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, AUGUST 26, 2026 HELD AT THE BONNIE NOBLE ADMINISTRATION BUILDING, 1125 WEST LAKE AVENUE, PEORIA IL

TRUSTEES PRESENT: Trustees Joyce Harant, Reagan Leslie Hill (v) (arrived in-person at 5:14 PM), Alexander Sierra (v), Ron Silver, Mark Slover, Vice President Steve Montez (in at 4:37 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, Karrie Ross, Jennifer Swanson, Willie Howe, Cody Smock, Greg Walker, Mike Friberg, Attorneys Kevin Day and Justin Gunn (in at 4:49 PM), and Alicia Woodworth

1. CALL TO ORDER

President Johnson presided and called the meeting to order at 4:31 PM.

2. ROLL CALL

Roll call was taken.

3. MOTION TO PERMIT TRUSTEE TO ATTEND MEETING ELECTRONICALLY

Trustee Sierra requested to attend the meeting virtually due to employment purposes. Trustee Hill requested to attend the meeting electronically due to unexpected childcare obligations.

Trustee Slover MOVED TO APPROVE Trustee Sierra attend the meeting electronically due to employment purposes; and, to APPROVE Trustee Hill attend the meeting electronically due to unexpected childcare obligations. Motion seconded by Trustee Silver and carried unanimously by roll call vote.

4. MINUTES

4.A. Approval of Minutes of August 12, 2026 Strategy Ad Hoc Committee Meeting

Trustee Silver then MOVED TO APPROVE the minutes of the August 12, 2026 Strategy Ad Hoc Committee meeting. The motion was seconded by Trustee Harant and carried unanimously by roll call vote.
Note: Vice President Montez was not present for the vote.

5. POLICY/PROCESS UPDATES

Executive Director Cahill advised that staff would provide the Board with an Open Meetings Act Governance Guidance document. She explained that the current structure of certain three-member committees creates potential OMA concerns because a discussion between her and either of the other two committee members could constitute a majority. She stated that she would discuss possible committee reconfiguration with President Johnson, including the possibility of removing herself from committee membership or adding another trustee, and that the Board could review the governance guide and address questions at a future meeting.

6. NEW BUSINESS

6.A. Golf Revised 2026 Budget Discussion

Executive Director Cahill introduced the discussion as an early, informational review of the Golf Fund's revised 2026 budget, noting that the Golf Learning Center opened later and ramped up operations more slowly than anticipated. Staff reported that although traditional golf rounds

were ahead of 2025, 63% of rounds through July were member/free rounds and 37% were daily-fee rounds, resulting in lower revenue per round despite increased play. Membership revenue was performing above budget, while daily-fee revenue was below projections. Staff also reported significantly lower water usage and related costs year-to-date.

The Golf Learning Center's proposed 2026 operating budget anticipated approximately $800,000 in positive net operating performance; the revised projection reflected an approximately $92,000 loss. Staff attributed the variance to the delayed start and gradual expansion to seven-day operations, lower-than-projected utilization - particularly from 11:00 AM to 4:00 PM - weather impacts, higher first-year facility/technology and repair costs, parking constraints, and staffing patterns that differed from the original plan. Trustees discussed utilization assumptions, weather impacts, operating hours, parking, the Fairways restaurant partnership, and ways to increase daytime use through promotions, corporate and senior opportunities, loyalty incentives, and outreach to nontraditional golfers.

Staff outlined 2027 priorities including adjusting fees and charges to improve the balance of member and daily-fee rounds, evaluating operating hours and staffing based on usage data, promotions and incentives, loyalty/repeat-use strategies, more targeted marketing, educating traditional golfers about Toptracer, weatherization improvements, continued work on golf-course water issues, and legislative advocacy. Staff reported that the Golf Fund as a whole was projected to be approximately $1.03 million unfavorable to budget, including an approximately $892,000 variance at the Golf Learning Center and an approximately $138,000 variance in the remainder of golf operations. Executive Director Cahill emphasized that 2026 was a learning year, but the projected loss would reduce reserves and limit the District's ability to take risks in the 2027 budget. Trustees discussed the timing of Board communication, reserve policy, and the need to account for volatility in future budgets. Staff advised that operational adjustments were already underway, including closing the Golf Learning Center on Mondays after Labor Day and launching September promotions aimed at increasing lunchtime and happy-hour utilization.

Trustee Slover commented that despite the financial and operational challenges discussed, community feedback regarding the Golf Learning Center had been very positive. He noted that patrons viewed the facility as first-class and family-friendly and stated that the facility also presents an opportunity to introduce new participants to golf. He encouraged the Board to view the first-year experience as an opportunity to adjust operations and projections based upon actual usage data.

Trustee Sierra expressed concern regarding the magnitude of the projected Golf Fund variance and the timing of communication to the Board. He stated that he was surprised that a projected deficit of approximately $1 million had not prompted more Board-level discussion earlier in the year. Staff explained that the Golf Learning Center’s performance had been referenced in monthly financial reports, but that the late opening of the facility and the need to obtain summer utilization data made an earlier reliable year-end projection difficult. Trustee Sierra stated that he considered the variance significant regardless of the size of the District’s overall budget and expressed concern about how the District would safeguard long-standing, sustainable programs when undertaking future major projects, particularly in years when reserve levels may be lower.

President Johnson acknowledged Trustee Sierra's concern regarding the timing of the revised projection but noted that because the Golf Learning Center opened later than anticipated and had limited operating history, the full extent of the projected variance could not reasonably

have been determined until the facility had operated through a meaningful portion of its peak summer season. Vice President Montez agreed, noting that sufficient actual operating data was needed before a reliable year-end projection could be made.

Vice President Montez discussed the relationship between membership rounds and daily-fee rounds and questioned whether an exact 50/50 ratio should necessarily be the goal. He suggested that there may be an appropriate balance that preserves the value of memberships while increasing revenue from daily-fee play. Staff agreed that the appropriate pricing and participation balance would be evaluated as part of the 2027 budget and fees-and-charges process.

Trustee Hill asked how the projected Golf Fund shortfall would impact District reserves and whether the District should consider additional measures to account for the volatility associated with weather-dependent and seasonal operations. Staff explained that the Golf Fund is below its established reserve target and that the financial impact would therefore effectively be absorbed by the General and Recreation Funds. Staff further reviewed the District's reserve policy and explained that the General Fund maintains a higher reserve target in part to provide a cushion for fluctuations in the District's more volatile operating funds.

Trustee Harant commented favorably on staff's ongoing review of operating data and noted that adjustments were being made during the year rather than waiting until the annual budget process. Staff confirmed that utilization and operating data are being reviewed regularly and that incremental changes are being implemented as information becomes available.

6.B. Pending Land Transfer: Fox Rd and Rte 91 Parcel

Mike Friberg provided a historical overview of the long-pending land exchange involving Meinen Field and approximately 80 acres at Fox Road and Route 91. Bradley University approached the District in the early 2000s regarding Meinen Field, and the parties entered into a license and exchange agreement in 2004 after Bradley acquired the Fox Road/Route 91 property for the exchange. Because Meinen Field was subject to state bond-related interests through the Peoria Civic Center Authority, the actual transfer could not occur until those bonds were fully retired in 2022.

Staff explained that the District has managed the Fox Road/Route 91 property and received farm revenue while Bradley has managed Meinen Field. To complete the transaction, the Board will need to adopt a resolution providing for reversion of Meinen Field to the District, and documentation will be required from the Civic Center Authority confirming that its interest is complete. After those documents are recorded and title is cleared, the parties can proceed with the land exchange. Trustees discussed the current agricultural use and characteristics of the Fox Road property, its long-term value as flat land in a future growth area, and potential future opportunities involving Dunlap and recreational development. No action was requested at this meeting. Staff advised that legal counsel would prepare the necessary resolution and coordinate with the other parties, with the matter expected to return in September or early October.

6.C. RFQ For Legal Services Discussion

Executive Director Cahill informed the Board that the District's current legal counsel had provided notice that its legal-services agreement would terminate effective December 31, 2026. Attorney Day confirmed that the firm did not intend to respond to the forthcoming RFQ and would focus through year-end on completing assigned work and assisting with transition to new

counsel. The Board agreed that Attorneys Day and Gunn could remain for the discussion.

Executive Director Cahill reviewed the proposed scope for corporate counsel and governance support services, including governance and Board support, day-to-day operational legal counsel, litigation and specialized legal services, strategic advisory services, communication/client support, and optional employment and labor matters. Staff anticipated releasing the RFQ by mid-September, receiving submissions in the fall, reviewing and evaluating responses in early November, and completing interviews and selection ideally by December 1 to allow transition before year-end. Staff also anticipated that new legal-service rates would be materially higher than the District's current rate and would affect the 2027 budget.

Trustees discussed the appropriate level of Board participation in drafting/reviewing the RFQ, evaluating submissions, interviewing firms, and making the final selection. Discussion included possible use of a smaller ad hoc group of trustees and key staff for detailed scoring and evaluation, while keeping the full Board involved at the beginning and end of the process. Trustees also discussed whether in-house counsel or a hybrid model should be considered. General support emerged for full-Board review of the RFQ and involvement in the final interview/selection process, with a smaller group potentially conducting the intermediate scoring and evaluation. President Johnson indicated he would solicit each trustee's preference before the process was finalized. The Board also expressed appreciation to Attorney Day and the firm for its service to the District over the past ten years.

7. PENDING BUSINESS

None at this time.

8. CITIZEN REQUEST TO ADDRESS THE BOARD

None at this time.

9. OTHER BUSINESS

9.A. Approval of Motion to Convene into Closed Session Under Illinois Open Meetings Act Section 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.

A Closed Session was not convened.

10. ACTION STEPS REVIEW

None noted at this time.

11. ADJOURNMENT

At 6:23 PM, Trustee Harant MOVED TO ADJOURN. Motion seconded by Trustee Slover and carried unanimously on roll call vote.

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Respectfully Submitted by Alicia Woodworth
Executive Assistant and Board Secretary