

**URBANA PARK DISTRICT BOARD OF COMMISSIONERS  
MINUTES – BOARD STUDY SESSION  
TUESDAY, APRIL 2, 2024  
7:00 PM  
PLANNING AND OPERATIONS FACILITY  
1011 E. KERR AVENUE  
URBANA, ILLINOIS 61802**

The study session meeting of the Urbana Park District Board of Commissioners was held Tuesday, April 2, 2024 at the Planning and Operations Facility, 1011 E. Kerr Avenue, Urbana, IL at 7:00 pm. The notice and agenda of the meeting were posted at the park district administrative office and at the location of the meeting. Copies of the notice and agenda were received by each commissioner of the district and by local newspapers, radio, and television stations at least forty-eight hours before the meeting in compliance with the Open Meetings Act of the State of Illinois. A copy of the notice and agenda is attached to the minutes. Also available for inspection are all documents that were reviewed or approved at the meeting.

COMMISSIONERS	PRESENT	ABSENT
President Michael Walker	X	
Vice-President Meredith Blumthal	X	
Commissioner Cedric Stratton	X	
Commissioner Roger Digges	X	
Commissioner Laura Hastings	X	

Also present were Tim Bartlett, Executive Director;  
Derek Liebert, Superintendent of Planning and Operations;  
Corky Emberson, Superintendent of Recreation;  
Laura Orcutt, Business Manager;  
Shawn Ajazi, Progressive Business Solutions;  
Allison Jones served as Recorder.

**I. Call to Order**

President Walker called the meeting to order at 7:03 PM.

**A. Remote Attendance**

There was no remote attendance requested.

**II. Accept Agenda**

**COMMISSIONER BLUMTHAL MADE A MOTION WITH A SECOND BY COMMISSIONER HASTINGS TO ACCEPT THE AGENDA AS PRESENTED, WITH THE ADJUSTMENT OF CHANGING THE ORDER OF THE DISCUSSION ITEMS. A ROLL CALL VOTE WAS TAKEN, ALL SAID “AYE.”**

**III. Public Comment**

One member of the public commented on the Weaver Park planning process.

#### **IV. Discussion**

##### **B. Delcomyn Park Updates**

Director Bartlett provided updates on the Delcomyn land donation, an approximately 30-acre site home to a future community park. He noted that the current land use is farming, with the profits split between the Urbana Parks Foundation and Urbana Park District. Next, he reviewed the proposed solar development project for land adjacent to the park site. He noted that UPD supports green energy projects but has concerns about the impacts of this development on the future Delcomyn Park. He noted discussions with the City of Urbana, Champaign County, Zoning Board, and the developers regarding screenings, set-backs, sound concerns, and how to mitigate those problems relating to the future park. He also noted that as this solar field is considered an interim land use, and due to the slow pace with which Delcomyn Park will be developed, UPD may need to consider what other interim land use options would be available and appropriate for the site. He noted that the City estimated a 30–40-year timeframe for developments to extend out to the area of the future Delcomyn Park. Director Bartlett also noted that he has discussed these issues with the Delcomyn family, and they were open to consideration of all options.

Shawn Ajazi with Progressive Business Solutions presented information on what a potential land-lease community solar project would look like on that property and what factors would need to be considered, including infrastructure, profits, and risks. The Board and staff discussed the issue and instructed staff to gather more information about the feasibility of solar on the site and to continue discussions with stakeholders.

##### **A. Review of Updated Solar Options**

Shawn Ajazi from Progressive Business Solutions reviewed the status of the new solar project for UPD facilities. He noted that upon further market changes and requirements for the program, UPD would no longer be eligible for the Illinois Solar for All program and the associated benefits. Next, he reviewed what would be possible in the current climate to move forward with the solar projects, including a Traditional Adjustable Block Program, Third Party Lease Program, or purchasing the system outright. He reviewed the pros and cons, as well as cost, of each option. The Board, staff, and Shawn discussed the potential options and which option would work best for the UPD. They discussed options, including possibly delaying the project, changing rates over time, solar needs for the Health & Wellness facility to meet grant requirements, the possibility of additional solar or future expansion at other UPD sites/facilities, and the timeline for approval and construction. The Board expressed support for the Traditional Adjustable Block Program and instructed staff to proceed with bringing the proposal to a formal vote at the next Board Meeting.

#### **V. Comments from Commissioners**

Commissioner Blumthal asked a question regarding the Peace Walk and the weather, and Corky Emberson noted that staff would make the final decision on holding or cancelling the event the morning of, in hopes of good weather.

#### **VI. Adjourn**

President Walker adjourned the meeting at 8:15 PM.

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Michael W. Walker, President

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Timothy A. Bartlett, Secretary

(Seal)

Date Approved: 5/14/24