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 4:30 P.M. ON WEDNESDAY, APRIL 8, 2026 HELD AT THE BONNIE NOBLE ADMINISTRATION BUILDING, 1125 WEST LAKE AVENUE, PEORIA IL

TRUSTEES PRESENT: Trustees Joyce Harant, Reagan Leslie Hill (v), Alexander Sierra, Ron Silver, Mark Slover, Vice President Steve Montez (in at 4:34 PM), and President Robert Johnson
Note: (v) = Attended Virtually

TRUSTEES ABSENT: None

STAFF PRESENT: Executive Director Emily Cahill, Nick Conrad, Matt Freeman, Becky Fredrickson, Scott Loftus, Shalesse Pie, Karrie Ross, Jennifer Swanson, Mike Friberg, Kristi Shoemaker, Willie Howe, Attorneys Kevin Day and Justin Gunn, and Alicia Woodworth

1. CALL TO ORDER
President Johnson presided and called the meeting to order at 4:30 PM.

2. ROLL CALL
Roll call was taken.

3. MOTION TO PERMIT TRUSTEE TO ATTEND MEETING ELECTRONICALLY
Trustee Silver MOVED TO PERMIT Trustee Hill attend the meeting electronically due to unexpected childcare obligations. Motion seconded by Trustee Serra and carried on the following roll call vote: Trustees Harant - Aye, Sierra – Aye, Silver - Aye, Slover - Aye, Vice President Montez - Aye, and President Johnson - Aye. (Results: 6 Ayes; 0 Abstain; 0 Nays).

4. MINUTES

4.A. Approval of Minutes of March 25, 2026 Strategy Ad Hoc Committee Meeting
Trustee Harant MOVED TO APPROVE the minutes of the March 25, 2026 Strategy Ad Hoc Committee meeting. Motion seconded by Trustee Silver and carried unanimously by roll call vote.

5. POLICY/PROCESS UPDATES
None at this time.

6. NEW BUSINESS

6.A. PZS/PPD Agreement Relative to Capital Campaign Discussion
Executive Director Emily Cahill presented the proposed agreement between the Peoria Park District (PPD) and the Peoria Zoological Society (PZS) related to the upcoming capital campaign. She explained that this agreement is a standard component of past capital campaigns and builds upon the existing 2025 agreement between the two organizations.

Key elements of the agreement include:

- Three-Phase Campaign Structure:
  The campaign is organized into three phases, with primary focus on Phases I and II,

which are more fully developed. Phase III remains conceptual and will follow a similar framework as additional details are finalized.

- Integration with Naming Policy:
  The agreement incorporates the Park District's Naming Rights and Honorific Naming Policy. A significant update is that naming opportunities tied to financial contributions must comply with this policy.
- Naming Rights Framework:
  Appendix C outlines standardized donation levels and corresponding naming opportunities. Naming rights are generally structured for:
  - A 10-year term, or
  - The life of the exhibit, depending on the nature of the asset.
- Operational Efficiency:
  The agreement allows PZS to proceed with fundraising efforts using pre-approved naming ranges rather than requiring individual Board approval for each donation. Board approval would only be required if proposed naming deviates from the established ranges.

Board discussion included:

- Clarification that naming rights under this agreement are tied strictly to financial contributions, not broader community impact considerations included in the general naming policy.
- Acknowledgment that the donation ranges presented reflect industry best practices for capital campaigns, though flexibility may be needed as the campaign progresses.
- Discussion regarding potential opportunities for lower-tier recognition options (e.g., gardens, smaller features), which may be developed later and brought back to the Board if needed.

Executive Director Cahill confirmed that:

- The agreement would be presented for formal approval at the Regular Board Meeting later that evening.
- The PZS Board is scheduled to consider the agreement the following day.

6.B. Rental Rate Structure Discussion

Mike Friberg presented a revised recommendation regarding land rental rate structures (exclusive of building rentals), following feedback from the Planning Committee.

The updated proposal includes:

- A base annual fee of $300 per agreement, regardless of acreage; and
- An additional $50 per acre per year, based on the size of the leased property.

This represents a revision from the previous proposal, which included:

- A lower per-acre rate of $30; and
- A different fee structure.

Additional recommendations include:

- Limiting lease terms to a maximum of five (5) years, allowing the Park District to:
  - Periodically reassess rates
  - Adjust for inflation and changing market conditions
  - Maintain financial alignment with operational costs

Mr. Friberg explained that the revised structure provides:

- Greater consistency and predictability in lease agreements
- Improved cost recovery for land use
- Flexibility to adapt to future economic conditions

Board members discussed the rationale for the increases and expressed general support for maintaining flexibility in future rate adjustments.

Consensus was reached to move the revised structure forward for consideration at the Regular Board Meeting.

6.C. Illinois American Water Update

Executive Director Emily Cahill and staff provided an update on efforts related to proposed rate increases by Illinois American Water and the potential impact on Park District operations.

Key updates included:

- Petition to Intervene (Legal Strategy):
    - Staff consulted with legal experts, including Ancel Glink, regarding participation in a petition to intervene before the Illinois Commerce Commission.
    - It was determined that such petitions are highly technical and data-driven, requiring expert testimony rather than general arguments about community impact.
    - Staff is exploring the possibility of joining a broader municipal petition alongside other communities.
- Collaboration with Other Park Districts and Municipalities:
    - Outreach has been initiated to other park districts (including those in Des Plaines, Lisle, and Bolingbrook) to potentially strengthen a joint position.
    - Initial feedback indicates varying applicability depending on each community's water provider.
- Legislative Strategy:
    - Staff is shifting focus toward a data-driven legislative approach, emphasizing:
        - Impact on quality of life
        - Financial strain on public recreation services
    - Preparation is underway for Park District Day at the Capitol on May 5, where these concerns will be presented to legislators.
- Engagement with Illinois American Water:
    - Representatives from Illinois American Water have been contacted and have agreed to engage in discussion.
    - While limited relief options may exist within current rate structures, expectations for significant changes remain uncertain.
- Illinois Commerce Commission Participation:
    - Staff is exploring opportunities to provide formal public comment during upcoming ICC proceedings to ensure the Park District's concerns are on record.

Staff emphasized that:

- The District's approach will focus on advocacy through both legislative and regulatory channels
- Efforts will continue to be data-driven and collaborative

- Additional materials, including fact sheets and impact data, will be provided to the Board in advance of advocacy efforts

6.D. Detweiller Marina Discussion

A significant portion of the meeting was dedicated to public input and Board discussion regarding the Detweiller Marina and Playground property, including proposed land transactions and implications for public access, historical preservation, and future use.

Multiple community members addressed the Board, expressing strong concern regarding the potential loss or reduction of public access to the riverfront property. Key themes included:

- Speakers described the site as a deeply personal and meaningful space used for recreation, reflection, and family traditions across generations. The riverfront was characterized as a place for meditation, healing, and community connection.
- It was noted that the property has significant historical value, including:
    - Early Native American habitation
    - French settlement dating back to the late 1600s
    - The legacy of Thomas Detweiller's donation of the land for public use in perpetuity

      Speakers emphasized the presence of historical markers and the importance of preserving this heritage.
- Concerns were raised about wildlife, including the presence of eagles and a nearby osprey nesting area, with mention that osprey populations in Illinois are limited. The property was described as a rare natural habitat within an industrialized corridor.
- Several speakers highlighted that this location represents one of the few accessible riverfront spaces for residents—particularly those without transportation. The site provides critical access for pedestrians, cyclists, and individuals launching small watercraft.
- The property's connection to the Rock Island Greenway was emphasized as a key recreational and transportation link.
- Speakers expressed frustration over perceived lack of transparency in the process and urged the Park District to advocate for broader stakeholder engagement and public discussion before any transaction is finalized.
- Representatives from community groups presented a structured proposal requesting that the Park District:
    - Facilitate expanded discussions among stakeholders
    - Explore revised sale boundaries to preserve public access
    - Consider eventual transfer of remaining trust property to the Park District
    - Maintain Caroline Street access for vehicles, pedestrians, and boat trailers
    - Collaborate with community organizations to support long-term planning and stewardship

Board members acknowledged the strong public interest and connection to the property. Discussion included:

- Recognition of the Park District's mission to preserve green space and public access, and the importance of riverfront access to the community.

- Acknowledgment of the long-standing relationship between the Park District and the Detweiller Playground Trust, including historical collaboration and prior involvement in development of the marina.
- Consideration of formal Board action versus recommendation, with discussion regarding:
    - Potential legal implications, including concerns about tortious interference
    - The appropriateness of issuing a formal motion versus a strong recommendation to involved parties
- Staff emphasized the need for due diligence, particularly regarding:
    - Financial and operational implications of any proposed Park District involvement
    - Resource allocation and potential impact on existing services
- It was noted that finite Park District resources would require careful evaluation before assuming additional responsibilities related to the property.

Legal counsel provided an update on ongoing discussions between the Detweiller Trust and O'Brien Steel:

- Both parties have been collaborative and receptive to concerns raised.
- A revised property boundary proposal was received, which:
    - Retains land adjacent to the riverfront within the Trust property
    - Keeps the Park District's easement fully within Trust-owned land rather than transferring to private ownership
- While this adjustment may preserve riverfront access via easement, concerns remain regarding:
    - Vehicle access, particularly from Caroline Street to the boat dock
    - Overall long-term public accessibility and usability of the site

No formal action was taken during this meeting. The Board agreed to:

- Continue discussion of the matter at the Regular Board Meeting later that evening
- Allow time for:
    - Additional legal and staff analysis
    - Review of updated property proposals
    - Consideration of appropriate Board response (motion vs. recommendation)

7. PENDING BUSINESS

7.A. Approval to Convene into Closed Session Pursuant to Section 2(c)2 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; and, 2(c)5 The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired; and, 2(c)11 Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent.

At 5:33 PM, Trustee Sierra MOVED TO CONVENE 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 and, 2(c)5 The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired; and, 2(c)11 Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent. Motion seconded by Vice President Montez and carried unanimously on roll call vote.

At 6:14 PM President Johnson reconvened the Strategy Ad Hoc Committee Meeting.

8. CITIZEN REQUEST TO ADDRESS THE BOARD

Please see item 6.D. above.

9. OTHER BUSINESS

None noted at this time.

10. ACTION STEPS REVIEW

None noted at this time.

11. ADJOURNMENT

At 6:16 PM, Trustee Sierra MOVED TO ADJOURN. Motion seconded by Trustee Harant and carried unanimously on voice vote.

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Submitted by Alicia Woodworth
Executive Assistant and Board Secretary