

**LAKE BLUFF PARK DISTRICT  
BOARD OF COMMISSIONERS  
MINUTES OF REGULAR COMMITTEE OF THE WHOLE MEETING  
FEBRUARY 5, 2018**

The Regular Committee of the Whole Meeting of the Board of Commissioners of the Lake Bluff Park District, Lake County, Illinois, was held at the Lake Bluff Park District Recreation Center, 355 W. Washington Avenue, Lake Bluff, Illinois.

The meeting was called to order at 6:30 p.m. by President Douglass.

The following Commissioners were present when the roll was called: B. Gordon, C. Mosbarger, F. Pitera, B. Wallace and President R. Douglass.

Commissioner K. McKendry was present at 6:32 p.m. and Commissioner S. Ehrhard was present at 6:33 p.m.

Staff members present were Ron Salski, Executive Director; Jim Lakeman, Superintendent of Recreation, Safety and Outreach Services; Ed Heiser, Superintendent of Facility Services; and Rich Rothmann, Bookkeeper.

Also present were Dan Berg from Sikich LLP.; George Russell, Committee Member; Bill Colgan and Dominic Flood from Billy Casper Golf; and resident Janice Schnobrich.

**Approval of Agenda**

Commissioner Gordon moved, seconded by Commissioner Mosbarger, to approve the February 5, 2018 Agenda.

**On the roll call, the vote was as follows:**

**AYE:** B. Gordon, C. Mosbarger, F. Pitera, B. Wallace, R. Douglass

**NAY:** None

**ABSTAIN:** None

**ABSENT:** S. Ehrhard, K. McKendry

**Motion carried.**

**Statement of Visitors** – None

**NEW BUSINESS**

**Projected District-Wide and Golf Club Net Cash Flow Analysis – Options – Sikich LLP - Presentation**

Executive Director Salski advised that adjustments were recently made to the 2018-2029 Projected Net Cash Flow document and Dan Berg, from Sikich LLP, will review changes and outline five options.

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Mr. Berg said his firm was hired to figure out all the capital needs of the Lake Bluff Park District and how to fund them for the next 12 years, through 2029. He outlined the five options as follows: 18 holes with a new permanent clubhouse; 18 holes with a modular clubhouse; 9 holes with a new permanent clubhouse, 9 holes with a modular clubhouse and golf club closes.

Mr. Berg reviewed the capital improvements identified by staff and listed the possible strategies for reducing the shortfall; i.e. exclusions (non-golf). He noted that in any of the options, the Park District would need to take on additional debt of \$1,377,755.

A lengthy discussion ensued and Commissioners suggested several changes that would make the spreadsheet more easily understood by residents. Capital Improvements was changed to "Capital Needs" and Debt Availability was changed to "Assuming Additional Debt". Also, a graph which shows the District debt that is being paid down and the new debt being taken on, would be a good visual tool.

Commissioner Wallace stated that if the golf course is kept open, the Park District will have a \$3.3 million hole between now and 2029 and there is no other way to plug that hole.

Commissioner Pitera commented that the cost of the golf course, just from an operations standpoint, is very high and that is being paid for by taxpayer dollars.

Committee Member Russell said it should be noted that there is no money in this capital plan for beach improvements, more specifically the breakwater plan.

Bill Colgan, from Billy Casper Golf reported on the idea of a 9 hole golf course. He said there are not many 9 hole golf courses around and the ones that were built were because of space limitations, budget cuts, or to accommodate entry level golfers. Bill Casper Golf operates ten 9 hole courses and only four are profitable. Mr. Colgan said it is not a feasible idea and major revenue losses occur in the retail shops and in reduced large golf outings and fundraisers. He noted that there would be an immediate 50% drop in revenue to go to 9 holes from 18 holes, in the first year.

Commissioners thanked Mr. Colgan for the information he provided and said they also appreciated the work that Billy Casper Golf has done to try to turn the golf course around.

Executive Director Salski said he would make requested changes to the Projected Net Cash Flow document and could set up Public Hearings regarding the golf course on February 26th and March 5th, in the Recreation Center Gymnasium, at 7:00 p.m. All Commissioners were in favor of the changes and the meeting dates.

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**VERBAL COMMUNICATIONS** – None

**ADJOURNMENT**

There being no further business, motion was made by Commissioner Mosbarger, seconded by Commissioner Gordon, to adjourn the meeting at 7:25 p.m. The motion carried by unanimous voice vote.

Approved this 26th day of February, 2018  
Board of Commissioners  
Lake Bluff Park District