

# RFCCA Board of Managers

## Regular Meeting

### Tuesday, June 09, 2026

#### Call to Order

- The meeting of the River Forest Civic Center Authority (RFCCA) Board of Managers was called to order on June 9, 2026 at 7:21PM by Manager Buta This meeting was conducted in person and electronically by Zoom.

#### Roll Call

- Present: Managers, John Becvar, David Bonner, Phillip Buta, and Keith Strom.
  - Via Zoom: Manager Connolly with a qualified reason
- Also present: RFCCA Secretary Mark Hosty.

#### Public Participation and Comments

- Margie Cekander spoke about the RFCCA budget for 2027.

#### Approval of Consent Agenda Items

- Manager Becvar moved and Manager Buta seconded for the approval of the consent agenda items:
  - a. [Minutes from the May 12, 2026 RFCCA Meeting](#) (*draft of which posted to website*)
  - b. [May FY27 Profit and Loss Statement](#) (Unaudited)(Includes RFT)
  - c. [FY27 RFCCA Budget](#) (presented as part of RFT budget earlier in the evening)
- Manager Buta asked if any of the items needed additional consideration. There being none,
- Roll call on the motion was taken.
  - Yeas: Managers Becvar, Bonner, Buta, Connolly, and Strom.
  - Nays: None.
  - The motion was approved.

#### Approval of RFCCA Expenses

- A motion was made by Manager Becvar and seconded by Manager Strom to approve Authority bills and accruals as of June 30, 2026 in the amount of **\$9183.52**.  
Roll call on the motion was taken.
  - Yeas: Managers Becvar, Bonner, Buta, Connolly, and Strom.
  - Nays: none.
  - The motion was approved.

#### RFCCA Facilities and Capital Improvement Committee Report

- Mike Sletten is on vacation so there is no report this month.

#### OLD BUSINESS

Manager Becvar reported on the following:

1. Community Center (RFCC) Vending Machines near the stairwells were removed in May 2026.

- a. Managers Becvar and Strom met with the new RFCC Director, Jonathan Livingston, for several hours on June 5.
  - b. Among the many things discussed, they explained RFCCA has not rejected any gym rental agreements for content since the Effective Date of the Amended Lease - only pushed back when the math didn't add up or was not present on the rental agreements.
2. Republic Garbage / Recycling at the building
- a. Waste services are on Tuesdays and Fridays and recycling services are scheduled for Mondays and Thursdays.
  - b. RFCCA attorney sent a [letter to SBC](#) to dispute any contractual relationship with SBC.
3. Next steps in RFCCA consolidation (sale of the building)
- a. Manager Becvar reiterated that it remains the goal of the Board to make sure this building is open and available for the tenants and public to use for many years to come. The Authority Board has continuously been discussing multi-million dollars that are needed for improvements to the Building in multiple open sessions during public meetings for almost a year. It was pointed out that the Cordigan Clark study estimated \$3.5 Million in 2019 to keep the building operating.
  - b. The Authority has been exploring what can be done with all levels of government - local, county and state. Specifically, Authority representatives have been exploring potential mergers with other public bodies and the use of public dollars for improvements to the 8020 Madison Street civic center building , and holding one-on-one discussions with representatives of other public bodies regarding the same, dating back to early 2025.
    - i. On July 15, 2025, the Authority posted a statement publicly on its website and in the meeting minutes. Specifically, Question 4 in the FAQ discusses the Park District's involvement in providing consulting services for capital improvements to the Building. Question 8 in the FAQ discusses the Authority's efforts to acquire capital to improve the Building, including the potential merger with the Township as well.
    - ii. On July 28, 2025 and August 5, 2025, the Authority representatives again made public comments during open sessions. For example, one of the Authority's Board members said that much like most government entities, the Authority does not have the resources to make needed repairs to the Building. Question 22 of the FAQ said that the Authority was engaged in active discussions regarding the possible merger of the Authority with the Township to provide access to additional funding for Building improvements, that the Authority was meeting with current and prospective tenants to discuss possible capital contributions they can make to the Building, and that the Authority had been holding talks with the Village of River Forest to see what grant funds may be available for improvements to the Building.
    - iii. In the February 10, 2026 open session meeting minutes for the Authority's meeting, the Authority discussed a published Request for Proposal ("RFP") for architectural services for the Building.
    - iv. During the next Authority meeting on March 10, 2026, the Authority Board discussed what firms had responded to the RFP and details concerning their bid submission. The approval of such a firm was discussed at the Authority's April 14, 2026 open meeting.
    - v. During the March 23, 2026 Authority Capital Improvement Committee meeting, the Committee discussed the receipt of responses to the RFP for architectural

- services for the Building and how the study will help the Authority determine how much money is needed for the building.
- vi. Manager Becvar was happy to report that there have been some good talks with the Village of River Forest about consolidating the Authority into the Village in accordance with (70 ILCS 200/) Civic Center Code.

### **New Business:**

Manager Becvar reported on the following:

1. Response to Open Meetings Act alleged violation from November and December Closed Sessions 2025
  - a. The Authority received a complaint via the Public Access Counselor. We responded that the Authority Closed Session Discussions at its November 18, 2025 and December 16, 2025 Meetings were within scope of Section 2(c) of OMA. Section 2(c)(5) of OMA authorizes public bodies to enter a closed session to discuss the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired. 5 ILCS 120/2(c)(5). Section 2(c)(6) of OMA authorizes public bodies to enter a closed session to discuss the setting of a price for sale or lease of property owned by the public body.
2. Managers per [IGA with River Forest Township Section 7.b](#)
  - a. Manager Buta moved and seconded by Manager Becvar that effective July 1, 2026, the new Managers per Section 7 of the IGA would be Phil Buta and Helene Connolly.
3. Converter stolen from Township Bus parked in RFCCA Parking Lot
  - a. On the early morning of May 22, two individuals pulled up in a car and stole the catalytic converter from one of the Oak Park Township buses. The theft was discovered later that morning and a police report was filed with videos being released to the River Forest Police Department.
  - b. Oak Park Township has subsequently replaced the converter and is planning on working with the County Sheriff's program to deter theft.
4. Tenant Requests -
  - a. Manager Becvar reported that most tenant requests will be handled at the June 22 Capital Improvement Committee meeting. However, the Managers were able to approve the CAYR door vinyl covering in advance.
  - b. [Capital Improvement Committee \(e.g. "Tenant"\) meeting - June 22](#) at 5PM

### **Announcement of the next regular meeting**

- The next meeting of the RFCCA Board of Managers will take place Tuesday, July 14, 2026, following the regular monthly meeting of the River Forest Township Board of Trustees that starts at 6:30PM.

### **Adjournment**

- A motion was made by Manager Buta and seconded by Manager Bonner at 7:44PM to adjourn the meeting. All were in favor and the motion passed.

Respectfully submitted,  
Mark Hosty, Secretary