

Minutes of the Executive Committee Meeting

The Executive Committee of the McLean County Board met on Tuesday, December 11, 2012 at 4:30 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Sorensen, Members McIntyre, Segobiano, Hoselton, Owens (arrived 4:58 p.m.), O'Connor (arrived 4:35 p.m.), Cavallini and Caisley

Members Absent: Member Gordon

Other Board Members Present: Members Erickson and Soeldner

Staff Present: Mr. Bill Wasson, County Administrator; Ms. Hannah Eisner, Assistant County Administrator; Ms. Jude LaCasse, Assistant to the County Administrator

Department Heads/
Elected Officials Present: Mr. Craig Nelson, Director, Information Technologies

Others Present: Mr. Marty Vanags; Executive Director, Economic Development Council, Ken Springer, Project Analyst, Economic Development Council; Mr. Anthony Iatarola, Senior Vice President, Wirtz Realty; Mr. Doug Hanrahan, Senior Developmental Projects Manager, Wirtz Realty; and Mr. Mike Brown, Director of Finance-Operations, Wirtz Beverage

Chairman Sorensen called the meeting to order at 4:30 p.m.

Chairman Sorensen presented the minutes from the November 13, 2012 Executive Committee Meeting and the October 16, 2012 Stand-up Meeting. Hearing no additions or corrections to those minutes, Chairman Sorensen advised that the minutes would stand approved as presented.

Chairman Sorensen presented the Reappointments, Appointments and Resignations.

Motion by Segobiano/Hoselton to Recommend Approval of the Reappointments, Appointments and Resignations as Recommended by the Chairman.

Motion carried.

Chairman Sorensen presented a request for approval of a Resolution establishing a holiday schedule for County Employees for the Fiscal Year 2013 – County Administrator's Office.

Motion by Hoselton/Segobiano to Recommend Approval of an Ordinance Establishing a Holiday Schedule for County Employees for the Fiscal Year 2013 – County Administrator's Office.
Motion carried.

Chairman Sorensen presented a request for approval of an Ordinance establishing County Board meeting Dates for Calendar Year 2013 – County Administrator's Office.

Motion by Segobiano/Cavallini to Recommend Approval of an Ordinance Establishing County Board Meeting Dates for Calendar Year 2013 – County Administrator's Office.
Motion carried.

Chairman Sorensen presented a request for approval of a Resolution of the McLean County Board submitting the public question to aggregate residential and small commercial electrical loads through an opt-out program – County Administrator's Office.

Motion by Segobiano/Hoselton to Recommend Approval of a Resolution of the McLean County Board Submitting the Public Question to Aggregate Residential and Small Commercial Electrical Loads through an Opt-out Program – County Administrator's Office.

Mr. Caisley asked if Randolph Township is exempt from this Resolution as they held a referendum in November to join with Heyworth. Mr. Wasson replied that it is his understanding that Randolph Township would be exempt from this Resolution. He noted that since Randolph Township took action prior to this Resolution, and is now joined with the Village of Heyworth for purposes of municipal electrical aggregation, they would be excluded from this question.

Mr. Cavallini asked if this could be done in cooperation with smaller cities within the County if they are interested. Chairman Sorensen it could be done by Intergovernmental Agreement, but the smaller cities would have to pass the Resolution as well. Ms. Eisner stated that the language in the statute says "...two or more municipalities, townships or counties or a combination of both may initiate a process jointly to authorize aggregation," which was the portion of the statute that prompted Randolph Township to join with Heyworth.

After a discussion regarding the Resolution, Chairman Sorensen called for a vote on the Motion.

Motion carried

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Chairman Sorensen presented a request for approval of New World Systems Upgrade – Information Technologies.

Motion by Caisley/O'Connor to Recommend Approval of a
New World Systems upgrade – Information Technologies.
Motion carried

Chairman Sorensen asked if there were any questions or comments. Hearing none, he thanked Mr. Nelson.

Ms. Sonny O'Connor, Vice Chairman, Finance Committee, presented a request for approval of an Ordinance of the McLean County Board Amending the 2012 Combined Appropriation and Budget Ordinance for Fund 0107 – West Nile Virus Grant – Health Department.

Motion by O'Connor/Cavallini to Recommend Approval of
an Ordinance of the McLean County Board Amending the
2012 Combined Appropriation and Budget Ordinance for
Fund 0107 – West Nile Virus Grant – Health Department.
Motion carried.

Mr. Owens presented a request for approval of Critical Personnel Hiring Requests – County Administrator's Office.

Motion by O'Connor/Segobiano to Recommend Approval of
Critical Personnel Hiring Requests – County Administrator's
Office.
Motion carried.

Chairman Sorensen asked if there were any questions or comments. Hearing none, he thanked Ms. O'Connor.

Mr. William Caisley, Chairman, Justice Committee, presented a request for approval of an amendment to the contract between the Eleventh Judicial Circuit Court, the County of McLean and the Children's Foundation – Circuit Court.

Motion by Caisley/McIntyre to Recommend Approval of an
Amendment to the Contract between the Eleventh Judicial
Circuit Court, the County of McLean and the Children's
Foundation – Circuit Court.
Motion carried.

Mr. Caisley presented a request for approval of three items that can be acted upon together, namely a request for approval of an Intergovernmental Agreement between the County of McLean and Illinois State University for Centralized Booking; a request for approval of an Intergovernmental Agreement between the County of McLean and the City of Bloomington for Centralized Booking; and a request for approval of an Intergovernmental Agreement between the County of McLean and the Town of Normal for Centralized Booking – Sheriff's Department.

Motion by Caisley/McIntyre to Recommend Approval of an Intergovernmental Agreement between the County of McLean and Illinois State University for Centralized Booking; Approval of an Intergovernmental Agreement between the County of McLean and the City of Bloomington for Centralized Booking; and Approval of an Intergovernmental Agreement between the County of McLean and the Town of Normal for Centralized Booking.
Motion carried.

Mr. Caisley presented a request for approval of a Resolution approving McLean County's continued participation with the State of Illinois Appellate Prosecutor's Office – State's Attorney's Office. He explained that the Appellate Prosecutor handles all appeals from the Circuit Court in cases in which the County is involved, both civil and criminal. In addition, they will perform certain services in the Circuit Court including prosecuting individuals who the State's Attorney cannot prosecute because of a conflict of interest, tax objections, and labor negotiations.

Motion by Caisley/McIntyre to Recommend Approval of a Resolution Approving McLean County's continued participation with the State of Illinois Prosecutor's Office – State's Attorney's Office.
Motion carried.

Mr. Caisley reviewed the items going directly to the County Board.

Chairman Sorensen asked if there were any questions or comments. Hearing none, he thanked Mr. Caisley.

Mr. Chuck Erickson, Vice Chairman, Land Use and Development Committee, advised that the Land Use and Development Committee had no items for action.

Chairman Sorensen asked if there were any other questions or comments. Hearing none, he thanked Mr. Erickson.

Mr. Stan Hoselton, Chairman, Transportation Committee advised that the Transportation Committee had no items for action.

Chairman Sorensen asked if there were any questions or comments. Hearing none, he thanked Mr. Hoselton.

Mr. Paul Segobiano, Chairman, Property Committee, presented a request for approval of Attachment Number Eleven to the Amendment to the Lease and Operation and Maintenance Agreement for the City/County Office Building (Government Center Building) – County Administrator's Office.

Motion by Segobiano/O'Connor to Recommend Approval of Attachment Number Eleven to the Amendment to the Lease and Operation and Maintenance Agreement for the City/County Office Building (Government Center Building) – County Administrator's Office.
Motion carried.

Mr. Segobiano presented a request for approval of Attachment Number 22 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center – County Administrator's Office.

Motion by Segobiano/Cavallini to Recommend Approval of Attachment Number 22 to the Amendment to Lease and Operation and Maintenance Agreement for the Law and Justice Center – County Administrator's Office.
Motion carried.

Mr. Segobiano presented a request for approval of Attachment Number 10 Extending the Lease of the Courthouse Building and the contract for the Operation and Maintenance all Dated December 3, 2002 – County Administrator's Office.

Motion by Segobiano/Caisley to Recommend Approval of Attachment Number 10 Extending the Lease of the Courthouse Building and the Contract for the Operation and Maintenance all Dated December 3, 2002 – County Administrator's Office.
Motion carried.

Chairman Sorensen asked if there were any questions or comments. Hearing none, he thanked Mr. Segobiano.

Mr. Bill Wasson, County Administrator, presented information on a proposed Ordinance and Tax Incentive Agreement with Bloom Heartland LLC and Wirtz Beverage Illinois, LLC and McLean County. He explained that the County received a request from the Economic Development Council seeking to secure a limited property tax incentive for Wirtz Beverage Illinois. Mr. Wasson advised that Mr. Ken Springer, Economic Development Council will provide a review of the proposed ordinance. He noted that representatives from the development group and/or operators are also present.

Mr. Springer indicated that Wirtz Beverage Illinois is an affiliate of Chicago-based Wirtz Corporation, which has interests in banking, real estate, insurance, sports, entertainment and wholesale distribution. The project in question would be a new mid-state headquarters facility for Wirtz Beverage Illinois on the west side of Bloomington-Normal, just north of IL-9. Mr. Springer introduced Mr. Anthony Iatarola, Senior Vice President, Wirtz Realty; Mr. Doug Hanrahan, Senior Developmental Projects Manager, Wirtz Realty; and Mr. Mike Brown, Director of Finance-Operations, Wirtz Beverage Illinois.

