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**REDACTED CLOSED SESSION MEETING MINUTES
FEBRUARY 20, 2018**

The CLOSED SESSION of the Board of Park Commissioners of the Collinsville Area Recreation District DID NOT RECORD THE CALL TO ORDER NOR ROLL CALL ON FEBRUARY 20, 2018. Open session ended at 7:18 PM. Board president Ron Jedda asked Executive Director/Board Secretary Doug Erhart to leave the room. At that point Jedda turned off the recording device. At 8:05 PM, Erhart was asked to return to the closed session at which point he discovered the recorder was off. He then went into the office of Recording Secretary Kimberli DeRossett for instructions on how to start the recording device.

When the recording started, the board was discussing Carol Frerker's proposal for projects at Willoughby Farm. Jeanne Lomax arrived while the recorder was turned off.

Jedda stated that when the board comes out of closed session they will look for a motion to sell the Vivian property. Achenbach said the board would have to vote to declare the Vivian property an excess. He indicated it would have to go before a judge. The board went on to discuss the specifics of how to sell parcels. Jedda wants to have Craney to prepare documents for resolutions for the sale of the Vivian property of roughly 2.85 acres.

The board decided to schedule a Special Meeting for Tuesday, February 27, 2018 at 7:00 PM. They will address the sale of the Vivian property as well as P.E.P. Grant distribution. .

Jedda then opened discussion regarding the possible allocation of P.E.P Grant monies to Arlington Greens Golf Course. Achenbach said that it doesn't make sense to use P.E.P. Grant monies on something we might be giving away when there are things we still own. He asked about taking the P.E.P. Grant money allocated to Willoughby, and possibly redo golf cart paths or other needed work at Arlington Greens Golf Course and the managing company paying CARD back over time. He suggests recouping part of the money because we are essentially changing the conditions of the lease agreement because we would be improving the facility which they are leasing. This would save the management company in money.

Sewell asked what the purpose of this would be. Achenbach said his first preference would be for Madison County to give the P.E.P grant money to CARD and let them use it to pay the debt. He went on to discuss Maryville Mayor Craig Short getting a cheaper commercial loan instead of using P.E.P. Grant money. Since then, they use the P.E.P Grant money to pay toward the commercial loan. So he would like to improve the golf course so the leasee might be interested in paying more to lease the improved property. They could pay CARD more per round of golf. Erhart added that it would not be possible to get three bids for cart paths by Tuesday of next week and they would be needed by then to make the P.E.P. Grant deadline. Lomax asked about using P.E.P. Grant money to pay for work being done at Splash City Waterpark. Erhart asked if money was being taken away from the farm. Achenbach said yes.

Erhart went on to inquire about the pending deal with the City of Collinsville regarding Willoughby. Jedda said he spoke with City Manager Mitch Bair and Bair said he has a street department that could do the work at the farm for half the price.

Achenbach asked why we wouldn't be able to get three bids for the golf course. Erhart said he can talk to Kyle Smith about it. Achenbach added that if we can do it the tax payers will get twice out of the money if the P.E.P Grant money is spent on the golf course instead of the farm. Jedda added that he has talked to Vern Van Hoy and he has not agreed to a dollar amount but he is interested in CARD making improvements to the golf course and then paying CARD back. Jedda said CARD is basically providing the leasing company with a tax free loan.



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Erhart suggested using the money from the farm toward projects at Splash City Waterpark instead of using Capital Funds. In the end, the Capital Funds could be used toward paying the debt. The funds could be used toward the restoration of the slides which is an \$82,000 project with only \$35,000 allotted. Achenbach added that in the end, we will be giving the waterpark to the City of Collinsville too. The board continued to discuss the laws associated with park districts and debts. Much of the conversation was inaudible because there were several conversations going on at once.

Sewell wants to know if CARD can fund projects for Willoughby Farm out of what we have instead of upsetting the staff at Willoughby Farm. Achenbach added that if the park district goes away, which it sounds like we are getting closer to, whatever money is left can be put toward the debt. When the voters vote to dissolve the park district the debt does not go away, people have to pay it for the next 15 years. Achenbach feels an obligation that CARD shouldn't just be treating money like we have plenty of money and we can just toss it away. Every penny we have is money that should be placed on the debt.

Lomax asked about the associated cost with projects at the farm. Erhart said the grant Carol Frerker was interested in was for \$43,000, the P.E.P. Grant funding would be \$40,000 and CARD would fund \$24,000 toward the proposed project. Wright added that Frerker wanted the board to approve the project so she could apply for certain grants. He went on to note that CARD would be paying a massive penalty to fund the projects now if it can be done for less at a later date. Jedda said that is the issue, noting the City of Collinsville has the staff to be able to complete the projects at a lesser cost.

Lomax asked when the City would be taking over Willoughby Farm. Jedda said as soon as possible, within the next two to three weeks. Achenbach added they want the cash. Jedda added they could potentially get \$250,000 cash. Lomax asked where that number came from. Jedda said it was based on what Bair said. The \$250,000 is Jedda's number, but amount is up to the board. He added that the board had discussed before Lomax arrived, having the district attorney James Craney, prepare an agreement and \$100,000 of that would be a back-end payment to the City when the park district dissolves. Erhart asked what they would do with the \$150,000. Jedda said that is up to the City. Erhart said the farm will get screwed in the process because that is their money. Achenbach noted it is the tax payer's money. Wright added the farm is not going to go by the wayside. Achenbach said the City knows that is the best thing CARD has. Lomax asked what it costs to run the farm for one year. It was noted that \$130,000 of about \$250,000 was from taxes, the rest is from rentals. Achenbach added the City would also get revenue from cell towers, which is \$750 a month. Lomax said we are giving them two years of operating expenses. She asked if something could be worked out with the City that would include Frerker's proposed project. Wright suggested putting it in the agreement that the City would carry out the proposed project. Jedda said we could do that, but once the property is deeded over to the City, CARD has no control. Achenbach suggested putting it in an escrow account and control when the money is spent. Jedda added that Bair said the City has a lot of other stuff to do and the farm project would not be on their top priority list. He added that he sees the City doing the projects at Willoughby, it's just a question of when.

The board continued to discuss how to spend the P.E.P. Grant funds. The question of being able to use Capital Funds to pay the debt was raised. Achenbach noted that in the end, there will be nothing left to spend the money on but the debt.

Recording Device Ended

No further business coming before the Commissioners, a motion was made by Lomax, seconded by Wright, that the CLOSED SESSION be adjourned to OPEN SESSION. Roll was called with the following voting AYE: Achenbach, Lomax, Sewell, Wright and Jedda. None voted NAY. Motion passed.



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The Closed Session Meeting stood adjourned at 8:55 PM.

Respectfully submitted,

Kimberli DeRossett, Recording Secretary

Date