



Agenda Item Summary

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Submitted By

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Reviewed By

LKS

Agenda Item Title

A Resolution Approving an Intergovernmental Agreement between the Village of Oak Park and the Park District of Oak Park to Transfer and Convey the Dole Center to the Park District and Authorizing its Execution

Overview

The Village and Park District have negotiated an Intergovernmental Agreement to transfer and convey the Dole Center to the Park District.

Staff Recommendation

Adopt the Resolution.

Fiscal Impact

The Intergovernmental Agreement provides for sale of the property for \$1 to the Park District by quit claim deed on or about May 31, 2019.

The Village will additionally incur expenses for the removal and digitization or destruction of records currently stored at Dole. There are approximately 400 boxes of records that are eligible for destruction (such as older Adjudication records related to judgements), 530 boxes of records that are eligible for digitization as they must be permanently maintained (such are records of the Village Board's proceedings from the 1990s and early 2000s) and 263 records that must be kept for several additional years before they are eligible for destruction. Subject to approval of the sale of the Dole Center, a competitive bid will be solicited for digitization services and a budget amendment subsequently prepared for Village Board consideration if the amount exceeds the Village Manager's spending authority.

Background

Since the establishment of the Park District in 1912 and the Village's Recreation Department in 1926, both the Village and Park District shared responsibilities for providing park and recreation and programs. Each acquired land and established parks. In the late 1970's and early 1980's, the Village's formally dissolved their Recreation Department and shifted all responsibilities to the Park District.

In an agreement in 2005 between the Village and Park District, the Village agreed to formally transfer remaining parkland property owned by the Village to the Park District, with the exception on some specific Village owned property, such as Barrie Center and Stevenson Park, both of which the Village maintains

ownership of the land due to the Village's water reservoir located at the property beneath the surface. The Village has leased use of the surface to the Park District for their use, subject to restrictions to protect the water supply.

In regards to the Dole Center, the building was originally constructed as an addition to a wood framed church (North Congregational Church) in the late 1920s. The wood framed church was demolished in the late 30s or early 40s, but the building had been used as the Oak Park Junior College until 1939 when the Dole family purchased and then "presented" it to the Village. More specifically, Andrew and Mary Dole gave the building now known as the Dole Center to the Village of Oak Park and they stipulated that it be used by the Village of Oak Park, "for a public library, public recreation center, or... for such other public purpose as the President and the Board of Trustees of the Village of Oak Park may, from time to time, determine... for the best interest of the inhabitants of the Village." The full statement / official language can be found on the first page of the attached deed document.

In 1999, the Village entered into the attached Intergovernmental Agreement with the Park District and Library, to allow those units of government to use specific portions of the Dole Center. The agreement also stipulates use of a portion of the facility by the local Train Club. These occupants pay to the Village the following for use of the facility pursuant to the IGA:

<u>Occupants</u>	<u>Monthly IGA</u>	<u>Actual Amount being paid</u>
Oak Park Public Library	\$1,402.30	\$1,367.84
Oak Park Park District	\$ 915.54	\$1,626.48
Train Club	\$ 87.86	\$ 238.87

Staff does not been able to provide records for the disparity in the IGA monthly fees compared to the actual fees currently paid. The Village will realize annualized contractual cost savings of \$25,000 related to the Dole Center and annual property repair cost savings which has varied year to year. For example, in 2018, there was \$35,000 in property repairs made by the Village at the Dole Center.

As part of the FY19 budget review process, the Finance Committee of the Village Board met on October 25, 2018 and held a brief discussion regarding a request from the Park District to purchase the Dole Center from \$1. The Village Board continued the discuss related to setting the price for the sale of property in Executive Session pursuant to 5 ILCS 120/2(c) (5) earlier this year.

Subject to Village Board approval, the existing lease with the Library and Train Club will be assigned to the Park District following the Village filing a Quit Claim Deed on or about May 31, 2019. The Village will relocate all of its records storage in advance of the sale of the property.

Alternatives

The Board could defer action if further revision or information is required.

Previous Board Action

N/A.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

The recommended action is limited to the Village and the Park District. The Park District is supportive of this action.

Performance Management (MAP) Alignment

N/A.