

AGENDA
REGULAR BOARD MEETING NO. 1118
TUESDAY, NOVEMBER 25, 2025
7:00 p.m.
Triphahn Center

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
Motion to approve the agenda as presented. (voice vote)
4. COMMENTS FROM THE AUDIENCE
5. RECESS FOR A&F COMMITTEE MEETING
Motion to recess the Board Meeting for the purpose of convening the Administration & Finance Committee Meeting. (voice vote)
6. RECONVENE FOLLOWING A&F COMMITTEE MEETING
Motion to reconvene the Board Meeting. (voice vote)
7. CONSENT AGENDA [\(Click here to access all Board & Committee Packets\)](#)
Motion to approve the Consent Agenda items A through K. (roll call)
 - A. New Roof at The Club / M25-107 (see B&G November packet)
 - B. 2026 Park District Vehicle Purchases / M25-110 (see B&G November packet)
 - C. 2026 Zamboni Purchase / M25-106 (see B&G November packet)
 - D. Perry Weather Lightning Detection / M25-109 (see B&G November packet)
 - E. Live Barn Agreement / M25-102 (see Rec & Facilities November packet)
 - F. Open and Paid Invoice Register: \$1,539,999.62 (see A&F November packet)
 - G. Revenue and Expenditure Report (see A&F November packet)
 - H. Acceptance of B&G Minutes 10/21/2025 (see B&G November packet)
 - I. Acceptance of Rec & Facilities Minutes 10/21/2025 (see Rec & Facilities November packet)
 - J. Acceptance of A&F Minutes 10/28/2025 (see A&F November Packet)
 - K. Approval of Regular Board Meeting Minutes 10/28/2025
8. PRESIDENT'S REPORT
9. ADOPTION OF EXECUTIVE DIRECTOR'S REPORT
Motion to adopt the Executive Director's Report as presented. (voice vote)
10. OLD BUSINESS



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11. NEW BUSINESS

A. ANNOUNCEMENT: Intent to Levy \$12,812,300 for the 2025 Tax Levy to be collected for the 2026 fiscal year / M25-111

B. Solar Panel Purchase and Installation / M25-108

(This motion may be amended during the Board meeting)

Motion to approve the purchase and installation of solar panels from Verde Solutions via TIPS Cooperative contract #25020102, with a down payment of 20% for The Club in the amount of \$367,449; 10% for Triphahn Center (TC) in the amount of \$204,452; and 10% for Willow Rec Center (WRC) in the amount of \$37,946. (voice vote)

12. COMMISSIONER COMMENTS

13. ADJOURNMENT

Motion to adjourn the meeting. (voice vote)

MINUTES
REGULAR BOARD MEETING NO. 1117
October 28, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Board of Commissioners was held on October 28, 2025, at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: President Friedman, Commissioners Chhatwani, Evans, Kaplan, MacGregor, and McGinn

Absent: Commissioner Dressler

Also Present: Executive Director Talsma, Deputy Director Bechtold, Director of Administrative Services Rivas, Director of Recreation Sweeney, Executive Assistant Flynn,

Audience: Comm Reps Harner, Henderson, and Winner, and Rachel Ozog and family

2. Pledge of Allegiance:

Everyone present stood for the Pledge of Allegiance.

3. Approval of Agenda:

Commissioner McGinn made a motion, seconded by Commissioner MacGregor, to approve the agenda as presented. The motion carried by voice vote.

4. Recognition

Executive Director Talsma noted that Executive Chef Sergio Cabral is celebrating his 10-year anniversary. He also announced the part-time employee of the quarter (Brian Smith) and the full-time employee of the quarter (Adam Mogilinski).

Rachel Ozog was presented with the Best of Hoffman Award for the 3rd Quarter for her work as a volunteer soccer coach.

Finally, Robert Kaplan was recognized for receiving an award at the IAPD Best of the Best gala for his 10 years of services as a Commissioner.

5. Comments from the Audience:

None

6. **Recess for A&F Committee Meeting:**

Commissioner McGinn made a motion, seconded by Commissioner Kaplan to recess the Board Meeting at 7:05 p.m. for the purpose of convening the A&F Committee meeting. The motion carried by voice vote.

7. **Reconvene Following A&F Committee Meeting:**

Commissioner Kaplan made a motion, seconded by Commissioner Chhatwani to reconvene to the Regular Board Meeting at 7:57 p.m. The motion carried by voice vote.

8. **Consent Agenda:**

Commissioner Chhatwani made a motion, seconded by Commissioner McGinn to approve the consent agenda items A through K.

On a Roll Call: Carried 6-0-1

Ayes: 6 Chhatwani, Evans, Friedman, Kaplan, MacGregor, McGinn

Nays: 0

Absent: 1 Dressler

- A. Fertilizer and Chemical 2026 Early Order Bid / M25-094 (see B&G October packet)
- B. Lightning Detection System / M25-096 (see B&G October packet)
- C. 2026-2030 Capital Expenditures Plan / M25-090 (see B&G October packet)
- D. Policy Changes / M25-099 (see A&F October packet)
- E. Open and Paid Invoice Register: \$1,035,462.89 (see A&F October packet)
- F. Revenue and Expenditure Report (see A&F October packet)
- G. Acceptance of B&G Minutes 8/19/2025 (see B&G October packet)
- H. Acceptance of Rec & Facilities Minutes 8/19/2026 (see Rec & Facilities October packet)
- I. Acceptance of A&F Minutes 9/30/2025 (see A&F October Packet)
- J. Approval of Public Hearing Minutes 10/21/2025
- K. Approval of Regular Board Meeting Minutes 9/30/2025

9. **President's Report**

President Friedman went to see the changes at Willow Rec Center. He said everything looks great, very spacious. He went to Haunted Hoffman with Commissioner Kaplan – said it was a nice turnout and saw several staff members. He thanked staff for a good fall baseball season; he thanked Executive Assistant Flynn for submitting the commissioners' documents for the Board Member Development program; and that thanked staff for resolving issues we receive from residents. He attended Kaz's memorial. He said our golf course is in great shape. He was in Portland recently and said our parks stack up well against other areas.

10. Adoption of Executive Director's Report:

Commissioner Evans made a motion, seconded by Commissioner McGinn, to adopt the Executive Director's Report as presented.

The motion carried by voice vote.

11. Old Business:

None

12. New Business:

A. Limited Bond Issue Ordinance / M25-098 / O25-004

Commissioner Evans made a motion, seconded by Commissioner Kaplan to approve Ordinance O25-004 for the issuance of \$3,350,000 of General Obligation Bonds as approved by the Executive Director upon final negotiations of the interest rate, not to exceed 5%.

On a Roll Call: Carried 6-0-1
Ayes: 6 Chhatwani, Evans, Friedman, Kaplan, MacGregor, McGinn
Nays: 0
Absent: 1 Dressler

B. IAPD Credentials Certificate / M25-089

Commissioner McGinn made a motion, seconded by Commissioner Chhatwani to approve the IAPD Credentials Certificate with the appointment of the delegate and 1st, 2nd, and 3rd alternates as follows:

Delegate: Marc Friedman – President/Commissioner
1st alternate: Raj Chhatwani – Vice President/Commissioner
2nd alternate: Robert Kaplan – Treasurer/Commissioner
3rd alternate: Keith Evans – Asst. Secretary/Commissioner

C. Approval of Executive Session Minutes

- March 25, 2025
- June 17, 2025

Commissioner Chhatwani made a motion, seconded by Commissioner MacGregor to approve and release the minutes from the Executive Sessions held on March 25, 2025 and June 17, 2025.

13. Commissioner Comments:

Commissioner McGinn said congrats on finding a new Finance Director quickly.

Commissioner Kaplan said he was helping with an accreditation evaluation in Des Plaines, and saw something interesting: a thicker screen on a pickleball courts that blocks out the noise. He will be in Elmhurst tomorrow for another evaluation. He had a nice time driving around with Marc on Saturday. They visited Vogelei, Fabbrini and Willow. He attended Kaz's memorial. He announced a \$500 donation made to the Friends of HEParks by his temple.

Commissioner MacGregor said he was sorry to miss the last meeting. He had some guests in town and enjoyed driving them around. His sister in law could not believe how nice the parks are.

Commissioner Chhatwani congratulated Robert on ten years of service. She attended Kaz's memorial service with Commissioner Evans. It is nice to hear the craft show has grown and has moved to The Club. She enjoyed helping to evaluate that Warrenville and Pleasantdale park districts for their accreditations.

Commissioner Evans said he attended Kaz's memorial service and saw people that were part of the park district he had not seen in years. Haunted Hoffman was fantastic, and he added he will get out to see Vogelei and Willow Rec Center. He noted that the parks in Seattle are not the best, but in Shoreline they are beautiful.

14. Adjournment:

Commissioner Chhatwani made a motion, seconded by Commissioner MacGregor, to adjourn the meeting at 8:10 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

**HOFFMAN ESTATES PARK DISTRICT
REGULAR BOARD MEETING NO. 1118**

EXECUTIVE DIRECTOR'S REPORT

November 2025

PARKS DIVISION REPORT

MOTION

Motion to recommend to the full board to include the Parks, Planning & Maintenance November Board Report in the November Executive Directors Report.

ADMINISTRATION & CAPITAL PROJECTS

Sycamore Park

In house staff were able to complete the installation of the home run fence and warning track at Sycamore Park on the southwest ball field. We are still waiting on the arrival of the yellow top rail, which will complete the baseball/softball home run fence.

Vogelei Park OSLAD Renovations

The splash pad at Vogelei Park has been installed by the contractor along with the concrete for the splash pad and surrounding apron. HEParks staff completed all underground utility work at Vogelei Park by installing two storm water catch basins, underground water lines for the garden pond and drinking fountain, and over 200 feet of drain tile. Once that was completed, staff began the restoration process and as of November 13 have completed the grassing plan around the playground, splash pad and parking lot. There will be more restoration to take place in the spring but we are past the point of being able to seed grass. Staff has the shelter in our possession but installation will likely occur in the spring.



Vogelei Barn

The renovations at Vogelei Barn have begun. In-house staff removed all material from the upstairs of the barn. Some equipment was moved to the Willow Center gymnastics studio and items that belonged to Tumbling Times being given to them. All walls in the stairwell, landing and gym area were prepared for painting with drywall work completed and cleaned. Over the next two months, staff will be creating a two-room viewing area and setting up the gym area for baton, youth sports and multipurpose use.

Fabbrini Park Shelter

The shelter at Fabbrini Park on the southwest side of the park has been renovated. Bear Construction removed the existing shelter and used our current base to build the new shelter in the same place. This allowed the district to keep the shelter as an overlook out to the pond. In-house staff still needs to do some finishing touches with the railings and painting but the shelter is safe for use.



TC Renovations

In-house crews have converted room 105 and 106 into one large multi purpose room. The wall between the two rooms was removed and a new ceiling was installed. All new ceiling tiles and lighting were installed as well. The toddler bathrooms are currently being converted into regular bathrooms. This new multi purpose area will have two bathrooms and two areas with cabinets and counter space. We anticipate this area to be ready for use by December 5. Staff has also begun the construction in the administration area. Over the next month, new cubicles will be installed, all walls will be painted, new carpeting will be installed, the mail room will be converted to a copier/laminating room, the kitchen will receive some updates, a new conference room area will be created.

