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MINUTES
REGULAR BOARD MEETING NO. 1118
November 25, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Board of Commissioners was held on November 25, 2025, at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: President Friedman, Commissioners Chhatwani, Dressler, Kaplan, MacGregor, and McGinn

Absent: Commissioner Evans

Also Present: Executive Director Talsma, Deputy Director Bechtold, Director of Administrative Services Rivas, Director of Finance Vogt, Director of Recreation Sweeney, Executive Assistant Flynn,

Audience: Comm Reps Dowling, L. Henderson, and Winner

2. Pledge of Allegiance:

Everyone present stood for the Pledge of Allegiance.

3. Approval of Agenda:

Executive Director Talsma said that Item A on the Consent Agenda list would be moved to New Business #C, and the motions for items A, B, and C under New Business will be updated. Also, Recognition for Commissioner Kaplan will be added after we Reconvene from the A&F meeting.

Commissioner MacGregor made a motion, seconded by Commissioner Chhatwani, to approve the agenda as amended. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Recess for A&F Committee Meeting:

Commissioner Chhatwani made a motion, seconded by Commissioner MacGregor to recess the Board Meeting at 7:03 p.m. for the purpose of convening the A&F Committee meeting. The motion carried by voice vote.

6. Reconvene Following A&F Committee Meeting:

Commissioner McGinn made a motion, seconded by Commissioner Chhatwani to reconvene to the Regular Board Meeting at 7:22 p.m. The motion carried by voice vote.

6a. Recognition:

Commissioner Kaplan was recognized for his ten years of service as a Commissioner with a plaque he received at the recent IAPD Best of the Best Awards Ceremony.

7. Consent Agenda:

Commissioner Dressler made a motion, seconded by Commissioner McGinn to approve the consent agenda items B through K.

On a Roll Call: Carried 6-0-1

Ayes: 6 Chhatwani, Dressler, Friedman, Kaplan, MacGregor, McGinn

Nays: 0

Absent: 1 Evans

- B. 2026 Park District Vehicle Purchases / M25-110 (see B&G November packet)
- C. 2026 Zamboni Purchase / M25-106 (see B&G November packet)
- D. Perry Weather Lightning Detection / M25-109 (see B&G November packet)
- E. Live Barn Agreement / M25-102 (see Rec & Facilities November packet)
- F. Open and Paid Invoice Register: \$1,539,999.62 (see A&F November packet)
- G. Revenue and Expenditure Report (see A&F November packet)
- H. Acceptance of B&G Minutes 10/21/2025 (see B&G November packet)
- I. Acceptance of Rec & Facilities Minutes 10/21/2025 (see Rec & Facilities November packet)
- J. Acceptance of A&F Minutes 10/28/2025 (see A&F November Packet)
- K. Approval of Regular Board Meeting Minutes 10/28/2025

8. President's Report

President Friedman highlighted the following:

- His wife Andrea attended the Senior Open House here at the Triphahn Center and said staff did a nice job. She also signed up for a yoga class.
- He attended the Legal Symposium.
- He noted that Rich Dahome left the District to pursue a job with NIU but wanted to say he was a good Athletic Manager.
- He told Deputy Director Bechtold that the golf course had another great season.

Executive Director Talsma said the new Athletic Manager would be starting on Monday, 12/1.

9. Adoption of Executive Director's Report:

Commissioner MacGregor made a motion, seconded by Commissioner Chhatwani, to adopt the Executive Director's Report as presented.

The motion carried by voice vote.

10. Old Business:

None

11. New Business:

A. Announcement – Intent to Levy \$12,812,300 for the 2025 Tax Levy to be collected for the 2026 fiscal year / M25-111

Commissioner Kaplan made a motion, seconded by Commissioner Chhatwani to announce the District's intent to levy \$12,812,300 for the 2025 Tax Levy to be collected for the 2026 fiscal year.

The motion carried by voice vote.

B. Solar Panel Purchase and Installation / M25-108

Executive Director Talsma shared some updated information based on the questions regarding what would happen if we do not receive the rebates we expect from this plan.

- There is a 30-year life expectancy on the solar panels.
- We are expecting to save (positive cash flow) over \$10.25 million in energy costs.
- The initial outlay is \$4.5 million for entire project cost.
- We will adjust the motion to reflect the entire project and the down payments.
- Met with Chris Verde since our last meeting and asked what happens to our deposits on the second and third buildings (one and two years from now) if something goes wrong. He will put up a letter of credit of sorts to ensure our downpayment if the project does not go forward.
- Additionally, we will set up a performance bond, which is an insurance policy ensuring that the project will be completed for the stated construction price since the project is planned to be completed over the course of three years. This has a 3% fee, but we will receive half of that back.
- Executive Director Talsma noted that Commissioner Evans had asked what would happen if the IRS does not give us our rebates. We cannot answer that question. We did talk to Oak Park, and they have received everything they have asked for. We have no reason to believe we would not get the grants as proposed.
- Worse case scenario is, if we do not get any rebates, we would be paying \$4.5 million for the three projects and would still be saving \$10.25 million over 30 years.

- Commissioner Dressler asked what the timing is of the outlay of the \$4.5 million. Executive Director Talsma said the motion will be to make a 30% downpayment on The Club, 10% on Triphahn Center, and 10% on Willow Rec Center, for a total downpayment of \$637,160.60. The project at The Club is \$1.8 million with a downpayment of \$360,000, so approximately \$1.5 million will be spent next year on The Club project; in 2027, the Triphahn Center project is \$1.8 million after the \$200,000 downpayment we are making now; the Willow project in 2028 will be \$360,000 after the \$40,000 downpayment we are making now.
- Commissioner Dressler asked if this would cause a “hit” to our budget. Executive Director Talsma said no, we have additional funds from other operations, and we also have reserves in place for the roofs, which has been planned for several years.
- There is a chance we could get an additional rebate for the roof project itself since we are using a process that is preparing the roof for solar (e.g., white reflective finish) – we are not planning on this, however.

Commissioner MacGregor made a motion, seconded by Commissioner Chhatwani to approve the contract with Verde Solutions for the solar projects at The Club at Prairie Stone for an amount of \$1,918,397 with a 20% downpayment this year of \$383,679.40; for the Triphahn Center solar project for \$2,136,606 with a 10% downpayment this year of \$213,660.6; and for the Willow Rec Center solar project for \$398,206 with a 10% downpayment this year of \$39,820.60.

On a Roll Call: Carried 6-0-1
Ayes: 6 Chhatwani, Dressler, Friedman, Kaplan, MacGregor, McGinn
Nays: 0
Absent: 1 Evans

C. New Roof at The Club / M25-107

Executive Director Talsma explained that this was on the Consent Agenda, having been recommended by the B&G committee. However, we are now hoping to apply for similar rebates for the roof as we are for the solar panels, since we are having the roof completed in a way that will support the solar panels.

We will pay the 10% downpayment this year to get materials ordered and the project under contract

Commissioner McGinn made a motion, seconded by Commissioner Kaplan to approve The Club roofing project to Anthony Roofing through the approved TIPS contract in the total amount of \$1,116,500 with a 10% downpayment this year of \$111,650.

On a Roll Call: Carried 6-0-1
Ayes: 6 Chhatwani, Dressler, Friedman, Kaplan, MacGregor, McGinn
Nays: 0
Absent: 1 Evans

13. Commissioner Comments:

Commissioner Dressler is looking forward to Winterfest; this will be her 8th year sponsoring a table at the event.

Commissioner McGinn said he will be at Winterfest as well.

Commissioner Kaplan said they finished the last of the accreditations for the IAPD committee. He and Raj are fortunate to be on that committee. They approved 15 park districts this year. He said it is good to see other ideas.

Commissioner MacGregor wished everyone a Happy Thanksgiving.

Commissioner Chhatwani wished everyone a Happy Thanksgiving.

14. Adjournment:

Commissioner MacGregor made a motion, seconded by Commissioner Chhatwani, to adjourn the meeting at 7:44 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant