

Minutes of the Finance Committee

The Finance Committee of the McLean County Board met on Wednesday, November 4, 2015 at 4:30 p.m. in Room 400 of the Government Center, 115 East Washington Street, Bloomington, IL.

Members Present: Chair Ben Owens; Members: Mr. George Gordon; Mr. Chuck Erickson; Mr. Carlo Robustelli; Ms. Susan Schafer, Mr. Erik Rankin

Members Absent: Member: Sondra O'Connor

Other Members Present: Catherine Metsker

Staff Present: Mr. Bill Wasson, County Administrator; Ms. Hannah Eisner, Assistant County Administrator; Mr. Don Knapp, First Assistant Civil State's Attorney; Ms. Julie A. Morlock, Recording Secretary;

Department Heads/Elected

Officials Present: Ms. Jennifer Ho, Director, Risk Management; Ms. Marshall Thomson, