



COLLINSVILLE AREA RECREATION DISTRICT

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COLLINSVILLE AREA RECREATION DISTRICT

CLOSED SESSION MINUTES

FEBRUARY 15, 2011

The CLOSED SESSION of the Board of Park Commissioners of the Collinsville Area Recreation District was called to order by President Mary Ann Bitzer at 7:53 P.M., February 15, 2011 at the district office, Ten Gateway Drive, Collinsville, Illinois. Upon roll being called the following commissioners answered present: Mary Ann Bitzer, Spike Bryant, Kathy Pickering and Steve Helmkamp. Commissioner Joan Burke was absent.

Staff present included executive director Mark Badasch.

Also present was Cal Morris of AAIC on behalf of the feasibility study consultant team.

The purpose of the CLOSED SESSION was to discuss the purchase of property for the future community center based on the evaluation done by the feasibility consultants.

Mr. Badasch and Mr. Morris reported to the commissioners that, based on the evaluation of five sites conducted by the consultant team, two sites have been identified as being very desirable locations for the proposed facility. These sites are the "Jack Schmitt site", on Vandalia, and the "Eastport site", adjacent to the current CARD Center & Splash City. Based on the weighted as well as the un-weighted evaluations, these sites scored equally well. Factors considered included: topography, accessibility, traffic, utility access, perceived cost of development, size, configuration, current and/or previous uses and adjacent property uses.

A Phase 1 Environmental Study has been done on the "Jack Schmitt site" due to its use as a car dealership. No environmental issues were found. Likewise, the Eastport site is currently farmland and has no environmental issues. Additionally, a Phase 1 EAS was conducted on the adjacent property when we (CARD) purchased it in 1997.

Commissioners were asked for their thoughts, perceptions and preference on these two properties in order for preliminary design work to move forward and to allow negotiations for purchase to take place. The properties have been appraised and, while that actual figure was not presented, the difference in appraised values is less than \$500,000. This is a lot of money, but it is small compared with the project being considered.

WHERE THE BENEFITS OF PARKS AND RECREATION ARE ENDLESS!

The commissioners directed Mr. Badasch to pursue negotiations with the property owners of the parcels that make up the "Jack Schmitt" site with the goal of obtaining options on these properties..

No further business coming before the Commissioners, the President declared the CLOSED SESSION adjourned.

The meeting stood adjourned to OPEN SESSION at 8:19 p.m. .

Respectfully submitted,

3-15-2011
Date



Mark Badasch, Secretary