OFFICIAL PROCEEDINGS OF A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE PLEASURE DRIVEWAY AND PARK DISTRICT OF PEORIA, ILLINOIS, HELD AT 5:30 P.M. ON WEDNESDAY, MAY 6, 2026 HELD AT THE BONNIE W. NOBLE CENTER FOR PARK DISTRICT ADMINISTRATION, 1125 WEST LAKE AVENUE, PEORIA, IL

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

TRUSTEES ABSENT: None

STAFF PRESENT: Executive Director Emily Cahill, Becky Fredrickson, Mike Friberg, Attorneys Kyle Tompkins and Justin Gunn, Austin Detmers, Miles Howley, and Alicia Woodworth

1. CALL TO ORDER

President Johnson presided and called the meeting to order at 5:32 pm.

2. ROLL CALL

Roll call was taken.

3. CALL FOR MOTION TO PERMIT TRUSTEE TO ATTEND MEETING ELECTRONICALLY

Vice President Montez MOVED TO PERMIT Trustee Sierra attend the meeting electronically due to employment purposes. Motion seconded by Trustee Silver and carried unanimously on roll call vote.

4. CITIZENS REQUEST TO ADDRESS THE BOARD

Although listed later on the published agenda, President Johnson announced that Citizen Requests to Address the Board would be heard prior to consideration of New Business.

The following individuals addressed the Board regarding the proposed Resolution, Letter of Intent, Quit Claim Deed, and Easement Agreement concerning the Detweiller Marina Trail property.

- Tim Herold, representing the Marina Neighborhood Association, stated that while the proposed agreement may appear beneficial on paper, it would result in the loss of riverfront land access, public control, and the original intent of the Detweiller trust. He expressed concern that the Park District was not notified or included in the court proceedings authorizing the sale and urged the Board to seek legal action to reopen or revisit the court's decision so that the Park District and the public could be heard.
- Cathy McNeil read a statement from local historian Brian Fox Ellis highlighting the environmental, recreational, historical, and cultural significance of the Detweiller Playground property. The statement emphasized the area's importance as wildlife habitat, migratory bird corridor, historic site, and public river access point. The statement urged the Board to honor Thomas Detweiller's original intent that the property remain available for public use and recreation. Ms. McNeil also shared personal memories of visiting the riverfront as a child.
- Pat Palmer a neighborhood resident since 1976, thanked the Board and Trust members for their service and presented a binder of historical materials for the public record. She reviewed the history of Thomas Detweiller's will, prior public disputes over riverfront access, and the importance of neighborhood green space. She stated that nearby residents were not included in discussions

regarding the proposed changes and urged the Board to pause the process, delay action, and engage all stakeholders before proceeding.