AQUATICS AND BUILDINGS

Triphahn Center:

- LED light outside room 105 near playground was replaced.
- Completed Ammonia calibration (6-month) and testing for ammonia detection system.
- New gauges and valves were installed in compressor room.

- Broken cylinders were repaired on the doors to the board room, men's locker room and custodial office.
- Installed new door sweeps on compressor room.
- Installed new RTU for fitness center and for lower-level locker rooms.

Bridges of Poplar Creek:

- Advanced Elevator replaced packing again and checked that elevator is not leaking, but they still have work they need to finish.
- Mitsubishi checked the dumbwaiter and a new motor needs to be installed- waiting for quote.
- Leaking toilet valve was replaced.

The Club at Prairie Stone:

- Activity pool chlorinator priming line had to be reamed out to remove calcification from the pump.
- Acid pumps for pools were re-tuned, leaks repaired and lines cleared.
- Media change was done in both defender filters.
- Boiler inspections we completed. Added an emergency stop outside the door to the steam room to remain compliant.
- Installed electrical switch lockouts on the spa boiler.
- Installed new RTU's for converted Kids' Corner area and for South Barrel.
- Replaced multiple floor receptacles on main cardio floor.

Willow Rec Center:

- Removed all items from meeting room and front hallway, including old office desks.
- Caulked and painted around new front desk, along with touchups.
- Installed spring floor in main gym, gymnastics flooring in mini gym, and hung climbing rope.
- Removed uneven bars from Vogeley and reinstalled at Willow, along with quad bar installation.
- Transported pads from Vogeley to Willow gymnastics center and hung wall pads. Cut flooring for the vault and configured orange crash mats to fit at the end of the vault run.
- Installed cubbies and bleachers in the viewing room and added coat rack.
- Installed new shelving in the gym closet.
- Large TV was installed in downstairs hallway.
- New cabinets, countertop and sink were installed in Tot Room and the room was painted.
- Hung sound panels in the dance room.
- Added new bike rack and two new benches in front of the main entrance at Willow.
- Lighting upgrades mostly complete; racquetball courts and lighting will be completed when fixtures arrive.
- Completed finishing work of electrical outlets, faces and data plates.
- New bottle filler was installed in the upstairs hallway.

Vogeley:

- Installed manhole vault, main water supply line and drain line to drinking fountain location.
- Greenhouse gas heater was installed, including flue, then hard piped gas line to it.
- Electrical work has finished for exhaust fans and fresh air intakes.
- Located drain lines for splash pad connection.

Seascape/Splash Pads/Parks:

- Seascape water lines were blown out for the winter, along with concession stand.
- Splash pad water lines were blown out at Princeton, Community and Tropicana.
- South Ridge splash pad was drained and water lines will be blown out with restrooms.
- Fabbrini Park restroom main was clogged and needed rodding out. When rodder and ejector pump were removed, staff found that several garments had been flushed down the toilets. Re-assembled the pump and bathrooms are operational again.
- Drinking fountain leak was repaired at Black Bear.

PARKS

Parks & Forestry:

- Graded soil along the new paths at South Ridge and Huntington.
- Installed soil and graded around new basketball court at Valley.
- Landscaping repairs and bed clean up were done at Willow Rec entrance for grand opening.
- Event prep and cleanup were done at Charlemagne Park for collection of native wildflower seeds.
- Completed park inspections and clean-up at Thornbark, Colony, Kingston, Lincoln, Douglas, and Whispering Basin.
- Completed woody/invasive plant removal and stump treatments at Evergreen Pond shoreline.
- Fabbrini pier will be welded for repair; caution tape was put up prior to repair work.
- Dug trenches for drainage and electrical at Vogeley.
- Tree removal was done at Vogeley pond, along with landscape clean up along the shoreline.
- Watered plant material and seed at Vogeley and mowed remaining vegetation at the watershed.
- New trees and bushes were planted at Vogeley and irrigation & drain repairs were done.
- Surveyed and seeded shore area at Whispering Lake and weeded beds at Prairie Stone.
- Clean up work was done at Maintenance Shop – built storage pallets and organized materials.
- Sprayer maintenance was done to prep for herbicide applications.

Playgrounds:

- Conducted routine playground checks and clean-ups.
- Replaced the spinner at Victoria South.
- Repaired chain-link fence around the playground at Evergreen.
- Replaced drum panel at Cannon playground.
- Halloween trail backgrounds were installed at Fabbrini for Haunted Hoffman event.
- Installed railings on the trailer, in preparation for hayride.

Athletic Fields:

- Baseball field layout (50/70) was done at Cannon 1, along with mound removal.
- Homerun fence has been completed at Sycamore baseball fields. Holes were dug by hand, then posts and bars were installed/cut to size and top rail installed.

RECREATION DIVISION REPORT

Motion:

Recommend to the full board to include the November Recreation Board report in the November Executive Director's Report.

Recreation Division

- The Willow Center Open House was held on Wednesday, October 15 from 3:00 to 7:00 pm at Willow Recreation Center. Tumbling Times was in the gymnastics studio showing families the new gymnastics studio. Guests toured the renovated fitness center and were able to use the space free of charge. Approximately 80 guests attended the Open House.
- Haunted Hoffman and the Trick or Treat Path were scheduled to be held on October 18, but due to inclement weather this event was rescheduled to Saturday, October 23 at Fabbri Park from 10:00 am to 2:00 pm. The event went very well, and the numbers are included in the report.
- The Holiday Craft Fair will be held at The Club this year in order to expand the number of vendors. There were 80 vendors last year, and staff anticipates having 120 vendors this year. The craft fair will be held on Saturday, November 22 from 10:00 am to 2:00 pm.

Early Childhood

- 2's and 3's Playschool at WRC were not offered in the fall due to the renovation project. Classes will begin on January 5 and are being promoted in the winter flipbook and in the district's e-newsletters.
- The second family event, pumpkin decorating, was held on October 22. There were 25 families in attendance at TC and 15 families at WRC.
- The second edition of Preschool Chronicles was released on October 22. This edition was all about the theorists behind the Creative Curriculum (the one preschool follows).

Preschool	24/25 WRC	25/26 WRC	24/25 TC	25/26 TC
2's Playschool	6	N/A	10	7
3's Playschool	N/A	N/A	6	7
3's & 4's Preschool	34	32	60	54
Total	40	32	76	68

Enrichment Classes – Fall Session 2

Name	TC	WRC
Lunchbox Adventures	6	5
Little Innovators Academy	7	11
Preschool Book Club	6	7
Culinary Kids Club	10	4
Playdough Power	13	Not Offered

School-Age STAR

- There are 457 STAR Enrollments for the 2025/2026 school year.
- As of November 4, there are 84 children on the waitlist, the majority of which are at Whiteley (45). The staff has moved over 90 students off the waitlist and are actively working on hiring additional STAR counselors.

District 54	Before 3 days	After 3 days	Before 5 days	After 5 days	24/25 Enrollment (for the year)	25/26 Enrollment (as of 11/4)
Armstrong	4	8	22	22	57	56
Fairview	2	9	14	16	42	41
Lakeview	1	5	7	25	37	38
MacArthur	8	17	38	46	92	109
Muir	3	7	13	22	47	45
Lincoln Prairie	5	14	22	19	44	60
District 15						
Whiteley	6	11	32	59	109	108
Total	29	71	148	209	428	457

School Days Out

- There are 34 children registered for the District 54 half day on November 5
- As of November 4, these are registration totals for the Thanksgiving Break Days Off: 20 for November 24, 22 for November 25, and 13 for November 26.
- Field trips include Adrenaline Monkey, Enchanted Castle, and Poplar Creek Bowl

Dance/Baton

Dance Activity	Fall 2024 (Classes offered)	Fall 2025 (Classes offered)	Fall 2024	Fall 2025
Junior Company	1	1	7	7
Performance Company	1	1	9	9
Star Dance Company	1 (4 levels)	1 (5 levels)	28	35
Company Tap	2	3	10	21
Creative Movement	0	1	0	4
Ballet/Tap	7	7	50	45
Ballet/Jazz	5	6	40	43
Jazz/Hip Hop	5	5	47	47
Tap	1	2	4	9
Specialty	2	5	27	45
Total	25	32	229	265

Athletics

- Gymnastics numbers are lower than the 2024 total due to one less session in the fall because of the renovations and transition to the new gymnastics' studio at WRC.
- Gymnastics classes will resume in the new studio the week of October 20 and registration has been very good, with many classes filled.

Youth Sports Activity	Fall 2024	Fall 2025
Shotokan Karate	134	123
Tae Kwon Do	20	9
Bear Fall Basketball Camps & Clinics	58	58
Sports Kids, Inc Classes	42	94
VolleyKidz	N/A	16
Youth House League Soccer	185	225
Gymnastics	353	171
Total	806	756

Youth House League Soccer Program

- Below is a breakdown of numbers for each age group and a comparison of the fall numbers of 2024.
- The House League Soccer season wrapped up on October 26 with a Family Fun Day that coincided with Halloween. Aces and Park District staff hosted a lively 3v3 game day event, followed by a trunk-or-treat where players showed off their costumes and enjoyed trick-or-treating after their games.

Level	2024	2025	+ or -
Prek	20	24	+4
KG	27	31	+4
1 st /2 nd Boys	47	44	-3
1 st /2 nd Girls	17	21	+4
3 rd /4 th Boys	32	34	+2
3 rd /4 th Girls	10	24	+14
5 th /6 th Boys	29	47	+18
5 th /6 th Girls	3	0	-3
Totals	185	225	+40

- The Men's Basketball program continues to increase in numbers. The fall season started on September 17 and will run through the middle of November. There are 5 team registrations and 24 individual registrations, pushing the league to 6 total teams. The winter season will resume in January.
- The Fall Men's Softball league started August 25 and wrapped up games with the playoffs and championship game on Monday, November 3. There were a total of 6 teams participating in the fall league.

- Athletics staff will report on the youth basketball program in the November report. The registration deadline for registration is November 3.

Adult Sports Activity	Fall 2024	Fall 2025
Adult Men's Basketball League (Teams)	N/A	6
Men's 12" Softball	4	6

Field Rentals

- The month of October saw steady use of our soccer fields being rented to HUSC and Grand Sports. Redhawks Football utilized space at lower Cannon for football practices in the month of October.

Aquatics

- Fall swimming lessons began the week of September 8, and session one ends on October 21. Session 2 begins October 28 and will run through December 13.
- The Pumpkin Splash event was held on October 12 with a total of 34 registered.
- Aquatics will be offering 4 free swimming classes for families through our Swim for All incentive throughout Thanksgiving and Winter break.

