

Achieve Excellence and Empower Students to Succeed

Educate and prepare students with the **KNOWLEDGE, SKILLS,** and **PERSONAL QUALITIES** to be productive citizens.



GENEVA COMMUNITY UNIT SCHOOL DISTRICT NUMBER 304 227 NORTH FOURTH STREET, GENEVA, KANE COUNTY, ILLINOIS FINANCE COMMITTEE MINUTES

The Board of Education Finance Committee met at 6:15 p.m. on Monday, April 27, 2026, at Coultrap Educational Services Center, 227 North Fourth Street, Geneva, Illinois.

1. CALL TO ORDER (Policy 2:220)

The meeting was called to order at 6:15 p.m. by Jackie Forbes.

Committee members present: Dan Choi, Jackie Forbes, Paul Radlinski.

Staff present: Todd Latham, Assistant Superintendent Business Services; Dr. Andy Barrett, Superintendent.

Others present: Cathy Fuller.

2. PUBLIC COMMENT (Policy 2:230)

None.

3. APPROVAL OF MINUTES (Policy 2:220)

1. March 13, 2026

Motion by Choi, second by Radlinski, to approve item 3.1, as presented. Ayes, three (3), Choi, Forbes, Radlinski. Nays, none (0). Absent, none (0). Abstained, none (0). Motion carried unanimously.

4. DISCUSSION/CONSIDERATION

1. 2026-2027 Capital Improvement Plan – Brian Pedersen

Brian Pedersen, Director of Operations, shared an update on the 2025-2026 and 2026-2027 capital projects. All projects for 2025-2026 were completed on time and under budget. The schools included Geneva High School, Geneva Middle School North, Geneva Middle School South, Harrison Street Elementary, Heartland Elementary, Mill Creek Elementary, Fabyan Elementary, and Keslinger Bus Garage. At Mill Creek Elementary one project had to be delayed until the 2026-2027 school year. That was the VAV actuator valve replacement. Projects that were completed included: (1) GHS: gymnasium fan installation, library renovation, modernization of elevators, AHS replacement, chiller replacement, maintenance garage MAU replacement; (2) GMSN: track replacement; (3) GMSS: roof work, masonry work, and interior painting; (4) HES: chiller and pump replacements; (5) HSS: chiller and pump replacements and fire alarm system replacement; (6) FES: LED upgrades; and (7) TRAN: parking lot expansion and additional propane tank installation.

Projects for the 2026-2027 school year will begin June 1st and include Geneva High School, Geneva Middle School North, Geneva Middle School South, Fabyan Elementary, Harrison Street Elementary, Mill Creek Elementary, and Keslinger Bus Garage. Projects include: (1) GHS: greenhouse glazing system replacement, paving and site work at east parking lot and student drop off, boiler house fire separation

wall, tennis court replacement, server room split system replacement, masonry work, and roof work; (2) GMSN: boiler plant replacement and chiller water pumps, and health life safety category A items; (3) GMSS: replace emergency generator and transfer switch, fire alarm upgrades, elevator modernization, health life safety category A items, and window blind replacement; (4) FES: mechanical piping repairs; (5) HSS: domestic water heater replacement; (6) MCS: masonry cleaning, tuckpointing, replace VAV valves, and LED lighting upgrade; and (7) TRANS: mechanic pit replacement.

Comments, questions, concerns: What does modernizing an elevator entail? (Instead of full replacement it uses the existing cab, pit, and rails.) Have you seen any numbers that things have improved at the high school with the air handlers and chillers regarding efficiency? (It would be hard to say because we brought it online in mid to late August. I would like to get through a full summer and then report back.) How do you decide what gets done first? (We look at is staff/student safety and comfort, and what is feasible.) On some of the capital projects we have used our own staff. Are we still doing that? (Yes, especially with the lighting.) Were there any projects like the VAV that you wanted to do this year, but you had to push back? (Yes.)

6. ITEMS FOR RECOMMENDATION TO FULL BOARD (Policy 2:150)

1. 2026-2027 Capital Improvement Plan

Motion by Radlinski, second by Choi, to approve item 6.1, as presented. Ayes, three (3), Choi, Forbes, Radlinski. Nays, none (0). Absent, none (0). Abstained, none (0). Motion carried unanimously.

7. INFORMATION

1. Legislative Update

Jackie Forbes shared that there is something floating around called “The Millionaire’s Tax” that was proposed. It was a 3% surcharge on a portion of a person’s net income that is greater than \$1 million. They were looking to use 50% of this money for tax relief and the other 50% would go to school districts. This proposal is dead because it takes a constitutional amendment to push this through and there is not enough time, but it could come back again next year.

Dr. Barrett shared information on the Mega Projects Bill that is for the Chicago Bears. This bill could have implications for schools if it passes. There are questions about big projects and if data centers would be included. The implications would be similar to the TIF structure.

8. ADJOURNMENT

At 6:40 p.m., motion by Choi, second by Radlinski, and with unanimous consent, the meeting was adjourned.

APPROVED _____
Date

_____ CHAIRPERSON
Jackie Forbes

SECRETARY _____