- Julie Dodge stated that she regularly uses the Detweiller Playground, marina area, and trail system. She argued that decisions affecting the property were made without adequate public participation and that the charitable purpose of the property should be protected. She requested that the matter be returned to court so all affected parties could participate. She also expressed concerns regarding public safety, emergency access, and accessibility for individuals with disabilities if public access routes are altered.
- Robert Rowe representing the Heart of Illinois Group of the Sierra Club, read portions of a letter submitted on behalf of the Heart of Illinois Group of the Sierra Club. He questioned the adequacy of public notice regarding the court proceedings, expressed concern about the sale of trust property and the relocation of the trail, and stated that industrial development adjacent to the trail would diminish the recreational experience. He urged the Board to seek court review so environmental, recreational, and historical considerations could receive fuller consideration.
- Jo Lakota spoke about the importance of river access to Peoria's identity and quality of life. She described her long history of using the property and expressed concern regarding deteriorating conditions, litter, and encampments in the area. She criticized the Trust's stewardship of the property and argued that decisions affecting public lands should be handled transparently. She urged the Board to protect public access to the riverfront.
- David Thompson stated that the Park District had standing to advocate on behalf of the community and preserve public rights related to the property. He encouraged the Board to pursue legal action seeking withdrawal or reconsideration of prior court orders so that additional review and public input could occur.
- Joyce Blumenshine expressed confidence in the Park Board but stated that she did not have similar confidence in the Trust. She referenced prior Board actions to protect public open space and argued that riverfront property has value beyond its monetary worth. She stated that environmental, recreational, and public benefits were not adequately considered in the court proceedings and urged the Board to seek judicial reconsideration of the matter.
- J. Gruber addressed the Board regarding the significance of the issue to the community. He asked audience members who opposed facilitating the sale to stand and noted the level of public concern demonstrated by attendance at the meeting. He thanked the Board for its service and encouraged consideration of the public's concerns.
- Antonio stated that public access to the marina and riverfront was one reason he chose to live in the neighborhood. He expressed concern that the Trust had lost public confidence through its handling of the transaction. He encouraged the Board to challenge the proposed changes, protect the public space, and oppose relocating the trail farther into the floodplain. He requested strong action to preserve public access and recreational opportunities.
- Karrie Alms read a statement from attorney John T. Brady. The statement criticized the adequacy of legal notice provided to the public regarding the court proceedings and argued that newspaper publication alone was insufficient to provide meaningful public awareness of the proposed sale. The statement also questioned the public review process surrounding the transaction.
- Holden Beers Holden Beers addressed the Board regarding the future of the Detweiller Marina property. He shared his background in marina ownership and management, including his operation of National and Seaway Marinas. Mr. Beers stated that he believes the marina remains a valuable community asset and discussed opportunities to increase public use of the river through boating and watercraft rental programs. He proposed exploring the creation of a nonprofit marina operation that would provide affordable access to boating and river recreation, with revenues reinvested into

community programming and marina improvements. Mr. Beers encouraged the Board to consider preserving marina-related uses at the site and stated that he believes such an approach could benefit the community while maintaining public access to the river.

- Blair Gambill addressed the Board regarding the value of the Illinois River and Detweiller Marina. He stated that the marina is a unique community asset and discussed its historical importance and accessibility to the river. Mr. Gambill expressed support for exploring alternatives that would preserve marina operations and public river access. He referenced Mr. Beers' proposal and stated that he believed additional discussion and negotiation could result in a solution beneficial to all parties. Mr. Gambill encouraged the Board to allow further dialogue regarding future use of the property before moving forward with the proposed agreements.

Following completion of public comment, President Johnson returned the meeting to New Business.

5. NEW BUSINESS

5.A. Resolution Regarding Letter of Intent Related to Detweiller Marina Trail Easement

President Johnson announced consideration of the Resolution Regarding the Letter of Intent Related to the Detweiller Marina Trail Easement.

Executive Director Emily Cahill explained that the Resolution had been deferred from the April 22, 2026 Regular Board Meeting. She stated that the Letter of Intent considered at that meeting expired on April 23, 2026. At the direction of the Board, staff continued discussions with representatives of the Detweiller Playground Trust and O'Brien Steel in an effort to negotiate revisions to the proposed Letter of Intent. She stated that the revised document before the Board incorporated several modifications requested by Trustees while preserving the overall intent of the agreement.

Prior to consideration of the Resolution, Trustee Harant questioned the parliamentary procedure for bringing the matter before the Board at a Special Meeting. She stated that she did not understand how a motion from the April 22, 2026 Regular Board Meeting could remain pending after the matter had been deferred to a Regular Board meeting and subsequently placed on the agenda for a Special Board meeting. Trustee Harant further stated that Trustees had not previously been provided an explanation of the parliamentary authority supporting that procedure.

Executive Director Cahill confirmed that staff had relied upon counsel's parliamentary advice in scheduling the Special Meeting and preparing the revised documents for Board consideration.

Attorney Tompkins advised that legal counsel had reviewed the issue under Robert's Rules of Order and concluded that because the motion had been deferred rather than disposed of, it remained pending before the Board. He further advised that the Special Meeting had been properly called and noticed for the purpose of considering the pending business and that the revised Resolution and Letter of Intent could be considered by the Board.