Type of Lesson	2024	2025
Parent/Tot	28	19
Tots	16	16
Group Classes	185	145
Adult	16	11
Scholarships	0	11
Total	245	202

Adults & 50+

50+ Events	<u>Date</u>	<u>Enrolled</u>
Yoga for Arthritis	9/17-11/5	4
Seniors out Socializing-Early Bird Dinner Lucky Monk	10/1	8
Seniors out Socializing-Bonefish Grill	10/17	9
Lunch & Learn- Home Health Near Me	10/23	9
Pub Trivia	10/23	21
Birthday Lunch	10/24	22
Tai Chi	10/29-12/3	7
Lunch and Learn- Humana Medicare 101	10/30	14

- Prior to the start of our two new classes, Movement Expressions and Yoga Sculpt, staff offered a free trial class in October. We hope to see participation in these new programs grow when they officially begin in November.
- Ascension offered a Fall Flu Clinic on Thursday, October 16 in the Northside lobby at Triphahn, 10 am -12 pm. We had 14 attendees.
- Crossmarketing was done at The Club after two water aerobics classes where staff promoted our open house and surveyed seniors on offerings they would like to see at the Center.
- Our Senior Program attended the Village's Moretti's Senior Luncheon on October 15, where Park District flyers and brochures were distributed.
- The Senior Center Open House will be held on Friday, November 7 from 9:00 to 11:00 am. There will be Yoga and Tai Chi demos and activities to be showcased include volleyball, pickle ball, card play, stitching stars, craft club and Wii sports.

Special Events/Outreach

- The District had a table at the Fire House Open Houses on October 4 and October 11. Besides promoting our programs, staff brought crafts and button making for our table.
- October 5 was Pink the Rink. The district partnered with Asension for this event. There were over 55 in attendance.
- A Seed Collection Volunteer Event was held on October 11 from 8:00 to 10:00 am at Charlemagne Park.
- The Twirling Twisters Baton group was acknowledged at the October Village Board meeting.
- The District assisted with Hispanic Heritage Fest, on October 11 and the Village's first Zein Fest October 18, both held at Village Hall.
- The Haunted Hoffman/Trick or Treat Path event was rescheduled to a week later due to inclement weather; it was held October 22 at Fabbrini Park from 10:00 am to 2:00 pm. This year's event included include: 5 large inflatables including Caspers Haunted Maze and an Enchanted Forest Club, two food trucks, and a new scavenger hunt telling the story of There was an Old Lady That Swallowed a Bat on the hayride. The Trick or Treat path was enhanced with some new costumes. The addition of a DJ to the Kid Zone was a hit. Approximately 500 patrons stopped by the vendor tables and over 1,000 participants attended the event. There were 375 registered for the Trick or Treat Path. The event was a wonderful kick off to the Halloween season.
- Our first HOWL O Ween dog park event was held at Bo's Run on October 29 from 5:15 to 6:30 pm. Pup Cups and Halloween treat bags were enjoyed by our dressed-up pups. Approximately 20 dogs and owners attended.

Upcoming Events

- Holiday Craft Fair, Saturday, November 22 at The Club (a new location) from 10:00 am to 2:00 pm.

- The Village Annual Friendship Tree Lighting Ceremony will be on Saturday, November 22, at 5:00 pm at Village Hall.
- Bridges Beer Garden Light up the Garden, Saturday, November 29, from 5:00 to 7:00 pm. The Recreation staff will assist by helping with an ornament decorating station.
- Winter Fest with a Candy Cane Lane theme, Saturday, December 6 from 10:00 am to 1:30 pm. This free community event includes cookie decorating, holiday games, iceless skating, a DJ with holiday music, S'mores, Horse sleigh ride, free TopTracer and hot cocoa station. New for 2025 will be a Holiday Tree maze. Wreaths and trees will be available to purchase as well.
- Noon New Years Neon Bash, December 31 from 11:00 am-1:00 pm for kids 4-10 years old to have their own celebration. Pre-registration is required for this new event.

Friends of HEParks Days

Skate with Santa on December 14 from 11:00 am to 1:00 pm.

Recreation Facilities Memberships/Room Rentals

Triphahn Center Fitness

	<u>10/31/2024</u>	<u>01/01/2025</u>	<u>10/31/2025</u>	<u>Var. */-</u>
Billed Members	547	623	642	19
Healthcare Members	72	87	74	-13
Total	619	710	716	6

- TC had 88 new members join in the month of October.
- TC Rental Total: 76 room rentals in the month of October.

Willow Rec Center Fitness & Racquetball

	<u>10/31/2024</u>	<u>01/01/2025</u>	<u>10/31/2025</u>	<u>Var. */-</u>
Billed Members	134	135	0	N/A
Health Care Members	7	6	6	0
Racquetball	29	20	18	-2
Total	166	161	24	-2

- WC members were not billed on October 5 due to fitness being closed for renovation. There are 123 members at the end of the month.
- WRC had 18 new members join in the month of October.
- WRC Rental Total: 15 room rentals in the month of October.

Dog Park Memberships

	<u>10/31/2024</u>	<u>01/01/2025</u>	<u>10/31/2025</u>	<u>Var. */-</u>
Total	468	453	402	-51

- A Howl-o-ween costume party and parade was held at Bo's Run. There as approx. 20 dogs in attendance.
- Water is now turned off for the season at all dog parks.

FACILITIES AND MARKETING DIVISION REPORT

Motion:

Recommend the November Facilities Report be included in the November Executive Director's Report for Board approval.

Bridges General Programs:

Fall & Winter Event Schedule

- Senior Scramble I – October 1 - Sold out with 144 players
- Fall 4-Person Scramble October 19 – Cancelled inclement weather
- Senior Scramble II – October 22 – 29 Teams
- Turkey Shoot – November 1 – Sold out with 144 players
- Toptracer 4-Person Scramble – November 15 - 5 Teams Registered
- Light Up the Garden – November 29
- Toptracer Range Family Day – November 30
- Breakfast with Santa & Winter Fest – December 6 - Reservations Now Open!
Currently 258 guests are registered.
- Yappy Hour – December 13

Golf Rounds

MONTHLY ROUND TOTALS					
2021	2022	2023	2024	2025	5 Year Average
2,741	2,809	2,412	3,346	3,166	2,894
YTD ROUND TOTALS					
2021	2022	2023	2024	2025	5 Year Average
29,355	27,935	29,998	32,564	30,831	30,137

Range Information

MONTHLY RANGE BASKET SALES TOTALS					
2021	2022	2023	2024	2025	5 Year Average
1,189	1,204	1,125	1,669	1,834	1,404
YTD RANGE BASKET SALES TOTALS					
2020	2021	2022	2023	2024	5 Year Average
19,742	16,890	20,179	22,118	21,017	19,989

Toptracer Hour Totals

MONTHLY TOPTRACER RESERVATION HOUR TOTALS				
2022	2023	2024	2025	4 Year Average
316	484	354	429	396

YTD TOPTRACER RESERVATION HOUR TOTALS				
2022	2023	2024	2025	4 Year Average
3,437	5,418	6,347	5,924	5,282

Food & Beverage

October

1 baby shower servicing 48 guests
1 golf outing with lunch ticket only servicing 74 guests
1 golf outing with banquet servicing 45 guests
1 ceremony only servicing 70 guests
3 ceremony and reception servicing 153 guests

November

2 breakfast meetings servicing 50 guests
2 birthdays servicing 90 guests
1 anniversary servicing 50 guests
1 ceremony and reception servicing 101 guests
1 Top Tracer kids party servicing 8 kids

Golf Outings

2025: 33 events plus 2 grill station only and one no food

2024: 32 shotgun events

Weddings

2027

1 ceremony and reception

2026

1 ceremony only
2 reception only
6 ceremony and reception

2025

9 ceremony and receptions. 2 cancelled.

2024

9 ceremony and receptions, 2 reception only



October 2025

Membership Totals	<u>10/31/2024</u>	<u>01/01/2025</u>	<u>10/31/2025</u>	<u>Var. +/-</u>
Totals	2,834	3,020	3,323	+303

Member Services/Sales & Fitness

- October New Member Enrollments:** The Club team started off the month of October strong with a \$0 enrollment promotion associated with the annual Open House event. Club staff enrolled 30 members who took advantage of the \$0 enrollment offer. In total, 125 new members enrolled in October with a \$35 enrollment fee after the \$0 enrollment offer expired. We continue to grow our net positive number of enrollments for the year surpassing 300 as of the end of October.
- Referral Program Success:** Member referrals are a key indicator of membership satisfaction. In October, we had 26 new members joining as the result of a referral from an existing member. Each referring member received a free month of dues!
- United Healthcare Renew Active Program:** We recorded 115 Renew Active pass holders visit the Club in October, enrolling 5 new members under the Renew Active program.
- Member Engagement and Facility Usage:** We had 2,636 unique visits this month, meaning 79% of active members used the facility at least once in the month of October. This is an excellent participation number
- Community Outreach:** Club staff hosted the annual Open House Event on October 4. The Open House Event welcomed the community and members to come in and experience The Club, take complimentary classes, visit with vendors, talk to personal trainers and instructors, participate in complimentary chair massages from our massage therapists, step onto the InBody “smart scale” to get a true and accurate body composition reading, and free flu shots from Ascension.



- The Windy City Bulls are back and have begun their practices at The Club starting the later part of October. The Bulls are expected to be here a bit more this year for practice. It is great to have them back with the energy they bring to the facility!
- **Facility Rentals:** Facility rental numbers are starting to pick up slightly, with numerous requests coming in for the winter months.
 - 45 volleyball rentals
 - 17 pickleball court rentals
 - 5 pickleball group classes in month of October
 - 4 birthday parties
 - 20 basketball court rentals
- **Fitness Team/Operations Team Initiatives:**
 - Aside from the big open house event, Club staff hosted the annual “Halloween Zumba” here at the Club in October.
 - The Club staff has been busy planning several end-of-year activities and events for members:
 - Yoga meditation and sound bath – Nov 14 (crystal bowls and chakra meditation)
 - Mistletoe and Mocktails – Dec 5 (paint a cocktail glass; learn to make assorted mocktails)
 - Cookie exchange (December date TBD)



TC Ice Operations

Ice

- Hosted the CCM Deep Dish Tournaments 10/17-10/19 totaling 35 games
- Hosted CCM World Invite Tournament 11/7-11/8 totaling 48 games over 3 days, our rink hosted 12U AA/AAA levels
- The Glen Ellyn Speed Skating event on 10/25 went great.
- Hosting the Faith Holberg scholarship & memorial game on 12/13
- Hosting the CCM Girls World Invite tournament 12/5-12/7.
- Hosted (6) ice skating parties in October, and have received several inquiries for skating parties for November and December

Public Skate

- Spooky Halloween Skate had 87 patrons
- Held school day off public skates on Columbus Day totaling 43 patrons
- Will host additional public skates over the Thanksgiving break
- Skate with Santa is set for 12/14. This will be in conjunction with our Winter Holiday exhibition.
- Four (4) Public Skates in October totaling 227 patrons

Figure Skating

- We hosted the USFSA ahead of the curve coach I.C.E seminar. We had several coaches, directors and mentors fly in from team USA as well as our Olympic committee.
- We also hosted the Fall LTS coaches' seminar for our entry level coaches that was put on by the Chicagoland directors committee.
- Between the two seminars, over 150 coaches attended.
- Registration opened for our winter exhibition that will take place on December 14
- Fall II classes began the week of 10/20, with 213 enrolled

Hockey

- Try Hockey Free event scheduled for Nov 24, 10 to 11am.
- Wolf Pack teams finished seeding round games and will schedule regular season games on 11/16. Regular season games will be played through February.
- Wolf Pack will field Prime teams at the peewee and bantam age levels. Prime teams will compete in two tournaments outside of their regular season.
- Jerseys and socks were delivered and handed out to teams. Apparel store open.
- U14 Wolverines girls went undefeated in round robin play and took second place in their tournament in Michigan Oct 24-26.
- Planning underway for the Faith Hoberg memorial scholarship fundraiser. Memorial games will be played on Dec 13.

