1996 S. Kirk Rd. Suite 320
Geneva, IL 60134

Forest Preserve District, Planning and Utilization Committee Meeting Minutes

President Bill Lenert, Chair Cherryl Strathmann, Vice-Chair Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Chris Kious, Myrna Molina, Ted Penesis

Thursday, April 24, 2025 9:30 AM 3rd Floor Board Room

I. Call To Order

The Forest Preserve District Planning and Utilization Committee meeting was held Thursday, April 24, 2025 at the Administration Offices located at 1996 S. Kirk Road, Suite 320, Geneva, IL 60134. Chair Strathmann called the meeting to order at 9:30AM.

Remote Attendance Approval

Commissioners Allan, Berman, Kious, Molina

PRESENT President Bill Lenert
Chairman Cherryl Strathmann
Vice Chair Deborah Allan (Remote)
Commissioner Mavis Bates
Commissioner Dale Berman (Remote)
Commissioner Chris Kious (Remote-Non-Voting)
Commissioner Myrna Molina (Remote)
Commissioner Ted Penesis
Commissioner Alex Arroyo

ABSENT *None.*

Also Present: Commissioners Gripe, Linder, Roth; Exec. Dir. Haberthur; Dir. of Finance Petschke & staff Carrano, Wolff; Ops. Dir. Jensen; NRM Dir. Chess; Dir. of Planning & Land Protection Rooks-Lopez; HR Dir. Clough; Chief of Police Burger; Dir. of Comm. Engagement Metanchuk & staff Kovach; Admin staff Figliozzi, Rafferty and Attorney Hodge.

II. Approval of Minutes from March 27, 2025

RESULT: **APPROVED BY UNANIMOUS CONSENT**
MOVER: Bill Lenert
AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Bill Lenert, Myrna Molina, Ted Penesis, Cherryl Strathmann
PRESENT: Chris Kious

III. Public Comment (Each Speaker is limited to three minutes)

None.

IV. Bids and Proposals

TMP-25-510 Resolution Approving a Bid for the Fabyan South Residence Exterior Renovation.

*Dir. of Ops. Jensen presented the bid for exterior renovation at the Fabyan resident house. T*he South Residence at Fabyan Forest preserve was built between 1915 and 1920; known as “The Superintendent’s House” it was ordinally used as staff quarters on the Fabyan Estate. The residence is currently part of the District’s employee housing program and in need of minor cedar-shake siding replacement due to prolonged exposure to direct sunlight. The historic significance of this residence makes it a high priority for maintenance funds. In-kind replacement materials were specified as part of this project to ensure historical accuracy. The color pallet will also remain consistent to

site for staining and painting to maintain preserve aesthetics and provide UV protection to the structure. Only damaged areas of the siding (totaling approximately 50% of the house) are to be replaced at this time in addition to minor repairs to sheathing, decking and trim. The District publicly advertised the bid and released it on the District's online bidding platform. Seven responses were received. American Painting, Incorporated (St. Charles, IL) was selected with a base bid in the amount of $37,450. District staff recommend an additional contingency in the amount of $2,550 to cover any unanticipated expenses of this project.

DISCUSSION: *Commissioner Arroyo asked if the house required any special materials to meet historic preservation? Exec. Dir. Haberthur responded that the District has not added a requirement for standard historic preservation, however the District is currently working with Preservation Partners of Fox Valley to keep within the historic aspect of the home. Commissioner Bates asked about the staff rental agreement and if the District gains revenue from the rental fee. Ops. Dir. Jensen responded that the District received the rent payment from the tenants and this revenue is added to the maintenance fund for the District owned properties. Dir. Jensen recognized that this home is in need of repair and has this as his top priority. Commissioner Linder commended that he spends a lot of time in Fabyan Forest Preserve and he felt that this house had looked empty for a long time. He noted that with the high traffic in this preserve, the District would benefit to fix this one first. Dir. Haberthur commented that the previous management in operations was not keeping track of the maintenance revenue and expenses as needed for each District home. Dir. Jensen has taken the lead since assuming the new position and has created a standard to keep up with the required needs. (Commissioner Allan arrived in person at 9:46AM) Commissioner Kious asked if the District was comfortable with the contractor selected. Dir. Jensen responded that yes, the District worked with this vendor at the Creek Bend Nature Center in the past. Commissioner Bates asked if the contractor was part of a union. Dir. Jensen responded that the contractor does pay prevailing wages.*

RESULT: **MOVED FORWARD BY ROLL CALL VOTE**
TO: Forest Preserve District Executive Committee
MOVER: Alex Arroyo
SECONDER: Ted Penesis
AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Bill Lenert, Myrna Molina, Ted Penesis, Cherryl Strathmann
PRESENT: Chris Kious

V. New or Unfinished Business

TMP-25-511 Resolution Authorizing a License Renewal and Third Amendment with All Grass Farms, at the Brunner Family Forest Preserve

Dir. of NRM Chess presented the contract renewal with All Grass Farms.

In February 2015, the District entered into a license agreement with All Grass Farms (formerly Barrington Natural Farms). The original license stipulates that the primary purpose of the operation will be for an organic farm operation, including livestock, dairy operation, vegetable and fruit crops, and a farmer's market. This license was amended in 2016 to include specified organic vegetable production areas and again in 2020 to extend the term an additional five (5) years to December 31, 2024. The original terms called for the potential of four (4), five-year renewals for a total term period of 25 years. The proposed amended renewal provides for a term extension of another three (3) years and records additional requirements for the licensee to remain in compliance with District's standards and expectations. The additional requirements are detailed in the attached license, summarized as follows:

- Additional base rent of $25,340/year for use of the buildings for a total annual rent of $57,340.
- Reduction in the District's share of received gross revenue from 5% to 1%; with the District contributing that 1% toward capital improvements into the preserve in an amount equivalent to the 1% revenue share received.
- Revenue share payments due on a monthly basis.
- Any late payments will cause a reversion to the previously amended contract terms (pre-2025).
- Addition of insurance requirements for sub-licensees.
- Additional requirements for permit/sale of raw milk.
- Defined buffers for land use surrounding wells and creeks.

The financial terms of this second renewal change significantly from the original 2015 license agreement. The base rent includes the same $200 per acre fee for land rent but now includes an additional $25,340 per year fee for use of the buildings. This will increase District rent revenue from $32,000 each year to $57,340. The original license also included a 5% fee on the gross sales of the farm market. That percentage has been reduced to 1% in this renewal. This 1% gross revenue fee, all gross revenue reports from prior months, and the first installment of the land rent will be due by June 15, 2025 payment deadline.

DISCUSSION: *Commissioner Penesis asked about the maintenance requirements in the agreement. Dir. Chess explained that the tenant is required to maintain the buildings, such as the dairy barn, this adds to the incentive to keep up with all the code requirements and meet all the standards with the sale of milk, and dairy products. Dir. Chess noted that some revenues would be reinvested for capital improvements. Commissioner Bates asked about liability regarding the sale of raw milk. Dir. Chess responded that the tenant has a significant insurance liability coverage. Commissioner Bates notated the increase in the rent payment. Exec. Dir. Haberthur explained that in the negotiations, the cost share revenue dropped from 5% to 1%, this was discussed with the tenant and President Lenert. The tenant was in agreement with the new calculations. Commissioner Allan commented that the District has invested a lot in saving the dairy barn that has been maintained over the years and is being utilized. She noted that the production is an asset for the District. Dir. Chess commented that part of the change in the reallocation of revenues is so the tenant can redirect monies to the capital improvements.*

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	Forest Preserve District Executive Committee
MOVER:	Deb Allan
SECONDER:	Mavis Bates
AYE:	Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Bill Lenert, Myrna Molina, Ted Penesis, Cherryl Strathmann
PRESENT:	Chris Kious

VI. Closed Session to Discuss Land Acquisition, License Agreements, Potential Litigation and Personnel

None.

VII. Communications

Dir. of Comm. Engagement Metanchuk provided a report on the current events. The Fly-fishing traveling exhibit was very well received. Dir. Metanchuk promoted the Earth Day on Saturday April 26, 2025. The following weekend, May 3, 2025 will be the annual Kane Forest Foundation native plant sale. Exec. Dir. Haberthur noted that some of the large trees scheduled for the Centennial Celebration were being planted, the project is moving forward and on schedule.

VIII. Chairman's Comments

Commissioner Gripe commented that he noticed the barn at Leroy Oakes Forest Preserve is in need of repair. He asked staff what the plan was. Dir. of Ops. Jensen responded that staff is working on a stabilization plan. He noted that some work has been done to the other barn on the property, however due to cost, staff has been pursuing any available grants to help fund barn restoration.

IX. Adjournment

The meeting adjourned at 10:08AM.

RESULT:	**APPROVED BY VOICE VOTE**
MOVER:	Mavis Bates
SECONDER:	Alex Arroyo
AYE:	Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Bill Lenert, Myrna Molina, Ted Penesis, Cherryl Strathmann
PRESENT:	Chris Kious

Chair Cherryl Strathmann
Forest Preserve District Planning and Utilization Committee
Forest Preserve District of Kane County

Respectfully Submitted,

Gabriella Figliozzi

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Recording Secretary