

Minutes of the Finance Committee

The Finance Committee of the McLean County Board met on Wednesday, January 2, 2013 at 4:30 p.m. in Room 400 of the Government Center, 115 East Washington Street, Bloomington, IL.

Members Present: Chairman Owens, Members Wollrab, Rankin, Soeldner, and Erickson

Members Absent: Member O'Connor

Other Members Present: None

Staff Present: Mr. Bill Wasson, County Administrator; Ms. Hannah Eisner, Assistant County Administrator and Ms. Judith LaCasse, Recording Secretary, County Administrator's Office

Department Heads/
Elected Officials
Present:

Mr. Matt Riehle, Director, Nursing Home; Ms. Kathy Michael, County Clerk; Mr. Lee Newcom, County Recorder; Mr. Bob Kahman, Supervisor of Assessments; Mr. Don Everhart, Circuit Clerk

Others Present: Mr. Ken Springer, Project Analyst, Economic Development Council; Mr. Mike Brown, Director of Finance-Operations, Wirtz Beverage Illinois; Ms. Dominique Buttitta, Director of Law and Development, Wirtz Realty

Chairman Owens called the meeting to order at 4:33 p.m.

Chairman Owens presented the minutes of the December 5, 2012 Finance Committee Meeting for approval.

Motion by to Approve the Minutes of the December 5, 2012
Finance Committee meeting.
Motion carried.

Mr. Matt Riehle, Director, Nursing Home, reviewed the Nursing Home Monthly Report. He indicated that the current census is 145 residents.

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

Ms. Kathy Michael, County Clerk, distributed and reviewed a corrected copy of her Monthly Report.

Ms. Michael asked if the Committee would like a report on the merger of the County Recorder's Office into the County Clerk's Office. Chairman Owens recommended that Ms. Michael include a written report as needed.

Chairman Owens asked if there were any questions or comments. Hearing none, he thanked Ms. Michael.

Mr. Lee Newcom, County Recorder, presented his monthly report. He indicated that there was nothing of significance to note in the report.

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

Chairman Owens advised that Ms. McNeil was on vacation and unable to attend the meeting. He indicated that she will present her report at a Stand-up meeting prior to the Board meeting on January 15th.

Ms. Hannah Eisner, Assistant County Administrator, reviewed the list of critical personnel position requests which have been received by the County Administrator's Office through, December 28, 2012. All positions listed below are budgeted and funded through the end of FY 2013.

Circuit Clerk

1) Request to fill 1 FTE Office Support Specialist I position that has been vacated.

The resignation of 1.0 FTE Office Support Specialist II has created a vacancy in the criminal division of Circuit Clerk's office. The vacated position primarily provides data management support which includes checking and completing dispositions on all felony and misdemeanor cases, generating and transmitting weekly reports for Automated Disposition Reporting, maintaining list of closed and pending misdemeanor cases and preparing a monthly report, entering sentencing into case management system and sending sentencing orders to the jail, overseeing all writs, completing warrant recalls, placing cases on the warrant calendar, terminating misdemeanor cases, discharging misdemeanor and felony cases from probation, conditional discharge and court supervision, assisting with transmittals from the jail and other duties as assigned. Given the reductions in staff necessitated by budget cuts in prior years, the work of this position cannot be redistributed to remaining staff.

Information Technologies

- 1) Request to fill the position of Assistant Director of Information Technologies.

The resignation of the Assistant Director has created a vacancy in the Information Technologies department. This position has a high degree of responsibility attached to it. First and foremost, the person in this position must be able to step in and manage the department in the Director's absence to insure no break in computer service to the County. The position requires the individual to have a ready, working knowledge of all of the day-to-day hands on operations of the department. In addition, this position connects with many department heads, vendors and acts as project manager on a large number of assignments.

Nursing Home

- 1) The following positions were vacated and refilled pursuant to the patient care exemption: 1 FTE Registered Nurse, 1 FTE Certified Nursing Assistant and 1 FTE Domestic Services Assistant I.

Chairman Owens asked Mr. Riehle if he provides exit interviews with employees who leave the Nursing Home. Mr. Riehle responded that he makes every attempt to have exit interviews. He noted that many of the positions are minimum wage and often those employees leave without providing any explanation or notice. Mr. Riehle stated that nursing staff often find positions that pay better. He indicated that there is a core group of staff who has been with the Nursing Home for several years, while employees who earn minimum wage are more transient.