Hockey Classes	2025	2024
Jr. Wolf Pack (Level 1)	37	60
Jr. Wolf Pack (Level 2)	33	29

Jr. Wolf Pack (Level 3)	25	21
Total	95	110

Hockey League	2025	2024
Mite	14	17
Squirt	16	17
Pee wee	28	36
Bantam	26	13
U12 Wolverines	16	16
U14 Wolverines	15	N/A
U16 Wolverines	15	17
Pee wee Prime	13	14
Bantam Prime	16	N/A
Total	159	130





Marketing Report

BRIDGES

In October, Bridges continued promoting golf activities and seasonal events through a variety of marketing campaigns, both in print and online. Promotions were executed for Fall golf outings, Toptracer Range, and beer garden events with updates made to the marquee and website event page. The enhanced wedding brochure was edited to reflect updated offerings. Targeted emails throughout the month promoted golf outings, weddings, Yappy Hour, NFL Sunday Ticket and Toptracer Range events.

THE CLUB

In October, The Club continued their digital marketing efforts through Facebook ads promoting their membership special after the annual Open House. Local SEO continued to improve with targeted keywords, further increasing search engine rankings and a 24% increase in SEO organic lead calls. Google Business profile impressions saw an increase of 12% with website clicks increasing by 8% to 1,110.

Marketing collateral was created to promote monthly member specials; October Pop-up classes, pickleball clinics/leagues, along with updating the online event page. Promoted and attended the annual Open House (Oct. 4) which was busy and received great feedback from both attendees and vendors.

OTHER

In October, staff continued to promote park district programs and events throughout the community. Brian W. attended the monthly HE Chamber Board of Directors meeting. Attendance at HE Chamber and SBA events provided an opportunity to further promote park district initiatives and strengthen community relationships.

All District C&M Production Metrics

In October, the Communications & Marketing team focused on launching the Winter Program Guide/Interactive Flipbook and supporting nine major campaigns, including Find Your Fit, Youth Basketball/Little Hoopers, Gymnastics & New Studio, Early Childhood & Enrichment, Swim Lessons, Preschool, Haunted Hoffman Family Fest, Winter Programs/Find Your Fun, and Black Friday promotions.

The team also promoted numerous district events, including Pink the Rink, Friends of HEParks Days, Pumpkin Splash, Willow Creek Open House, Volunteer Seed Collection, Flu Clinic, and Haunted Hoffman. Efforts spanned social media, e-newsletters, web updates, and advertising to drive strong awareness and participation.

Event Highlight – Haunted Hoffman Family Fest

Despite a weather-related date change, the event drew about 1,100 attendees. The C&M Selfie

Station remained active throughout the event, earning positive feedback. Online engagement was high, with organic Facebook posts reaching 12,000+ views and strong follow-up activity.

Production & Campaigns

- 91 production tasks and 125 subtasks completed
- Campaigns executed across billboards, web, email, social media, and local media

Email Marketing

- 11 newsletters sent
- Average open rate: 32.3% | Click rate: 0.6% | Unsubscribes: 0.07%
- Top engagement: Winter Programs, Youth Basketball, Gymnastics, Haunted Hoffman

Social Media

- 33 total posts (Facebook, Instagram, LinkedIn)
- Despite fewer posts, engagement grew significantly:
 - Facebook: +48% views (195K), +20% unique viewers, link clicks doubled, +18% interactions
 - Instagram: +24% views, +139% reach, +42% engagement
- Top paid campaign: Youth Basketball/Little Hoopers – reached 98K+ people, 560+ link clicks
- Top organic post: Haunted Hoffman teaser – 12K+ views

Website

- 15,000 users (13,000 new) | 32,456 sessions
- Most visited pages: RecTrac registration (30K), Search (28K), Homepage (12K), Haunted Hoffman (2.6K)
- Continued strong use for program info and registration

ADMINISTRATION AND FINANCE DIVISION REPORT

Motion:

Forward the November Administration & Finance Report to be included in the November Executive Director's Report for Board approval.

Finance:

- 2025 Limited Bonds issued
- Work on 2026 Budget
- Director of Finance and Superintendent of Business Services vacant during October
- Lynne Cotshott, retired Superintendent of Business Services, assisting in Finance on a part-time basis
- New Director of Finance, Julie Vogt, started 11/2/2025. Julie is a CPA and CMA, and holds an MBA from the University of Chicago.

- Payroll Cycle Processing
 - 11/07/25 \$338,073.72
 - 11/21/25 \$337,276.08

Technology:

- **Willow Recreation Remodel**
 - Security Camera Upgrades: Upgraded the two (2) front desk and lobby cameras.
 - Configured a new Access Control card reader for the new Strength fitness area. An existing network cable was spliced, and a 5-port network switch was installed in order to accommodate the new card reader as well as a future Wireless Access Point and emergency phone.
 - IT configured both left and right new computers for the front desk. Moved all hardware from the temporary location back to the new front desk area.
 - Planning to install an emergency phone in the old fitness area as well as the new gymnastics area. Also, possibly another Wireless Access Point in the gymnastics area.
 - PARKS will bring three (3) network cables into the new Strength area. These will be used for a phone, security camera, and WIFI access point.
- **Seascape Security Cameras**

The two parking lot cameras are not working due to a damaged cable and antenna above the locker room. A vendor is scheduled to come to replace the necessary parts.
- **New VPN solution**

Worked with SNI (Sterling Networks Integration) to replace our old SSL (Secure Sockets Layer) VPN connection with a new IPsec (Internet Protocol Security) VPN solution. The new solution provides stronger network encryption of data along with MFA utilizing Cisco Duo.

Human Resources:

- Staff continue to on-board insurance eligible staff through PDRMA Health open enrollment for the month of January 2026.
- Staff continue to learn and train on Paycom software,
- Staff is working with the IPBC benefits team to ensure a smooth transition in January for the Health, Dental, Vision, and Life insurance for February 1 – December 31, 2026.

Weekly Board Updates 10.24.2025

Dear Commissioners,

Upcoming Events

Oct 25 - NEW DATE: OCT. 25 – Haunted Hoffman Family Fest

Oct 25 - Yappy Hour: Costume Party

Oct 26 - Spooky Public Skate

Oct 29 - Howl-O-Ween Dog Costume Parade

Nov 7 - Senior Center OPEN HOUSE

Nov 22 - Holiday Craft Fair

Nov 29 - Light Up The Garden

Nov 30 - Toptracer Range: Sensory Sensitive Event

Nov 30 - Toptracer Range: Family Day

Dec 6 - Breakfast with Santa

Dec 6 - Winterfest

Dec 13 - Yappy Hour: Pet Photos with Santa

TOMORROW: HEParks Haunted Hoffman Family Fest – Saturday, October 25 – 10am to 2pm – Fabbrini Park

Join HEParks for one of its largest community events on Saturday, October 25 at Fabbrini Park (1704 Glen Lake Road). Feel free to come dressed in your Halloween costume! Free entry includes Family Zombie Zumba, TwistiCity Bubble Show, Juggling, Scribble Monster, Hayride Scavenger Hunt, Pumpkin Decorating, Inflatables, Carnival Games, Meet & Greet with Hoffman Estates First Responders. Food trucks will be onsite. And of course, the popular Trick or Treat Path is available for registration (\$9/child) at this [link](#). Multiple times are available, including a sensory friendly time slot. Bring a non-perishable food item for the Pumpkin Patch Food Drive.

Yappy Hour Costume Party for Your Pets! – Saturday, October 25 – 4pm to 7pm - Bridges of Poplar Creek Beer Garden

After the Haunted Hoffman Fest, bring your furry friends dressed in costume to the Bridges Beer Garden for a Yappy Hour Costume Party! The event is free to attend and open to the public, with food and beverages available for purchase.

Spooky Skate – Sunday, October 26 – 11:30am to 1pm – Triphahn Center

Finally, come in your costume to the Triphahn Center Ice Arena on Sunday, October 26 for our Spooky Skate! Skate rentals are available for \$4/pair. Register in advance at this [link](#) for \$7, or walk-up admission is \$10/person.

Public Works Open House and Pumpkin Smash – Saturday, November 8 – 10am to 1pm – Public Works Center

If you've acquired pumpkins from the HEParks Haunted Hoffman Fest, or from any other event or retailer, the most environmentally friendly way to dispose of them is by composting! The Village of Hoffman Estates is providing a super fun way to do this, through their Open House and Pumpkin Smash on Saturday, November 8. The event will take place at the Hoffman Estates Public Works Center (2305 Pembroke Avenue) from 10:00am to 1:00pm, and will feature snowplow rides, touch-a-truck displays, and hands-on exhibits of other vehicles and equipment. Bring your pumpkins and jack-o-lanterns (candles and decorations removed) to participate in a giant pumpkin smash composting event! Light refreshments, giveaways and raffle prizes will be offered as well.

Have a great weekend !

Craig

Weekly Board Updates 10.31.2025

Dear Commissioners,

Upcoming Events

Nov 7 - Senior Center OPEN HOUSE

Nov 22 - Holiday Craft Fair

Nov 29 - Light Up The Garden

Nov 30 - Toptracer Range: Sensory Sensitive Event

Nov 30 - Toptracer Range: Family Day

Dec 6 - Breakfast with Santa

Dec 6 - Winterfest 2025

Dec 13 - Yappy Hour: Pet Photos with Santa

Dec 14 - Friends of HEParks Days – Skate with Santa Public Skate

Dec 31 - New Year's Bash

Feb 6 - Daddy Daughter Dance

Feb 27 - Puzzle Mania

New Staffing Changes in the Finance Department

We are pleased to announce the hiring of Julie Vogt as our new Director of Finance. Julie has extensive experience in the private and corporate finance sectors, including financial reporting and accounting oversight. She will be joining our team on Monday, November 3. Wolf Peddinghaus is no longer with the District, effective this past Wednesday.

Senior Center Open House – Friday, November 7 - 9-11am – Triphahn Center

Join us next Friday morning at the Senior Center Open House at the Triphahn Center. From 9 to 11 a.m, you can experience or learn about all of the classes, clubs, and group activities we have to offer for those 50 years and better in our community! The open house will include area

vendors, snacks, raffles and more. Bring a friend and discover all the ways to stay active and social with HEParks!

Public Works Open House and Pumpkin Smash – Saturday, November 8 – 10am to 1pm – Public Works Center

If you've acquired pumpkins from the HEParks Haunted Hoffman Fest, or from any other event or retailer, the most environmentally friendly way to dispose of them is by composting! The Village of Hoffman Estates is providing a super fun way to do this, through their Open House and Pumpkin Smash on Saturday, November 8. The event will take place at the Hoffman Estates Public Works Center (2305 Pembroke Avenue) from 10:00am to 1:00pm, and will feature snowplow rides, touch-a-truck displays, and hands-on exhibits of other vehicles and equipment. Bring your pumpkins and jack-o-lanterns (candles and decorations removed) to participate in a giant pumpkin smash composting event! Light refreshments, giveaways and raffle prizes will be offered as well.

HEParks Holiday Craft Fair – Saturday, November 22 – 10am to 2pm - The Club at Prairie Stone

Our fourth annual Holiday Craft Fair will be held on Saturday, November 22, and this year will be at The Club at Prairie Stone, from 10:00 a.m. to 2:00 p.m. Start your holiday shopping with local crafters – admission is free for all shoppers. If you would like to be a vendor for this event, please click [here](#) for an application (pre-registration is required for vendors).

Happy Halloween!



Have a great weekend !

Craig

Weekly Board Updates 11.7.2025

Dear Commissioners,

Upcoming Events

Nov 22 - Holiday Craft Fair

Nov 29 - Light Up The Garden

Nov 30 - Toptracer Range: Sensory Sensitive Event

Nov 30 - Toptracer Range: Family Day

Dec 6 - Breakfast with Santa

Dec 6 - Winterfest 2025 sponsored by Duly Health

Dec 13 - Yappy Hour: Pet Photos with Santa

Dec 14 - Friends of HEParks Days – Skate with Santa Public Skate

Dec 31 - New Year's Bash

Feb 6 - Daddy Daughter Dance

Feb 20 - Puzzle Mania

Mar 7 - Mom & Son Western Activity Night

Public Works Open House and Pumpkin Smash – Saturday, November 8 – 10am to 1pm – Public Works Center

If you've acquired pumpkins from the HEParks Haunted Hoffman Fest, or from any other event or retailer, the most environmentally friendly way to dispose of them is by composting! The Village of Hoffman Estates is providing a super fun way to do this, through their Open House and Pumpkin Smash tomorrow. The event will take place at the Hoffman Estates Public Works Center (2305 Pembroke Avenue) from 10:00am to 1:00pm, and will feature snowplow rides, touch-a-truck displays, and hands-on exhibits of other vehicles and equipment. Bring your pumpkins and jack-o-lanterns (candles and decorations removed) to participate in a giant pumpkin smash composting event! Light refreshments, giveaways and raffle prizes will be offered as well.

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Breakfast With Santa – Saturday, December 6

Registration is now open for the popular Breakfast with Santa event at Bridges of Poplar Creek. Two seating times are available, 8:30 a.m. and 11:00 a.m. Advanced reservations are required and will fill quickly! You may register by calling 847-781-3658. Adults \$30.95 and children (4-12) \$19.95. Children 3 and under are free.

Winterfest sponsored by Duly Health – Saturday, December 6 – Bridges of Poplar Creek – 10am to 1:30pm

All are welcome to attend the HEParks free Winterfest community event at Bridges of Poplar Creek Country Club on Saturday, December 6. The festival will run from 10am to 1:30pm and will offer iceless skating, s'more making, hot cocoa, horse drawn carriage rides, winter games, cookie decorating, Toptracer Range play, and much more! New this year is The Tree Trail by John's Evergreens where you can pick out a live Christmas tree, wreath or cedar reindeer.

Have a great weekend !

Craig

Weekly Board Updates 11.14.2025

Dear Commissioners,

Upcoming Events

Nov 22 - Holiday Craft Fair

Nov 29 - Light Up The Garden

Nov 30 - Toptracer Range: Sensory Sensitive Event

Nov 30 - Toptracer Range: Family Day

Dec 6 - Breakfast with Santa

Dec 6 - Winterfest 2025 sponsored by Duly Health

Dec 13 - Yappy Hour: Pet Photos with Santa

Dec 14 - Friends of HEParks Days – Skate with Santa Public Skate

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Village of Hoffman Estates Friendship Tree Lighting Ceremony – Saturday, November 22 – 5pm

Join the Village of Hoffman Estates at 5:00 pm on Saturday, November 22 in front of the main entrance of the village hall for the annual Friendship Tree Lighting ceremony. Mayor McLeod and area Cub Scouts will light the tree, followed by a fireworks display! The festivities will end with an inside gathering with light refreshments. Nonperishable goods and personal care items will be accepted as donations to area food pantries during this event.

Breakfast With Santa – Saturday, December 6

Registration is now open for the popular Breakfast with Santa event at Bridges of Poplar Creek. Two seating times are available, 8:30 a.m. and 11:00 a.m. Advanced reservations are required and will fill quickly! You may register by calling 847-781-3658. Adults \$30.95 and children (4-12) \$19.95. Children 3 and under are free.

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Special Leisure Services Foundation (SLSF) Annual Holiday Luncheon – Wednesday, December 10 – 11:30am to 2pm

SLSF, which is NWSRA's foundation arm, is hosting their annual Holiday Luncheon on December 10 at Villa Olivia in Bartlett, in appreciation of the support they have received from member park districts. If any commissioners would like to attend, please let Cindy know *no later than Friday, November 28*.

Have a great weekend !

Craig

Memorandum M25-111

To: A&F Committee
From: Craig Talsma, Executive Director
Julie Vogt, Director of Finance
Brian Bechtold, Deputy Director
Date: November 25, 2025
Re: 2025 Proposed Tax Levy

Motion:

There is no motion at this time. The final levy will be adopted at the December 16, 2025, board meeting.

Background:

The Property Tax Extension Limitation Law (PTELL) applies to non-home rule taxing districts like the Park District. This law limits the total amount levied to the lesser of the inflation from the prior year or 5%. Inflation is calculated as the change between the consumer price index (CPI) for all goods and services from December to December. The CPI for December 2024 to December 2025 has dropped to 2.4%.

Rationale

To capture/recapture property new to the jurisdiction, the District routinely levies for an amount greater than the CPI. This philosophy has allowed the District to maintain and improve assets without requesting additional taxpayer funding via referendum. It has also helped to offset areas where the CPI is not reflective of the increases in goods or services for the District.

With this in mind, the District will be requesting a levy for 2025 of \$8,827,000 for Capped and Special Recreation, and \$3,985,300 for Debt Service, for a total levy of \$12,812,300, an overall increase of 2.9%. The county will reduce any increase above the amount allowable under PTELL.

Our tri-annual reassessment resulted in a 15 to 20% growth in our EAV. However, the district is limited to less than a 5% increase for Truth in Taxation purposes. With our 2.9% increase, this levy will not be subject to Truth in Taxation.

MEMORANDUM M25-108

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Solar Panel Purchase and Installation
DATE: 11/18/2025

Motion:

Recommend to the full board to approve the purchase and installation of solar panels from Verde Solutions via TIPS Cooperative contract #25020102, with a down payment of 20% for The Club in the amount of \$367,449; 10% for Triphahn Center (TC) in the amount of \$204,452 and 10% for Willow Rec Center (WRC) in the amount of \$37,946.

Background:

With the district's major roof replacement schedule occurring over the next few years, staff investigated the option of placing solar panels on our new roof systems. The first roof replacement is The Club in 2026, then WRC in 2027 and then TC (new side) in 2028.

Staff sent out multiple inquiries to solar providers and installers as well as talking with other districts and businesses that have installed Solar. We had three firms respond and provide a proposal for solar for The Club roof: Verde Solutions, Ameresco and Love Energy & Construction. All proposals are listed below. Love Energy & Construction were only proposing to place panels on about half of the roof system, thereby preventing larger future savings.

<u>VERDE Solutions</u>	
System Investment	\$1,815,161 <i>turnkey installation cost (\$2.34/Wp)</i>
Smart Inverter Incentive	(\$193,928)
Illinois Shines REC 2025-2026 - Group B	(\$661,414)
Investment Tax Credit (ITC) 50% (EC + DC)	(\$907,581)
Net Investment After Incentives	\$52,239 <i>net after-tax investment</i>
<u>Love Energy & Construction</u>	
Upfront system cost	\$888,250
Incentives	(\$266,475)
Net Cost	\$621,775
<u>Ameresco</u>	
System Investment	\$2,867,000
Less Tax Credits (40% ITC)	(\$1,146,000)
Less Rebates	(\$160,353)
Less 15 Year REC Revenue	(\$603,702)
Net System Cost	\$956,146

Rationale:

After meeting with Verde staff, staff are pleased with the details of their work, responsiveness and understanding of the project scope, as well as the rebates and the required filings. Their overall proposal for The Club would provide over half of the electrical consumption and after rebates would have a full rate of return in less than five years. Over the 30-year useful life of the solar panels, the District would see positive current value cash flow of about \$4.5 million.

The construction of the panels ties well with the roof project. Verde would install the panels once the new roof is done, verifying all warranties for the roof remain in place. The District is purchasing the panels, therefore all electricity provided would be ours, and additional electricity needed would come from our current supplier.

After discussing the intricacies of the rebates, it was verified that the largest, 50% rebate from the federal government expires at the end of this year. If a project is contracted and in place with the minimum panel order, then the installation must be completed within the next four years.

We were pleased to determine that the ROI at those locations was as good, and the overall larger scope also reduced the total cost at The Club. These projects would not be as feasible without the large federal rebate. Since all these roofs are scheduled within the next three years, it made sense to see if we could lock in the rebates. This is possible if we approve all three projects this year and provide at least a 10% order for solar panels.

Over the 30-year life, the overall net current District cash flow will exceed \$10 million. Since the projects are through the co-op there was an additional 2% surcharge (net 1%) for the total investment cost. The overall project cost will be \$1,837,245 for the Club for 2026; \$2,044,521 for TC in 2027; and \$379,460 for WRC in 2028. We will need to order and incur the downpayment expenses this year from available General Fund reserves.

The overall total project costs are reduced by 50% federal credit in year one, along with the ComEd utility credit (Smart Invertor) of approximately 10%. The remaining approximately 35% credit from the state of Illinois (Illinois Shines) is distributed over a seven-year time frame with one residual payment over 14 years. Even with the timing of that, the District should see positive cash flow in year five, based on reduced electrical charges. The state of Illinois credits are based on consumption versus cost.

An executive summary showing the costs and overall savings, along with the individual proposals for each facility are attached.



Executive Summary for Hoffman Estates Park District

11/14/2025

Site Name	Solar Mount Type	System Size (kW-DC)	Annual Production (kWh)	Avoided Utility Rate (\$/kWh)	Annual Percent Offset	Total Investment	Total Cash Flow Year 1	Net Investment After Incentives	Annual Energy Savings	Total 30-Year Cash Flow	IRR	Payback Period (Years)
Triphahn Community Center	Roof	838.3	1,040,930	\$0.097	37%	\$2,044,521	\$1,392,873	\$92,961	\$101,238	\$5,091,779	18.1%	4.3
The Club at Prairie Stone	Roof	775.7	956,935	\$0.093	75%	\$1,837,245	\$1,256,270	\$63,281	\$88,747	\$4,481,764	18.0%	4.3
Willow Recreation Center	Roof	129.9	159,412	\$0.101	53%	\$379,460	\$243,083	\$9,680	\$16,060	\$812,822	16.3%	4.6
		1743.9	2,157,277	\$0.097	55%	\$4,261,226	\$2,892,226	\$165,922	\$206,045	\$10,386,365	17.5%	4.4

Executive Summary for Hoffman Estates Park District				
Site Name	<u>Triphahn Community Center</u>	<u>The Club at Prairie Stone</u>	<u>Willow Recreation Center</u>	<u>Total</u>
Solar Mount Type	Roof	Roof	Roof	
System Size (kW-DC)	\$ 838.30	\$ 775.70	\$ 129.90	\$ 1,743.90
Annual Production (kWh)	\$ 1,040,930.00	\$ 956,935.00	\$ 159,412.00	\$ 2,157,277.00
Avoided Utility Rate (\$/kWh)	\$ 0.10	\$ 0.09	\$ 0.10	\$ 0.10
Annual Percent Offset	\$ 0.37	\$ 0.75	\$ 0.53	\$ 0.55
Total Investment	\$ 2,044,521.00	\$ 1,837,245.00	\$ 379,460.00	\$ 4,261,226.00
Total Cash Flow Year 1	\$ 1,392,873.00	\$ 1,256,270.00	\$ 243,083.00	\$ 2,892,226.00
Net Investment After Incentives	\$ 92,961.00	\$ 63,281.00	\$ 9,680.00	\$ 165,922.00
Annual Energy Savings	\$ 101,238.00	\$ 88,747.00	\$ 16,060.00	\$ 206,045.00
Total 30-Year Cash Flow	\$ 5,091,779.00	\$ 4,481,764.00	\$ 812,822.00	\$ 10,386,365.00
IRR	\$ 0.18	\$ 0.18	\$ 0.16	\$ 0.17
Payback Period (Years)	\$ 4.30	\$ 4.30	\$ 4.60	\$ 4.40

**Prepared by:**

Verde Solutions, LLC
 2211 N. Elston Ave. Suite 208
 Chicago, IL 60614
 800.541.1137
 leads@verdesolutions.com

Prepared for:

Hoffman Estates Park District
 1685 W Higgins Rd
 Hoffman Estates, IL 60169

Verde Solutions is pleased to present this solar PV proposal for your review. This proposal is based on preliminary information to provide an initial suggested system configuration, size, and budgetary estimate. A final proposal with sizing and firm pricing will be provided after all required information has been received and validated.

Input Parameters & Assumptions

Current Annual Energy Consumption	2,844,822 kWh / year
Avoided Utility Cost	\$0.097 /kWh

System Overview

Based on review of your usage information, available space for installation, and utility constraints, the proposed system has a peak power rating of 838.3 kW-DC. The system is estimated to produce 1,040,930 kWh/year which will offset approximately 37% of your current annual energy consumption. Solar production estimates were made using Helioscope, published by Folsom Labs.

System Size	1433 modules
System Module Power Capacity	838.3 kW-DC
Projected Annual Energy Production	1,040,930 kWh / year
Ratio of Current Consumption Offset with Solar System	37%
Mounting Style	Mixed
Labor Type Assumed	Prevailing Wage

Investment Overview

Currently there are two federal tax credit programs, the Investment Tax Credit (ITC) and the Federal MACRS, Bonus Depreciation, which significantly reduce the net after-tax cost of the system investment. The ITC also contains a "direct pay" provision that enables certain tax-exempt customers to receive a direct cash payment in lieu of an ITC. All applicable state and utility incentives have been included.

System Investment	\$2,044,521 <i>turnkey installation cost (\$2.44/Wp)</i>
Smart Inverter Incentive	(\$209,576)
Illinois Shines REC 2025-2026 - Group B	(\$719,723)
Direct Pay, Investment Tax Credit (ITC) - 50% (EC & DC)	(\$1,022,261)
Net Investment After Incentives	\$92,961 <i>net after-tax investment</i>

Economic Summary

Internal Rate of Return (IRR)	18.1% per year
Annual Energy Savings	\$101,238 year 1
Reduction in Energy Bill	28.3% reduction
Payback Period	4.3 Years

- **Internal Rate of Return (IRR)** - Used to estimate profitability of investment. An effective “interest rate” equal in value to the after-tax cash flows the system is projected to generate. If the IRR is greater than the business cost of capital, the investment may be attractive.
- **Annual Energy Savings** - The estimated amount of money saved on utility bill the first year the system is installed. This value is expected to increase over time as the cost of energy increases.
- **Reduction in Energy Bill** - The estimated average percentage an electric bill will decrease the first year. Due to seasonal variance, this value will change month to month.
- **Payback Period** - The length of time required to recover the cost of the investment.

Project Installation

The project will commence with a detailed site assessment from one of our field engineers moving into full engineering and design. Verde Solutions will obtain client approval on the design and handle all required building & electrical permits, utility interconnection applications, incentive applications (if applicable), and any other needs as they arise.

Materials will be ordered after the design is finalized. Each project is designed and built to suit. Installation begins when materials are delivered on site. Once installed, the system undergoes testing and commissioning upon permission to operate (PTO) from the electric utility.

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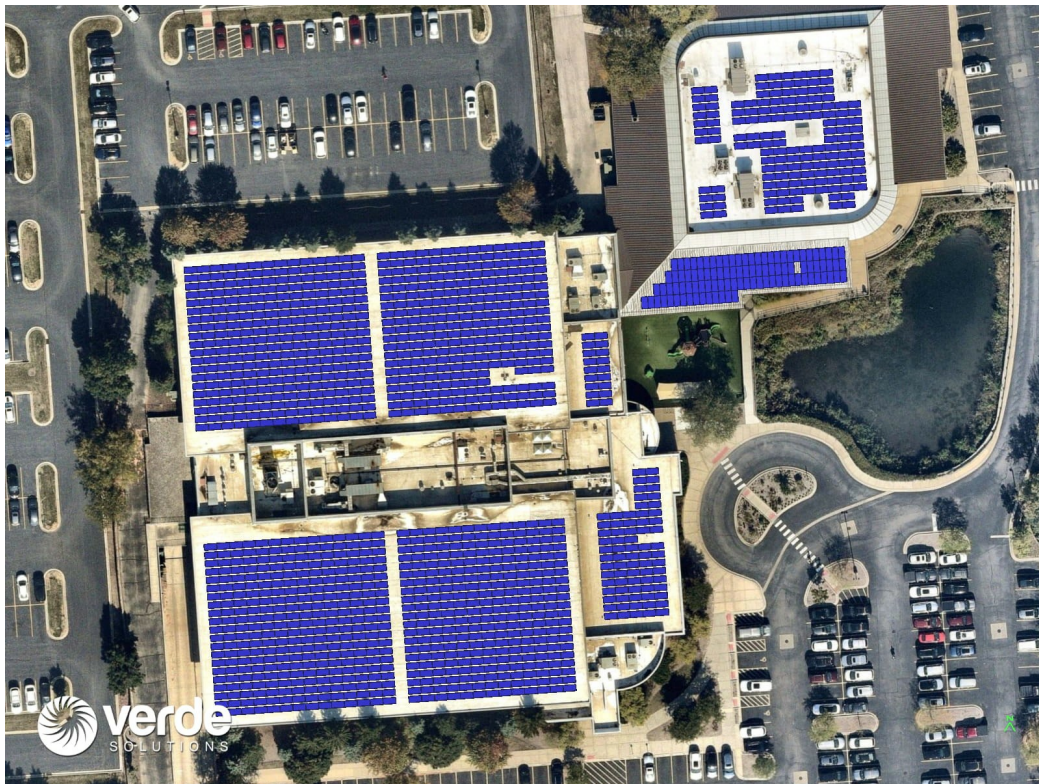
Ground based systems may require additional investments in civil work and landscaping. The cost of standard fencing is included: seven foot tall galvanized steel chain link fence with one pedestrian gate, set back 17 feet from the solar array.

Ballasted rooftop systems are assumed to be fully ballasted. The final racking design is subject to change based on, but not limited to, structural capacity, wind loading, and Authority Having Jurisdiction (AHJ) code requirements.

System Configuration

Verde Solutions has adopted a modular approach to project sizing by scaling projects with pre-engineered and proven subsystems. This approach leads to highly repeatable results, maximizes cost efficiency and offers the greatest value. Detailed engineering will occur upon project acceptance. Final engineering analysis may alter the following system outline; however, the final system will be equivalent or superior to what is presented below.

System Size & Configuration	640.0 kW-AC power capacity (grid) 838.3 kW-DC power capacity (solar modules) 1.31 DC/AC ratio
Solar PV Modules (Panels)	Tier 1 commercial monocrystalline silicon panels 585 Watt/module power capacity 1433 modules in system 30-year performance warranty
Inverter(s)	120, 100 kW-AC inverter capacity 2, 4 inverters in system 20-year extended warranty
Mounting System	All necessary structural engineering included 25-year warranty
Production Monitoring	Online monitoring & smartphone access Complimentary flat screen display provided for on-site showcase of energy

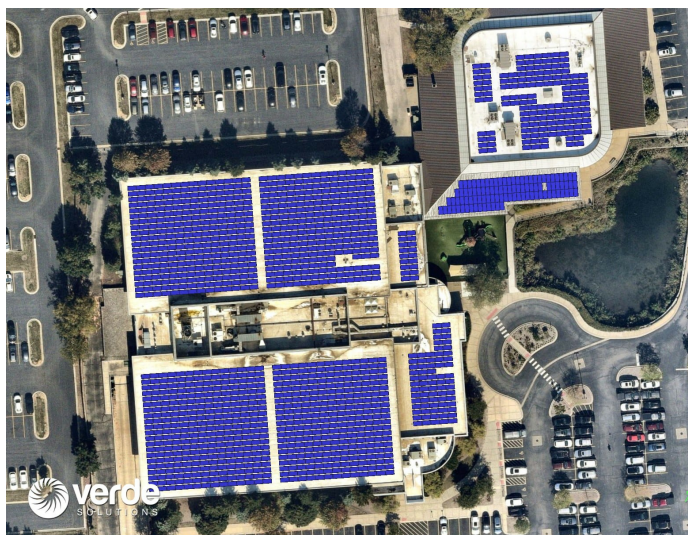


The above image is a preliminary concept based on initial information and satellite imagery

Cash Flow Analysis								
Years	Cash					PV Generation (kWh)	Total Cash Flow	Cumulative Cash Flow
	Project Costs	Electric Bill Savings	Utility Incentive	IL Shines REC	Direct Pay ITC			
Upfront	-\$2,044,521	-	-	-\$50,174	-	-	-\$2,094,695	-\$2,094,695
1	-	\$101,238	\$209,576	\$59,798	\$1,022,261	1,040,929	\$1,392,873	-\$701,822
2	-	\$104,761	-	\$105,892	-	1,035,724	\$210,653	-\$491,169
3	-	\$108,404	-	\$105,892	-	1,030,520	\$214,296	-\$276,872
4	-	\$112,171	-	\$105,892	-	1,025,315	\$218,063	-\$58,809
5	-	\$116,066	-	\$105,892	-	1,020,110	\$221,958	\$163,148
6	-	\$120,093	-	\$105,892	-	1,014,906	\$225,984	\$389,133
7	-	\$124,256	-	\$105,892	-	1,009,701	\$230,148	\$619,281
8	-	\$128,560	-	-	-	1,004,496	\$128,560	\$747,840
9	-	\$133,010	-	-	-	999,292	\$133,010	\$880,850
10	-	\$137,609	-	-	-	994,087	\$137,609	\$1,018,459
11	-	\$142,365	-	-	-	988,882	\$142,365	\$1,160,824
12	-	\$147,280	-	-	-	983,678	\$147,280	\$1,308,104
13	-	\$152,361	-	-	-	978,473	\$152,361	\$1,460,464
14	-	\$157,612	-	-	-	973,268	\$157,612	\$1,618,077
15	-	\$163,040	-	\$74,747	-	968,064	\$237,787	\$1,855,864
16	-	\$168,650	-	-	-	962,859	\$168,650	\$2,024,514
17	-	\$174,448	-	-	-	957,655	\$174,448	\$2,198,962
18	-	\$180,440	-	-	-	952,450	\$180,440	\$2,379,402
19	-	\$186,632	-	-	-	947,245	\$186,632	\$2,566,034
20	-	\$193,031	-	-	-	942,041	\$193,031	\$2,759,065
21	-	\$199,643	-	-	-	936,836	\$199,643	\$2,958,708
22	-	\$206,475	-	-	-	931,631	\$206,475	\$3,165,183
23	-	\$213,535	-	-	-	926,427	\$213,535	\$3,378,718
24	-	\$220,828	-	-	-	921,222	\$220,828	\$3,599,546
25	-	\$228,364	-	-	-	916,017	\$228,364	\$3,827,910
26	-	\$236,149	-	-	-	910,813	\$236,149	\$4,064,059
27	-	\$244,192	-	-	-	905,608	\$244,192	\$4,308,251
28	-	\$252,500	-	-	-	900,403	\$252,500	\$4,560,750
29	-	\$261,082	-	-	-	895,199	\$261,082	\$4,821,832
30	-	\$269,947	-	-	-	889,994	\$269,947	\$5,091,779
Totals:	-\$2,044,521	\$5,184,740	\$209,576	\$719,723	\$1,022,261	28,963,845	\$5,091,779	-

Inputs & Assumptions	
Project Price	\$2,044,521
Avoided Utility Cost	\$0.097 /kWh
Annual Energy Consumption (kWh)	2,844,822 kWh
Energy Consumption Inflation Rate	0.0%
Year 1 Energy Savings	\$101,238
kW-DC	838.3 kW-DC
Projected Annual Energy Production	1,040,930 kWh
Utility Inflation Rate	4.0%
Solar Degradation Rate	0.50%
Investment Tax Credit (ITC)	40 % of system value
Effective Federal Tax Rate	0.0%
Average Soiling Losses	5% of annual production

Sustainability Report



The proposed system has a peak power rating of 838.3 kW-DC. The system is estimated to produce **28,963,877 kWh** over its 30 year lifespan.



28,963,877 kWh is equivalent to 19,459 metric tons of CO₂.

Greenhouse Gases from:



4,544 passenger vehicles driven for one year

CO₂ Emissions from:



4,056 homes' electricity use for one year

Carbon Sequestered by:



341,290 tree seedlings grown for 10 years

CO₂ Emissions from:



45,254 barrels of oil consumed

Calculations obtained from the US EPA Greenhouse Gas Equivalencies Calculator

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Input Parameters & Assumptions

Current Annual Energy Consumption	299,867 kWh / year
Avoided Utility Cost	\$0.101 /kWh

System Overview

Based on review of your usage information, available space for installation, and utility constraints, the proposed system has a peak power rating of 129.9 kW-DC. The system is estimated to produce 159,412 kWh/year which will offset approximately 53% of your current annual energy consumption. Solar production estimates were made using Helioscope, published by Folsom Labs.

System Size	222 modules
System Module Power Capacity	129.9 kW-DC
Projected Annual Energy Production	159,412 kWh / year
Ratio of Current Consumption Offset with Solar System	53%
Mounting Style	Ballasted Flat Roof
Labor Type Assumed	Prevailing Wage

Investment Overview

Currently there are two federal tax credit programs, the Investment Tax Credit (ITC) and the Federal MACRS, Bonus Depreciation, which significantly reduce the net after-tax cost of the system investment. The ITC also contains a "direct pay" provision that enables certain tax-exempt customers to receive a direct cash payment in lieu of an ITC. All applicable state and utility incentives have been included.

System Investment	\$379,460 <i>turnkey installation cost (\$2.92/Wp)</i>
Smart Inverter Incentive	(\$32,468)
Illinois Shines REC 2025-2026 - Group B	(\$147,582)
Direct Pay, Investment Tax Credit (ITC) - 50% (EC & DC)	(\$189,730)
Net Investment After Incentives	\$9,680 <i>net after-tax investment</i>

Economic Summary

Internal Rate of Return (IRR)	16.3% per year
Annual Energy Savings	\$16,060 year 1
Reduction in Energy Bill	39.9% reduction
Payback Period	4.6 Years

- **Internal Rate of Return (IRR)** - Used to estimate profitability of investment. An effective “interest rate” equal in value to the after-tax cash flows the system is projected to generate. If the IRR is greater than the business cost of capital, the investment may be attractive.
- **Annual Energy Savings** - The estimated amount of money saved on utility bill the first year the system is installed. This value is expected to increase over time as the cost of energy increases.
- **Reduction in Energy Bill** - The estimated average percentage an electric bill will decrease the first year. Due to seasonal variance, this value will change month to month.
- **Payback Period** - The length of time required to recover the cost of the investment.

Project Installation

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Ground based systems may require additional investments in civil work and landscaping. The cost of standard fencing is included: seven foot tall galvanized steel chain link fence with one pedestrian gate, set back 17 feet from the solar array.

Ballasted rooftop systems are assumed to be fully ballasted. The final racking design is subject to change based on, but not limited to, structural capacity, wind loading, and Authority Having Jurisdiction (AHJ) code requirements.

System Configuration

Verde Solutions has adopted a modular approach to project sizing by scaling projects with pre-engineered and proven subsystems. This approach leads to highly repeatable results, maximizes cost efficiency and offers the greatest value. Detailed engineering will occur upon project acceptance. Final engineering analysis may alter the following system outline; however, the final system will be equivalent or superior to what is presented below.

System Size & Configuration	100.0 kW-AC power capacity (grid) 129.9 kW-DC power capacity (solar modules) 1.3 DC/AC ratio
Solar PV Modules (Panels)	Tier 1 commercial monocrystalline silicon panels 585 Watt/module power capacity 222 modules in system 30-year performance warranty
Inverter(s)	100 kW-AC inverter capacity 1 inverters in system 20-year extended warranty
Mounting System	All necessary structural engineering included 25-year warranty
Production Monitoring	Online monitoring & smartphone access Complimentary flat screen display provided for on-site showcase of energy



The above image is a preliminary concept based on initial information and satellite imagery

Cash Flow Analysis								
Years	Cash					PV Generation (kWh)	Total Cash Flow	Cumulative Cash Flow
	Project Costs	Electric Bill Savings	Utility Incentive	IL Shines REC	Direct Pay ITC			
Upfront	-\$379,460	-	-	-\$10,042	-	-	-\$389,502	-\$389,502
1	-	\$16,060	\$32,468	\$4,825	\$189,730	159,411	\$243,083	-\$146,419
2	-	\$16,619	-	\$22,786	-	158,614	\$39,405	-\$107,014
3	-	\$17,197	-	\$22,786	-	157,817	\$39,983	-\$67,031
4	-	\$17,795	-	\$22,786	-	157,020	\$40,581	-\$26,450
5	-	\$18,413	-	\$22,786	-	156,223	\$41,198	\$14,748
6	-	\$19,051	-	\$22,786	-	155,425	\$41,837	\$56,585
7	-	\$19,712	-	\$22,786	-	154,628	\$42,498	\$99,083
8	-	\$20,395	-	-	-	153,831	\$20,395	\$119,477
9	-	\$21,101	-	-	-	153,034	\$21,101	\$140,578
10	-	\$21,830	-	-	-	152,237	\$21,830	\$162,408
11	-	\$22,585	-	-	-	151,440	\$22,585	\$184,993
12	-	\$23,364	-	-	-	150,643	\$23,364	\$208,357
13	-	\$24,170	-	-	-	149,846	\$24,170	\$232,527
14	-	\$25,003	-	-	-	149,049	\$25,003	\$257,531
15	-	\$25,865	-	\$16,084	-	148,252	\$41,949	\$299,480
16	-	\$26,754	-	-	-	147,455	\$26,754	\$326,234
17	-	\$27,674	-	-	-	146,658	\$27,674	\$353,908
18	-	\$28,625	-	-	-	145,861	\$28,625	\$382,533
19	-	\$29,607	-	-	-	145,064	\$29,607	\$412,140
20	-	\$30,622	-	-	-	144,267	\$30,622	\$442,763
21	-	\$31,671	-	-	-	143,470	\$31,671	\$474,434
22	-	\$32,755	-	-	-	142,673	\$32,755	\$507,189
23	-	\$33,875	-	-	-	141,876	\$33,875	\$541,064
24	-	\$35,032	-	-	-	141,079	\$35,032	\$576,096
25	-	\$36,227	-	-	-	140,281	\$36,227	\$612,323
26	-	\$37,462	-	-	-	139,484	\$37,462	\$649,786
27	-	\$38,738	-	-	-	138,687	\$38,738	\$688,524
28	-	\$40,056	-	-	-	137,890	\$40,056	\$728,580
29	-	\$41,418	-	-	-	137,093	\$41,418	\$769,998
30	-	\$42,824	-	-	-	136,296	\$42,824	\$812,822
Totals:	-\$379,460	\$822,503	\$32,468	\$147,582	\$189,730	4,435,604	\$812,822	-

Inputs & Assumptions	
Project Price	\$379,460
Avoided Utility Cost	\$0.101 /kWh
Annual Energy Consumption (kWh)	299,867 kWh
Energy Consumption Inflation Rate	0.0%
Year 1 Energy Savings	\$16,060
kW-DC	129.9 kW-DC
Projected Annual Energy Production	159,412 kWh
Utility Inflation Rate	4.0%
Solar Degradation Rate	0.50%
Investment Tax Credit (ITC)	40 % of system value
Effective Federal Tax Rate	0.0%
Average Soiling Losses	5% of annual production

Sustainability Report



The proposed system has a peak power rating of 129.9 kW-DC. The system is estimated to produce **4,435,639 kWh** over its 30 year lifespan.



4,435,639 kWh is equivalent to 2,980 metric tons of CO₂.

Greenhouse Gases from:



696 passenger vehicles driven for one year

CO₂ Emissions from:



621 homes' electricity use for one year

Carbon Sequestered by:



52,266 tree seedlings grown for 10 years

CO₂ Emissions from:



6,930 barrels of oil consumed

Calculations obtained from the US EPA Greenhouse Gas Equivalencies Calculator

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Input Parameters & Assumptions

Current Annual Energy Consumption	1,274,833 kWh / year
Avoided Utility Cost	\$0.093 /kWh

System Overview

Based on review of your usage information, available space for installation, and utility constraints, the proposed system has a peak power rating of 775.7 kW-DC. The system is estimated to produce 956,935 kWh/year which will offset approximately 75% of your current annual energy consumption. Solar production estimates were made using Helioscope, published by Folsom Labs.

System Size	1326 modules
System Module Power Capacity	775.7 kW-DC
Projected Annual Energy Production	956,935 kWh / year
Ratio of Current Consumption Offset with Solar System	75%
Mounting Style	Ballasted Flat Roof
Labor Type Assumed	Prevailing Wage

Investment Overview

Currently there are two federal tax credit programs, the Investment Tax Credit (ITC) and the Federal MACRS, Bonus Depreciation, which significantly reduce the net after-tax cost of the system investment. The ITC also contains a "direct pay" provision that enables certain tax-exempt customers to receive a direct cash payment in lieu of an ITC. All applicable state and utility incentives have been included.

System Investment	\$1,837,245 <i>turnkey installation cost (\$2.37/Wp)</i>
Smart Inverter Incentive	(\$193,928)
Illinois Shines REC 2025-2026 - Group B	(\$661,414)
Direct Pay, Investment Tax Credit (ITC) - 50% (EC & DC)	(\$918,623)
Net Investment After Incentives	\$63,281 <i>net after-tax investment</i>

Economic Summary

Internal Rate of Return (IRR)	18.0% per year
Annual Energy Savings	\$88,747 year 1
Reduction in Energy Bill	56.5% reduction
Payback Period	4.3 Years

- **Internal Rate of Return (IRR)** - Used to estimate profitability of investment. An effective "interest rate" equal in value to the after-tax cash flows the system is projected to generate. If the IRR is greater than the business cost of capital, the investment may be attractive.
- **Annual Energy Savings** - The estimated amount of money saved on utility bill the first year the system is installed. This value is expected to increase over time as the cost of energy increases.
- **Reduction in Energy Bill** - The estimated average percentage an electric bill will decrease the first year. Due to seasonal variance, this value will change month to month.
- **Payback Period** - The length of time required to recover the cost of the investment.

Project Installation

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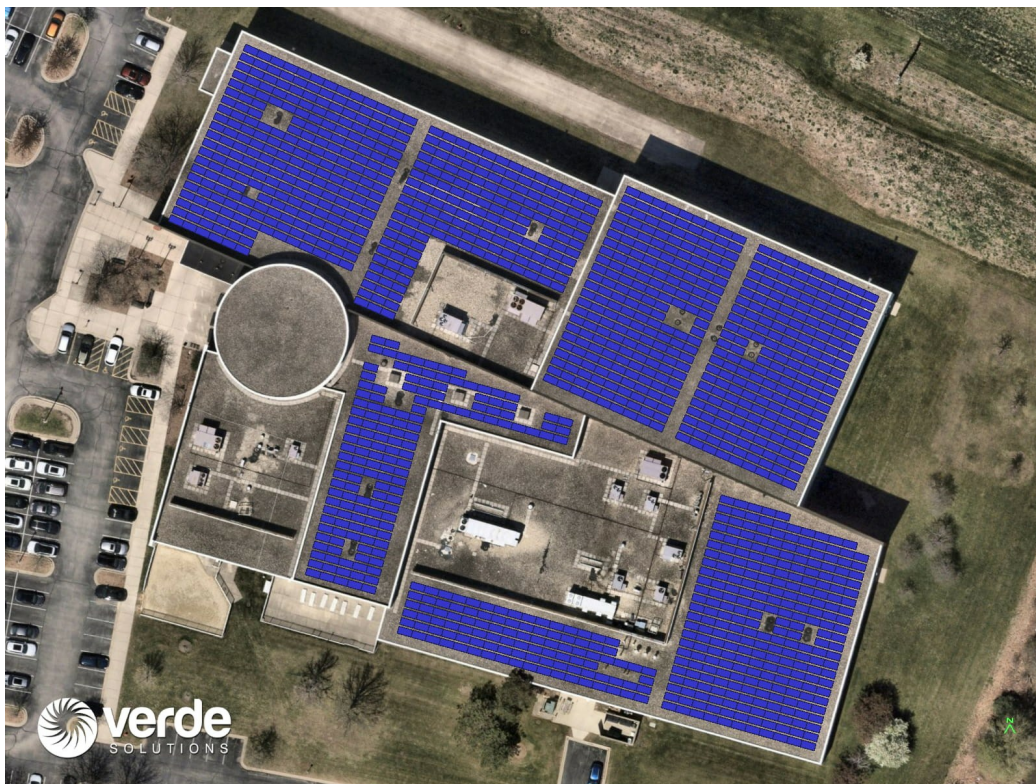
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System Configuration

Verde Solutions has adopted a modular approach to project sizing by scaling projects with pre-engineered and proven subsystems. This approach leads to highly repeatable results, maximizes cost efficiency and offers the greatest value. Detailed engineering will occur upon project acceptance. Final engineering analysis may alter the following system outline; however, the final system will be equivalent or superior to what is presented below.

System Size & Configuration	600.0 kW-AC power capacity (grid) 775.7 kW-DC power capacity (solar modules) 1.29 DC/AC ratio
Solar PV Modules (Panels)	Tier 1 commercial monocrystalline silicon panels 585 Watt/module power capacity 1326 modules in system 30-year performance warranty
Inverter(s)	120 kW-AC inverter capacity 5 inverters in system 20-year extended warranty
Mounting System	All necessary structural engineering included 25-year warranty
Production Monitoring	Online monitoring & smartphone access Complimentary flat screen display provided for on-site showcase of energy

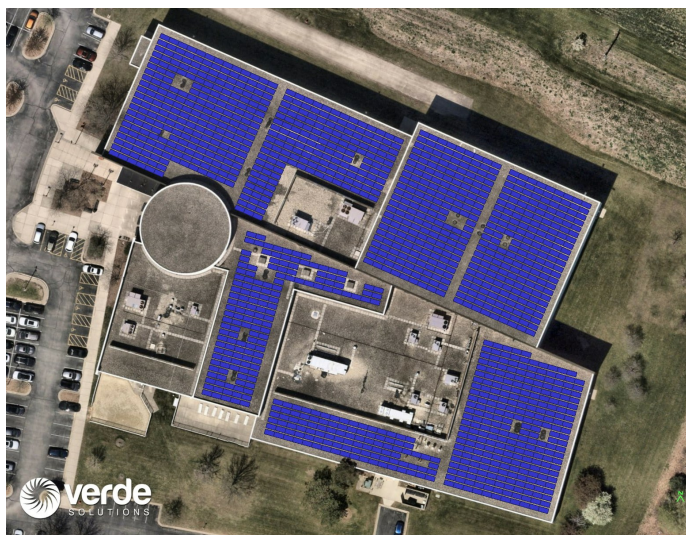


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Cash Flow Analysis								
Years	Cash					PV Generation (kWh)	Total Cash Flow	Cumulative Cash Flow
	Project Costs	Electric Bill Savings	Utility Incentive	IL Shines REC	Direct Pay ITC			
Upfront	-\$1,837,245	-	-	-\$46,358	-	-	-\$1,883,603	-\$1,883,603
1	-	\$88,747	\$193,928	\$54,973	\$918,623	956,936	\$1,256,270	-\$627,333
2	-	\$91,836	-	\$97,347	-	952,152	\$189,183	-\$438,150
3	-	\$95,029	-	\$97,347	-	947,367	\$192,377	-\$245,773
4	-	\$98,331	-	\$97,347	-	942,582	\$195,679	-\$50,094
5	-	\$101,746	-	\$97,347	-	937,798	\$199,093	\$148,998
6	-	\$105,275	-	\$97,347	-	933,013	\$202,623	\$351,621
7	-	\$108,925	-	\$97,347	-	928,228	\$206,272	\$557,893
8	-	\$112,698	-	-	-	923,443	\$112,698	\$670,591
9	-	\$116,599	-	-	-	918,659	\$116,599	\$787,190
10	-	\$120,631	-	-	-	913,874	\$120,631	\$907,821
11	-	\$124,800	-	-	-	909,089	\$124,800	\$1,032,621
12	-	\$129,108	-	-	-	904,305	\$129,108	\$1,161,729
13	-	\$133,562	-	-	-	899,520	\$133,562	\$1,295,292
14	-	\$138,166	-	-	-	894,735	\$138,166	\$1,433,457
15	-	\$142,924	-	\$68,716	-	889,951	\$211,640	\$1,645,097
16	-	\$147,842	-	-	-	885,166	\$147,842	\$1,792,939
17	-	\$152,925	-	-	-	880,381	\$152,925	\$1,945,864
18	-	\$158,177	-	-	-	875,597	\$158,177	\$2,104,041
19	-	\$163,605	-	-	-	870,812	\$163,605	\$2,267,646
20	-	\$169,215	-	-	-	866,027	\$169,215	\$2,436,861
21	-	\$175,011	-	-	-	861,243	\$175,011	\$2,611,872
22	-	\$181,000	-	-	-	856,458	\$181,000	\$2,792,872
23	-	\$187,189	-	-	-	851,673	\$187,189	\$2,980,061
24	-	\$193,582	-	-	-	846,889	\$193,582	\$3,173,643
25	-	\$200,188	-	-	-	842,104	\$200,188	\$3,373,832
26	-	\$207,013	-	-	-	837,319	\$207,013	\$3,580,844
27	-	\$214,063	-	-	-	832,535	\$214,063	\$3,794,908
28	-	\$221,346	-	-	-	827,750	\$221,346	\$4,016,254
29	-	\$228,869	-	-	-	822,965	\$228,869	\$4,245,123
30	-	\$236,640	-	-	-	818,181	\$236,640	\$4,481,764
Totals:	-\$1,837,245	\$4,545,045	\$193,928	\$661,414	\$918,623	26,626,752	\$4,481,764	-

Inputs & Assumptions	
Project Price	\$1,837,245
Avoided Utility Cost	\$0.093 /kWh
Annual Energy Consumption (kWh)	1,274,833 kWh
Energy Consumption Inflation Rate	0.0%
Year 1 Energy Savings	\$88,747
kW-DC	775.7 kW-DC
Projected Annual Energy Production	956,935 kWh
Utility Inflation Rate	4.0%
Solar Degradation Rate	0.50%
Investment Tax Credit (ITC)	40 % of system value
Effective Federal Tax Rate	0.0%
Average Soiling Losses	5% of annual production

Sustainability Report



The proposed system has a peak power rating of 775.7 kW-DC. The system is estimated to produce **26,626,716 kWh** over its 30 year lifespan.



26,626,716 kWh is equivalent to 17,889 metric tons of CO₂.

Greenhouse Gases from:



4,178 passenger vehicles driven for one year

CO₂ Emissions from:



3,728 homes' electricity use for one year

Carbon Sequestered by:



313,751 tree seedlings grown for 10 years

CO₂ Emissions from:



41,603 barrels of oil consumed

Calculations obtained from the US EPA Greenhouse Gas Equivalencies Calculator