OFFICIAL PROCEEDINGS OF A MEETING OF THE STRATEGY AD HOC COMMITTEE/BOARD OF THE WHOLE OF THE PLEASURE DRIVEWAY AND PARK DISTRICT OF PEORIA, ILLINOIS, AT 5:00 P.M. ON WEDNESDAY, NOVEMBER 19, 2025 HELD AT THE BONNIE NOBLE ADMINISTRATION BUILDING, 1125 WEST LAKE AVENUE, PEORIA IL

TRUSTEES PRESENT: Trustees Joyce Harant, Steve Montez, Alexander Sierra, Ron Silver, Mark Slover, Vice President Reagan Leslie Hill, and President Robert Johnson

TRUSTEES ABSENT: None

STAFF PRESENT: Executive Director Emily Cahill, Brianna Cobb, Nick Conrad, Becky Fredrickson, Matt Freeman, Scott Loftus, Shalesse Pie, Karrie Ross, Jennifer Swanson, willie Howe, Greg Walker, Marley Hall, Mike Friberg, Willie Howe, Attorney Kevin Day, and Alicia Woodworth.

1. CALL TO ORDER

President Johnson presided and called the meeting to order at 5:02 pm.

2. ROLL CALL

Roll call was taken.

3. MOTION TO PERMIT TRUSTEE TO ATTEND MEETING ELECTRONICALLY

No request to attend meeting electronically was received.

4. MINUTES

4.A. Approval of Minutes of October 22, 2025 Strategy Ad Hoc Committee Meeting

Trustee Silver MOVED TO APPROVE the minutes of the October 22, 2025 Strategy Ad Hoc Committee meeting. Motion seconded by Trustee Montez and carried unanimously on roll call vote.

5. POLICY/PROCESS UPDATES

None at this time.

6. NEW BUSINESS

6.A. GLC Update

Executive Director Cahill presented a comprehensive update regarding construction progress, delayed occupancy, revised operational plans, and financial impacts.

Construction & Occupancy Status

- The project remains near completion, but key certificates from the City and Health Department are still pending.
- Final punch-list issues and a remaining construction element are delaying final occupancy for the first and second floors.
- Staff continue coordinating with contractors to align operational timelines.

Capital Expenditures Review

Becky Fredrickson presented a full summary of expenditures to date:

- Total project budget: $6.55 million, now fully committed.
- Funding sources included the original $4 million DCEO grant, reserve accounts, and bonding contingency.
- Additional $181,000 in reallocated bonded funds were approved at the prior Board meeting to complete finishing needs such as security, exterior lighting, safety net adjustments, in-house gravel and starter shed work.
- Unexpected costs included equipment delivery from overseas (ball dispensers shipped from South Korea).

Over-Reserve Use & Future Grant Offset
- Trustees discussed the prior use of over-reserves to maintain project momentum while awaiting state funding.
- Executive Director Cahill announced the District received confirmation earlier that day that a pending $750,000 state capital grant is now available.
- Funds must be used for capital improvements and will not apply directly to the GLC project but will replenish future capital needs following use of over-reserves.
- Trustees engaged in policy-level discussion regarding the use of over-reserves, capital prioritization, and Board role in future policy modifications.

<u>Projected Operational Timeline</u>

Executive Director Cahill and staff presented a phased-opening model:

December 2025 – Internal Testing
- Target: Second week of December for internal “test-drive” events, once occupancy is granted.
- Activities include: testing golf bays, technology loads, simulator operations, and Fairways’ kitchen processes.

January 2–4, 2026 – Invitation-Only Soft Opening
- “Tailgater Weekend” for ~750–1,000 VIPs, community influencers, and partners.
- Limited menu; emphasis on controlled testing and feedback loops.

January–February 2026 – Gradual Public Operations
- Initial hours: 11 AM–4 PM, expanding into evenings as weather permits.
- Focus on traditional golf leagues, restaurant crossover traffic, and simulator use.
- All early operations staffed using existing personnel, controlling expenses.

March 2026 – Expanded Operations
- Traditional driving range opens 9 AM–5 PM, seven days/week.
- Bays expand to 11 AM–8 PM based on demand and weather.

April 9, 2026 – Official Grand Opening / Ribbon Cutting
- Coordinated with the first day of The Masters, consistent with national golf season kickoff traditions.
- Full seven-day operations resume, with final hours determined by demonstrated usage patterns.

Revised 2025 and 2026 Financial Forecast

Karrie Ross reviewed updated projections:
2025 Revised Projection

- Anticipated $110,000 surplus projected in the adopted 2025 budget is now replaced by a projected $(112,000) deficit.
- Causes: delayed opening, partial staffing costs, and sharply reduced traditional range revenue due to construction access.
- Net negative impact of roughly $220,000 from budget expectations.
- District-wide fund balance remains sufficient to absorb the impact.

2026 Pro Forma Adjustments

- Original estimate: $800,000 positive net revenue from GLC campus.
- Adjusted for delayed ramp-up: $88,000 reduction in Q1 revenue expectations.
- Staff will monitor performance closely and adjust hours, staffing, and marketing as needed.

Board Discussion:

- Trustees emphasized customer service, proper staff training, and competitive positioning.
- Marketing team outlined an organic, social-media-driven early strategy shifting to paid campaigns closer to spring opening.
- Trustees commended staff resilience, creativity, and project leadership.

6.B. DEIA Pillar Revision

Trustee Sierra introduced the revised DEIA Commitment Document, updated collaboratively with staff and the DEIA Committee.

- Pillars 2 and 4 (internal workforce and community workforce collaboration) were merged for clarity and alignment.
- A clean version was presented following committee action the prior day.
- Discussion confirmed alignment with federal guidance, local workforce principles, and district priorities.
- Document will be placed on the December 10, 2025 Board agenda for formal adoption.

6.C. DCEO Energy Transition Grant

Cahill provided updates on the Phase II Energy Transition Grant:

- The District was awarded $147,196.93.
- Funds support communities impacted by the closure of the Edwards coal plant.
- District must submit its grant application by December 19 and host a public input session.
- Proposed projects include:
    - HVAC replacement at Trewyn
    - Retro-commissioning work at RiverPlex (per McKinstry recommendations)
    - Initial window replacements at Proctor Center (energy savings)
- Stakeholder outreach categories include ROE, Tri-County Planning, and community development partners.

- Trustees discussed local equity, transparency, facility age, sustainability goals, and public communication strategy.

7. PENDING BUSINESS

None at this time.

8. CITIZEN REQUEST TO ADDRESS THE BOARD

None at this time.

9. OTHER BUSINESS

Mike Friberg provided updates regarding City and regional economic development, including:

- City of Peoria proposals for two new TIF districts (Adams-Liberty block and Northwoods Mall corridor).
- Discussion of long-term tax impacts, intergovernmental coordination, and potential future negotiations regarding city partnership, TRF/HRA revenues, stormwater fees, and amphitheater operations.
- Village of Peoria Heights is also exploring a new TIF to align with possible Route 29 redevelopment.

9.A. Approval of Motion to Convene into Closed Session Under Illinois Open Meetings Act Section 2(c)(2) Concerning Collective Negotiating Matters Between the Public Body and its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees

This closed session was not required and therefore, did not convene.

10. ACTION STEPS REVIEW

1. DEIA Pillar Document will be added to the December 10 meeting agenda.
2. Continued coordination on GLC training, soft-opening invitations, and operational readiness.

11. ADJOURNMENT

At 6:30 PM, Trustee Harant MOVED TO ADJOURN. Motion seconded by Trustee Sierra and carried unanimously on voice vote.

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Respectfully Submitted by Alicia Woodworth
Executive Assistant and Board Secretary