

Sylvania Area Joint Recreation District
Board of Trustees
Minutes of the Regular Session
August 26, 2025 7:30 a.m.

Board Present: Kevin Danzeisen, Greg Feller, Susie Felver, Ryan Hacker, Jamie Keblesh, Rich MacMillan, Shawn Murphy, Casey Nowicki

Absent: Dave France, George Hilfinger, Brian Kezur, Dave Simko

Others Present: John Plock, Mike McMahon, Tom Cline

The meeting was called to order at 7:30 a.m. Vice- chairman Rich MacMillan presided over the meeting since Mr. Kezur was not in attendance. The vice-chairman requested additional items for the agenda; hearing none, the meeting proceeded.

The vice-chairman presented the minutes of the July 22, 2025 regular meeting for approval. Mr. Danzeisen moved, Mr. Hacker seconded, to approve the minutes of the July 22, 2025 regular meeting as presented. The vote being: Kevin Danzeisen, Greg Feller, Susie Felver, Ryan Hacker, Jamie Keblesh, Rich MacMillan, Shawn Murphy, Casey Nowicki (8) ayes; (0) nays. The motion passed.

There were no visitors in attendance for this meeting.

The vice-chairman presented the July 2025 financial report for approval. Mr. Murphy moved, Ms. Keblesh seconded, to approve the July 2025 financial report as presented. The vote being: Greg Feller, Susie Felver, Ryan Hacker, Jamie Keblesh, Rich MacMillan, Shawn Murphy, Casey Nowicki, Kevin Danzeisen (8) ayes; (0) nays. The motion passed.

The vice-chairman presented the purchase order schedule for approval. Messrs. McMahon and Plock provided details on the purchases presented for approval. Ms. Felver moved, Mr. Murphy seconded, to approve the purchase order schedule as presented. The vote being: Susie Felver, Ryan Hacker, Jamie Keblesh, Rich MacMillan, Shawn Murphy, Casey Nowicki, Kevin Danzeisen, Greg Feller (8) ayes; (0) nays. The motion passed.

Mike McMahon presented the Sylvania Recreation Corp. financial report for July. Following the financial report, Mr. McMahon provided information on various items. SRC has hired Tiffani Gill-Carew for the marketing position to replace Ray O'Lenic. Mr. O'Lenic will serve as a consultant for a six-month period. Mr. McMahon noted that a meeting was held with the City of Sylvania and the contractor for the Plummer Pool renovation to discuss the slippery floor in the bathhouse. A new product will be applied to provide better footing with SAJRD and the City of Sylvania sharing the cost.

Tom Cline presented the Tam O'Shanter, Inc. financial report for July. Following his report, Tom told the board that Lucas County has inspected and approved the work at the Central Ave. facility. Also, work needs to be performed on air handlers and compressors for the ice rinks and purchase of a replacement Zamboni will be required.

Mr. MacMillan presented a proposed ten-year agreement between SAJRD and Tam O'Shanter Sports, Inc. to provide a payment of up to \$50,000 per annum to TOS Sports, Inc. for capital improvements made to SAJRD owned property. Ms. Felver moved, Mr. Danzeisen seconded, to adopt RESOLUTION NO. 1-2025 AUTHORIZING THE CHAIRMAN AND SECRETARY OF THE SYLVANIA AREA JOINT RECREATION DISTRICT (SAJRD) TO EXECUTE THE AGREEMENT BETWEEN SAJRD AS SUBLESSOR AND SYLVANIA TAM-O-SHANTER SPORTS, INC. AS SUBLESSEE UNDER WHICH SAID AGREEMENT SAJRD WILL PAY UP TO \$50,000 PER YEAR FOR TEN YEARS TO SYLVANIA TAM-O-SHANTER SPORTS, INC. IN CONSIDERATION OF CAPITAL IMPROVEMENTS MADE BY SYLVANIA TAM-O-SPORTS, INC. AND APPROVED BY SAJRD FOR THE BUILDINGS AND PROPERTY OWNED BY SAJRD AT 7060 SYLVANIA AVENUE. The vote being: Ryan Hacker, Jamie Keblesh, Rich MacMillan, Shawn Murphy, Casey Nowicki, Kevin Danzeisen, Greg Feller, Susie Felver (8) ayes; (0) nays. The motion passed.

Mr. Feller presented the capital improvement committee report and told the board that his committee was recommending the acceptance of the proposal from The Collaborative firm to provide architectural and engineering services for the capital improvements at Centennial Terrace and Pacesetter Park. Mr. Feller moved, Mr. Hacker seconded, to adopt RESOLUTION NO. 2-2025 AUTHORIZATION FOR BOARD'S ACCEPTANCE AND APPROVAL OF PROPOSAL FOR CONCEPTUAL PLANS AND IMPROVEMENTS TO CENTENNIAL TERRACE AND PACESETTER PARK TO BE PREPARED BY "THE COLLABORATIVE" ARCHITECTURAL FIRM. The vote being: Jamie Keblesh, Rich MacMillan, Shawn Murphy, Casey Nowicki, Kevin Danzeisen, Greg Feller, Susie Felver, Ryan Hacker (8) ayes; (0) nays. The motion passed.

The total cost for the improvements is estimated to be approximately \$2.3 million dollars to include professional fees and construction. The initial phase of the project will cost \$10,500 payable to The Collaborative.

Casey Nowicki, chairman of the finance & audit committee, informed the board that SAJRD's property and casualty insurer has offered to reduce the annual premium in exchange for acceptance of a higher deductible. Various options were offered and the committee was recommending an increased deductible of \$5,000 for property losses incurred. Mr. Nowicki moved, Mr. Murphy seconded, to approve increasing the deductible for property losses from \$1,000 to \$5,000. The vote being: Rich MacMillan, Shawn Murphy, Casey Nowicki, Kevin Danzeisen, Greg Feller, Susie Felver, Ryan Hacker, Jamie Keblesh (8) ayes; (0) nays. The motion passed.

Casey also informed the board that the PACE loan application was being finalized for submission and legislation for issuance of the tax anticipation notes would be forthcoming.

Mr. MacMillan did not have any old or new business for the chairman's report.

The roundtable took place during which Mr. Murphy indicated concern regarding some maintenance issues. He will advise Mike McMahon on the particulars.

There being no further business to conduct, Ms. Felver moved, Mr. Danzeisen seconded, to adjourn the meeting. All present voting (8) ayes; (0) nays, the motion passed, and the meeting was adjourned at 8:20 a.m.

Respectfully submitted,

John Plock
Recording Secretary