During the discussion, Attorney Tompkins initially stated that the motion had been deferred to the "next meeting" of the Park District. Trustee Harant objected, stating that the April 22, 2026 motion had been deferred to the Board's "next Regular Board Meeting," as reflected in the April

22 proceedings. Attorney Tompkins did not acknowledge the distinction and continued his explanation of the parliamentary procedure.

Trustee Slover stated that it was his understanding that the pending motion could be amended by substituting the revised Letter of Intent for the document previously presented at the April 22, 2026 Regular Board Meeting. Discussion followed regarding the procedural posture of the pending motion and the Board's authority to amend the proposal before taking action.

Trustee Harant continued to express concern regarding the procedure being followed and stated that Trustees had not previously discussed the parliamentary basis for continuing the motion in its current form. Attorney Tompkins reiterated that the matter remained pending under Robert's Rules of Order and that the revised documents could be considered through amendment of the original motion.

Trustee Hill asked additional questions regarding the procedure for amending the pending motion and whether the Board should first determine the appropriate parliamentary process before proceeding with discussion of the revised Letter of Intent. President Johnson requested clarification from legal counsel regarding the available procedural options.

Attorney Tompkins advised that the Board could proceed by amendment of the pending motion and explained that the revised documents had been prepared to reflect the negotiations that had occurred since the April 22, 2026 Regular Board Meeting. Executive Director Cahill confirmed that staff's intent was to present the revised proposal for the Board's consideration under the existing motion.

During Board discussion, Trustee Harant requested that Karrie Alms be permitted to address the Board again regarding issues raised during the deliberations. President Johnson recognized Ms. Alms, who returned to the podium and provided additional comments on behalf of attorney John T. Brady. The statement criticized the adequacy of legal notice provided to the public regarding the court proceedings and argued that newspaper publication alone was insufficient to provide meaningful public awareness of the proposed sale. The statement also questioned the public review process surrounding the transaction. Ms. Alms continued her remarks by sharing a personal experience involving a young person several years earlier, explaining how that experience shaped her views regarding the importance of preserving public access to natural areas and the Detweiller property. She stated that her comments reflected both the legal concerns previously raised and her personal belief in protecting the property's public purpose.

Trustee Slover MOVED TO AMEND THE MOTION that was deferred from the April 22, 2026 Regular Board meeting to Approve the Resolution and Letter of Intent as revised and presented to the Board at this Special Board meeting on May 6, 2026. President Johnson asked whether there were any objections to the proposed amendment. Trustee Hill objected; however, no second was received.

Trustee Harant asked what procedural options were available if a Trustee objected to the process being followed. Trustee Hill responded that Trustee Slover would need to withdraw or suspend consideration of his motion, and President Johnson concurred.

Trustee Slover then MOVED TO APPROVE the Resolution and Letter of Intent as Presented at the Regular Board meeting on April 22, 2026, be AMENDED to Approve the Resolution and the Letter of Intent that is Now Presented and Published for Consideration at this Special Board meeting on May 6, 2026. Motion seconded by Vice President Montez.

Trustee Slover stated that as a note of clarification to support a Letter of Intent with the Detweiller Playground Trust he would like to read the following: "I believe it is time the Board move forward and approve the proposed Letter of Intent. The document before us reflects a meaningful compromise and thoughtful enhancements offered by the Detweiller Trust and O'Brien Steel, both of whom have acted in good faith in response to the concerns and requests presented by the Park District. This issue is about balance and how we represent and serve all our constituents, including residents, neighborhood property owners, and local businesses. Our responsibility is considered the broader interests of the entire community. Trustee Harant has been a steadfast advocate for those who opposed the Detweiller Trust proposal of the sale to O'Brien Steel. Her efforts have brought forward many concerns that constituents have been putting forward and it is appreciated, and has contributed meaningfully to the dialogue and the improvements that were reflected in the new Letter of Intent. At the same time, the Board must act now and approve this Letter of Intent because it secures long-term access to the trail on this property, provides a framework for collaboration with the Detweiller Trust to enhance and improve green space along the trail and the river, and proposes enhancements that will make the area more accessible, attractive, and beneficial to all Park District constituents. Our obligation is to act in the best interest of our entire community and I believe that this Letter of Intent as written strikes that balance and accomplishes that goal." Trustee Slover went on to say that he appreciates the hard work that went into this with the Park District, staff who spent many, many hours trying to put this together, and many, many discussions with Trustees and stated that we're at a point now where a vote needs to be made.