There was a discussion on the value of exit interviews in determining the reasons why employees leave. Mr. Wasson noted that the employee who resigned from the Information technologies Department took a higher paying job in the private sector.

Motion by Soeldner/Wollrab to Recommend Approval of the
Critical Personnel Hiring Requests.
Motion carried.

Mr. Bob Kahman, Supervisor of Assessments, presented a Market Value Report, which is a township by township breakdown of residential market values across McLean County. He indicated that the chart shows townships, number of residential improved parcels, average assessed value per parcel, average market value per parcel, and the percent of the township average value of the countywide average value.

Mr. Kahman indicated that Money Creek is one of the County's smaller populated townships, but has the most expensive homes. Money Creek Township's average value is 195% of the County average. Mr. Kahman stated that ten townships have average values below \$100,000. The lowest values are found in Cropsey, which is in the far northeast corner of the County. Mr. Kahman noted that the average residence in Cropsey comes in at just 40% of the County average value. He advised that the County's average value is \$159,656.

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

Mr. Wasson presented a request for approval of an 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.

Mr. Springer introduced Mr. Mike Brown, Director of Finance-Operations, Wirtz Beverage Illinois and Ms. Dominique Buttitta, Director of Law and Development, Wirtz Realty. Mr. Springer advised 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 stated that the proposal would be the construction of a new mid-state headquarters facility for Wirtz Beverage Illinois. He 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. He 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 indicated that this incentive is necessary in order to make the project financially viable.

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

Mr. Erickson asked what guidelines are used to determine the length of the tax abatement. Mr. Springer replied that, at this time, there is no specific set of written guidelines. He indicated that the length of the abatement is determined by the number and quality of the jobs created, the type of industry, the location of the facility, and what will most benefit the community.

Mr. Springer advised that the EDC is working on developing a set of standards by which to consider tax abatements. He cautioned that the standards would need to have some flexibility.

Mr. Wasson stated that limited tax abatements can have less revenue impact than TIF Districts that normally last much longer.

Mr. Rankin asked if potential businesses contact the EDC or does the EDC contact them. Mr. Springer replied that it works both ways.

Mr. Rankin asked if Wirtz would come to McLean County without the tax abatement. Mr. Springer replied that this incentive is necessary in order to make the project financially viable. He indicated that the company could upgrade an existing facility in Peoria.

Mr. Erickson asked how the project is monitored to make sure it complies with the terms of the Agreement. He pointed out that Section 5 states that the County can ask for an audit of the project. Mr. Erickson asked who provides the audit and how is it reported to the County. Mr. Springer responded that the EDC will provide a report to the County Board.

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Mr. Wasson stated that the initial Bridgestone Project had estimated employment opportunities for 60 people. He advised that Bridgestone now has plans to hire 120 employees.

Motion by Wollrab/Rankin to Recommend Approval of an Ordinance and Tax Incentive Agreement with Bloom Heartland LLC, Wirtz Beverage Illinois, LLC and McLean County.
Motion carried.

Chairman Owens presented the December 31, 2012 Finance Committee bills for review and approval as transmitted by the County Auditor and transfers in the Health Department (Fund 0107 of \$2,200.00 and Fund 0112 of \$2,000.00). The Finance Committee bills include a Prepaid Total of \$835,634.23 and a Fund Total that is the same.

Motion by _____ to recommend approval of the Finance Committee bills as of December 31, 2012 as recommended by the County Auditor as well as transfers in the Health Department.
Motion carried.

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Chairman Owens presented the December 31, 2012 Nursing Home bills for review and approval as transmitted by the County Auditor. The Nursing Home bills include a Prepaid Total of \$173,435.98 and a Fund Total that is the same.

Motion by Rankin/Wollrab to recommend approval of the Nursing Home bills as of December 31, 2012 as recommended by the County Auditor.
Motion carried.

There being nothing further to come before the Committee at this time, Chairman Owens adjourned the Finance Committee at 5:34 p.m.

Respectfully Submitted,

Judith A. LaCasse
Recording Secretary

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