trustee Ladesic stated if there are monies coming in, these monies should be going back to COD.

Trustee Senak asked if the Village would do a license agreement if another group would use the Civic Center space as well. Village Attorney Mathews stated the Village would do a license agreement, but also need to look at these proposals first to ensure a license agreement is the correct way to go.

There was a discussion regarding the current COD proposal.

2. School District Proposal

Village Manager Franz reviewed the School District 41/Glen Ellyn Park District basic proposal and stated the School District and Park District have asked if the Village Board would hold until the end of January 2018 on the COD proposal. Village Manager Franz stated the Village has expressed a willingness to assist the School District with their current or future space needs, and other locations such as the Civic Center gym, McKee House or other possibilities would need to be explored. Village Manager Franz stated there are questions around overall timing, a concept that has not been fully vetted by the School District and Park District, what savings this might have for the School District, the possibility of a three-party

Intergovernmental Agreement (IGA) and what investment the School District/Park District would make in the Civic Center.

Trustee Senak stated COD's proposal includes money for the Civic Center's renovation costs and asked if the School District's proposal has a similar commitment. Dr. Paul Gordon, Superintendent for School District 41, stated their total commitment would be up to \$3,000,000 total for both the Civic Center and Spring Avenue Recreation Center renovations with approximately \$1,500,000 going to the Civic Center. Trustee Senak stated the cost to the Village could increase as the School District/Park District would not need as much space as Innovation DuPage. Trustee Senak stated that COD has committed to use fees and maintenance costs and asked about the School District/Park District's proposal on this to which Village Manager Franz stated the current basic proposal does not include this at the moment.

Trustee Fasules stated the School District/Park District has asked for more time to do a more-detailed proposal.

Trustee Kenwood asked about costs to the Village if the School District/Park District would use the Civic Center space. Dr. Gordon stated there would be no ongoing costs to the Village as it is another governmental agency. Dr. Gordon stated the Park District has said any costs they would need to pick up will be sent on to the School District. Dr. Gordon stated the School Board would need to discuss possible ongoing fees at a future meeting.

Trustee Kenwood asked about the indemnification piece to which Dr. Gordon stated they would need to work on this. Trustee Kenwood asked about the indemnification piece currently with the Village and the Park District due to the Civic Center gym use to which Village Manager Franz stated there is not.

Trustee Kenwood asked how soon the School District/Park District would need the Civic Center space. Dr. Gordon stated they are not under pressure to move forward, and the space would not probably be needed until August 2019.

President McGinley asked about the projected increase in students for School District 41. Dr. Gordon stated for the past 10 years, District 41 has had approximately 3500 to 3600 students, and they are projecting approximately 3600 to 3650 students over the next few years.

President McGinley stated if the Village Board moves forward with the COD proposal, would the School District/Park District still work with the Village staff to on finding other program space. Dr. Gordon stated the School District/Park District is open to other program-space options, but the Park District would definitely need to be comfortable with this space too. Dr. Gordon stated if they do build something new, this would definitely be more expensive than the \$3,000,000 projection for the Civic Center and Spring Avenue Recreation Center renovations.

Trustee Ladesic asked Planning and Development Director Hulseberg earlier in the day how many single-family residential units are planned in the next three to five years which is 297 potential new residential units north of Roosevelt Road. Dr. Gordon stated they could not project how many students they could possibly get from these potential residential units.

Trustee Senak asked if part of the \$1,500,000 planned for the Civic Center renovations could go toward the design and construction oversight costs to which Dr. Gordon stated some of the monies would probably go toward this, but he does not have specifics on this as of now. Trustee Senak asked when discussions about this could possibly take place to which Dr. Gordon stated in the next 30 to 60 days.

3. Board Discussion and Direction

Trustee Ladesic stated he would still like to know how pressing it is for the Village Board to make a decision on the COD proposal. Trustee Ladesic quoted language from the October 16th workshop where he asked

how soon COD would need the space. Trustee Ladesic went on to quote Joe Cassidy stating “the soonest this would happen would be September next year.” Again, quoting language from the October workshop, Trustee Ladesic asked if we needed to take a few weeks or months to decide “is this a problem”. He went on to quote Joe Cassidy stating that “this shouldn’t tie this group to anything because the lease ends in April but Dr. Caputo has already said that we are going to extend that lease because we know we’re not going to be ready in April.”

President McGinley stated that due to the market for this type of incubator concept, COD has moved up their timeline and has recently said that they need to know tonight about a decision on the project, or they would need to go elsewhere. Village Manager Franz stated the Village Board cannot delay on this any further.

Jeff Cooper, who resides at 22W111 Glen Rise Court in unincorporated Glen Ellyn, stated he is a resident of all three entities involved and understands the Board has a perceived deadline. Mr. Cooper stated it could cost the taxpayers more in the long run for the residents north of Roosevelt Road if the School District/Park District needs to build something new. Mr. Cooper stated he encourages the Board to give the School District/Park District some time for a more-detailed and updated proposal.

President McGinley stated the Board would finish this discussion in the upcoming Village Board meeting.

RESULT:	DISCUSSION ONLY
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F. Other Items

None.

G. Adjournment

At 7:05 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Enright to adjourn to the Village Board Meeting. Motion Carried.

Reviewed and approved, John A. Chereskin, Village Clerk