Trustee Sierra asked for clarification regarding the Quit Claim Deed and whether the proposed action would release only the easement rights contemplated by the agreement. Attorney Tompkins explained the purpose of the Quit Claim Deed and stated that it would release only those rights identified within the agreement. Trustee Sierra also asked whether the Board should consider meeting in closed session to discuss potential litigation before taking action. Attorney Tompkins explained the circumstances under which the Board could enter closed session pursuant to the Illinois Open Meetings Act.

Trustee Harant stated that although revisions had been made to the Letter of Intent since the April 22, 2026 Regular Board Meeting, she continued to have significant concerns with the version presented for approval on May 6. She stated that following the Board's April 29 Retreat Meeting, District staff had prepared and transmitted proposed revisions to the Detweiller Playground Trust that reflected changes discussed by the Board. Trustee Harant stated that when the revised Letter of Intent was returned by the Trust for consideration at this Special Meeting, several of those proposed revisions had been removed or modified. She explained that those changes formed the basis for many of her concerns regarding the revised document and her opposition to the proposed Resolution.

Trustee Harant further stated that revisions to the Letter of Intent weakened commitments that had previously been requested by the Board regarding access, parking, and future improvements to Tract 3. She expressed concern that the Trust was no longer warranting its ability to provide both trail and vehicular access to the site and that funding commitments for proposed amenities were now subject to feasibility and annual budget considerations. Trustee Harant further stated that the Park District could incur costs to improve the property without any guarantee that it would ultimately acquire the property through a future right of first refusal. For these reasons, she stated that she would oppose the motion.

Vice President Montez responded that several matters identified by Trustee Harant were intended to be addressed during the negotiation of future agreements and were not expected to be finalized within the Letter of Intent. Executive Director Cahill agreed and explained that the Letter of Intent established a framework for continued negotiations rather than a final agreement.

Trustee Slover stated that the available easement width could potentially accommodate both a 14-foot trail and vehicular access. Mike Friberg stated that, based on his interpretation of the site plans, a trail and roadway could fit side by side, though the roadway would not meet standard 12-foot lane specifications. Trustee Hill noted concerns regarding the functionality of a single-lane access route, while acknowledging that it could provide vehicular access for purposes such as emergency response. Executive Director Cahill stated that a future parking lot remained among the improvements contemplated in the Letter of Intent.

President Johnson asked Detweiller Trust Attorney Bob Gates to address the Board to respond to these issues. Attorney Tompkins stated that to the extent he would like to invite a member of the public, a motion needs to be called. As such, Trustee Sierra MOVED TO ALLOW Attorney Gates to Present to the Board. Motion seconded by Trustee Slover and passed unanimously by roll call vote.

Attorney Robert Gates, counsel for the Detweiller Playground Trust, addressed the Board regarding the revised Letter of Intent and the negotiations that had occurred following the April 22, 2026 Regular Board Meeting. Mr. Gates stated that the parties had continued discussions in an effort to address concerns expressed by the Board and that the revised Letter of Intent reflected those negotiations.

Mr. Gates reviewed the principal revisions incorporated into the revised Letter of Intent, including the changes made to address issues raised by Trustees during the April 22, 2026 Regular Board meeting. He explained the intent of the revised provisions relating to the easement, future trail improvements, Tract 3, parking, maintenance responsibilities, and the proposed right of first refusal. Mr. Gates stated that the revised document represented a compromise reached after further negotiations and reflected the willingness of the parties to continue working toward definitive agreements.

Mr. Gates also responded to questions from Trustees regarding the scope of the proposed easement, the effect of the Quit Claim Deed, future obligations of the parties, and the process contemplated for negotiating final agreements. He stated that the Letter of Intent was intended to establish the framework for future agreements rather than constitute the final legal documents governing the project.

Trustees asked additional questions of Mr. Gates regarding implementation of the proposed agreement, the anticipated timeline for future negotiations, and the obligations of the respective parties. Mr. Gates provided clarification in response to those questions.

President Johnson reiterated the original motion made by Trustee Slover, that he MOVED TO APPROVE the Resolution and Letter of Intent as presented at the Regular Board meeting on April 22, 2026, be AMENDED to Approve the Resolution and the Letter of Intent That is Now Presented and Published for Consideration at this Special Board Meeting on May 6, 2026. Motion was seconded by Vice President Montez.

Prior to the vote, Trustee Sierra asked what options would remain available to the Park District if the Resolution failed. Executive Director Cahill stated that staff's understanding was that the Park District could lose the opportunity to participate in future discussions regarding preservation and improvement of the green space. She further stated that the Park District would remain subject to the terms of the existing 1990 easement agreement, including provisions affecting the width and location of the easement across the property.

Attorney Tompkins stated that Executive Director Cahill had accurately summarized the Park District's position should the motion fail. He noted that the existing easement agreement provides a process and standards for the Detweiller Trust to relocate the Park District's 10-foot easement, provided the agreement's procedural requirements are met and the relocated easement remains commercially usable. He further stated that any future engagement by the Detweiller Trust or other private parties would be outside the Park District's control.

Trustee Sierra asked whether, if the Resolution failed, the Park District would have any ability to influence or participate in decisions regarding the proposed sale of the property, as requested by members of the public. Executive Director Cahill stated that staff's understanding was that the Park District's existing easement rights would not provide authority to prevent the sale and that the property owner could proceed under the terms of the existing easement agreement. Trustee Sierra stated that his concern was whether the Park District would be able to fulfill public requests to intervene in the sale if the Resolution was not approved. Executive Director Cahill responded that it was her understanding that the District would not be in a position to do so.

Attorney Tompkins noted that any discussion regarding potential litigation would require the Board to enter closed session. Trustee Slover stated that the proposal under consideration was a Letter of Intent intended to establish a framework for future collaboration and negotiations, rather than a final contract. He expressed concern that delaying action could jeopardize opportunities that had been presented and stated his hope that the Board would approve the proposal and address additional issues through future negotiations.

Trustee Sierra stated that he hopes to discuss the matter in closed session and asked whether the Park District had standing to appeal the court proceedings between the Detweiller Trust and the State. Attorney Tompkins advised that the matter should be discussed in closed session and recommended that the Board enter closed session pursuant to Section 2(c)(11) of the Illinois Open Meetings Act to discuss potential litigation, including the Park District's standing with respect to any potential legal action related to the sale.

At 7:11 PM Trustee Sierra MOVED TO CONVENE into Closed Session Pursuant to 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 Trustee Hill. Motion failed on the following roll call vote: Trustee Harant – Aye, Trustee Hill – Aye, Trustee Sierra – Aye, Trustee Silver – Nay, Trustee Slover – Nay, Vice President Montez – Nay, President Johnson – Nay. Results: 3 – Aye; 4 – Nay.

Trustee Sierra clarified that his motion seeking further discussion of the Park District's legal options was intended to allow the Board to consider alternative courses of action should the proposal fail. He expressed concern that without exploring potential legal remedies or other alternatives, the District might be unable to respond to public requests regarding the matter. Trustee Sierra asked what alternative course of action would be available if the proposal were voted down and expressed hope that additional options could be identified as the Board proceeded with its deliberations.

Trustee Slover stated that additional discussions and alternatives could be explored in the future and cautioned that litigation can be costly and potentially detrimental to relationships among the parties involved. Trustee Sierra responded that his objective was to identify opportunities for continued dialogue and alternative courses of action should the proposal not be approved.

President Johnson noted that no vote had yet been taken on the matter and stated that he believed the Board had received sufficient information to proceed. He indicated that the Board should move forward with a vote. Trustee Sierra stated that he was disappointed but agreed to proceed.

Trustee Slover MOVED TO APPROVE the Resolution and Letter of Intent as presented at the Regular Board meeting on April 22, 2026, be AMENDED to Approve the Resolution and the Letter of Intent That is Now Presented and Published for Consideration at this Special Board Meeting on May 6, 2026. Motion was seconded by Vice President Montez. Motion to approve failed on the following roll call vote: Trustee Harant – Nay, Trustee Hill – Nay, Trustee Sierra – Nay, Trustee Silver – Aye, Trustee Slover – Aye, Vice President Montez – Aye, President Johnson – Nay. Results: Nay – 4; Aye – 3.

Attorney Tompkins explained that if the Letter of Intent and Resolution were not approved, any proposed Amended Easement Agreement would still require mutual agreement between the Park District and the Detweiller Trust. He noted that the Trust would retain the ability to determine whether it wished to execute the agreement or pursue other rights available to it. Attorney Tompkins further stated that, unlike the proposed Letter of Intent, Board approval of the Amended Easement Agreement, Quit Claim Deed, or related documents would not guarantee that the Trust would agree to or execute the proposed 14-foot easement.

Trustee Harant inquired whether the matter could be deferred to the Board's last Regular Board meeting in May. Attorney Tompkins responded that no motion to defer was pending. When Trustee Harant asked whether such a motion could be made, President Johnson stated that the matter could not be deferred because the Board had already acted on Item 5.A., and Item 5.B. was contingent upon approval of Item 5.A. and was therefore no longer available for consideration.

Trustee Harant asked to schedule a Special Board meeting to discuss in closed session other options. President Johnson replied that a closed session can be placed on next week's Strategy Ad Hoc Committee meeting agenda.

Attorney Tompkins summarized that the motion made by Trustee Slover to approve the Letter of Intent and related Resolution with the Detweiller Trust had failed. He further stated that no motion had been made regarding the second agenda item and, to his understanding, there were no remaining items before the Board for consideration.

Following the vote, Trustee Slover commented that the audience's applause reflected what he believed was a missed opportunity for the Park District. He stated that in his opinion, the Park District should not be used as a platform to direct criticism toward other organizations, agencies, or businesses and that when Board deliberations move in that direction, it creates the appearance of partisan bias, something he believed the Board should diligently avoid. Trustee Slover stated that he believed the proposed Letter of Intent represented a good agreement and expressed disappointment that the Board had voted against it. He concluded by stating that, although he disagreed with the outcome, the Board had made its decision and the Trustees would have to live with that decision.

Trustee Hill responded that she believed the audience's applause reflected the fact that members of the public felt they had been heard and that the Board had acted upon the concerns expressed by the community. She stated that throughout the process, she had not heard any members of the public advocate in favor of the proposed agreement, other than the attorneys involved and the president of the Detweiller Playground Trust.

Trustee Slover replied that he believed the opposition was the result of an organized special-interest group that had prepared extensively for the meeting and presented a coordinated effort opposing the proposal. Trustee Hill acknowledged that the group had been well prepared.

5.B. Amended Easement Agreement and Quit Claim Deed Related to Detweiller Marina Trail Easement

Due to the outcome of the vote on item 5.A., this item was not discussed or voted upon.

6. OTHER BUSINESS

None at this time.

7. ADJOURNMENT

At 7:20 PM Trustee Hill MOVED TO ADJOURN. Motion seconded by Trustee Silver and carried unanimously on voice vote.

Full discussion can be viewed at the following link: https://www.youtube.com/watch?v=QY172UrnWmk

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Submitted by Alicia Woodworth
Executive Assistant and Board Secretary