Mr. Springer announced that he hopes to bring this proposed Ordinance and Tax Incentive Agreement request to the Board in January. He stated that the proposal would be the construction of a new mid-state headquarters facility for Wirtz Beverage Illinois. The location of that facility would be on the west side of Bloomington on Valley View Drive which is just north of Wal-Mart and to the east of the Interstate Center. Mr. Springer indicated that the facility would be built from the ground up and would be a multi-function facility, as follows:

- Serve as a warehouse facility for the company's distribution of wine, spirits and beer to many customers in the Bloomington/Normal area as well as other downstate communities;
- Serve as a sales headquarters, where representatives from all around the region could gather for regular meetings;
- The facility would include office space in order to support operations.

Mr. Springer indicated that this new construction project would invest a minimum of \$7.25 million into taxable property in Bloomington-Normal and would locate at least 120 jobs here. These jobs would carry an average wage of \$46,100, which is significantly higher than the area per-capita income level of \$28,176. Mr. Springer noted that this project would fall into the category of logistics and warehousing – one of five industries specifically targeted as part of the new five-year strategic plan for economic development in the twin cities.

Mr. Springer advised that Wirtz is requesting a five-year freeze on the real taxes owed on the site in question. The freeze, if approved by the taxing bodies, would allow Wirtz to pay the same amount of taxes as was owed on the site in 2011 and hold that amount

steady for the next five years while the company invests into the site. Mr. Springer noted that it is the same type of project as the Bridgestone Project approved last year.

Mr. Springer stated that after the five years is over, the company's taxes will rise to take into account the new investment. At that point, all taxing bodies would begin to collect the full amount of post-investment taxes.

Mr. Springer advised that the project is located within the Enterprise Zone, so the Enterprise Zone boundaries will not need to be amended.

Mr. Springer stated that this request will be made of all taxing bodies that affect the parcel, which includes the County.

Mr. Segobiano expressed his support of this project. He pointed out that the property has access to three interstate systems.

Mr. Hoselton asked if the County will realize any type of sales tax from this operation. Mr. Springer replied that there will not be any retail sales tax as the facility will be warehousing and not retail sales. However, he pointed out that there are spin-off effects associated with the project, including motor fuel sales, maintenance and repair of trucks, as well as food, entertainment and lodging for sales teams who attend meetings in the facility.

Mr. Erickson asked how the EDC arrived at the average wage of \$46,100. Mr. Springer replied that it is a rough estimate that was determined by a list of the different categories of operation that was supplied by Wirtz. He indicated that with each category of operation there is a wage range of low to high. Mr. Springer stated that he took the mid-point on each of those ranges and averaged the mid-point to determine an estimated salary. He cautioned that this is a rough estimate.

Ms. O'Connor asked if the company considered an existing building rather than build a new facility. Mr. Anthony Iatarola, Senior Vice Present, Wirtz Realty, replied that 14-15 existing buildings were considered, but the buildings were either too expensive, too big or required too many repairs and refurbishing.

Mr. Owens asked if Wirtz had made a decision on the site before the EDC became involved in the project. Mr. Iatarola replied that the site was already identified when EDC became involved. Mr. Springer noted that the EDC has a number of services that it provides to the community including providing a list of sites or buildings for companies. The EDC is only involved in this case to address the financial aspects.

Mr. Caisley asked if this site is within the corporate limits of Bloomington. Mr. Springer replied that it is in the City of Bloomington and Dry Grove Township. Mr. Wasson indicated that he believes it is within the City of Bloomington Township.

Mr. Springer stated that the tax records show that the City of Bloomington levies its taxes and Dry Grove levies taxes on it. Mr. Wasson stated that staff will review this situation.

(NOTE: Upon review, the staff learned that the parcel is within the City of Bloomington Township, but township taxes were directed to Dry Grove through 2012 under an intergovernmental agreement.)

Mr. Segobiano reiterated his full support to this project. He cautioned that if the County passes up this opportunity, the company may decide to move elsewhere. Mr. Iatarola replied that they investigated a number of options for their operation.

Mr. Springer advised that EDC would like to move forward quickly as per the wishes of the company, and would like to bring this before the County Board for action next month. He added that they will be going before all of the other taxing districts for approval before the end of January.

Chairman Sorensen asked if there were any additional questions or comments. Hearing none, he thanked Mr. Springer and the representatives of Wirtz.

Chairman Sorensen presented the November 30, 2012 bills as recommended and transmitted by the County Auditor for payment. The Fund Total is \$515,731.16 and the Prepaid Total is the same.

Motion by Segobiano/Cavallini to recommend Approval of the Executive Committee bills for November 30, 2012 as presented to the Committee by the County Auditor.
Motion carried.

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There being no further business to come before the Committee, the Executive Committee meeting was adjourned at 5:10 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary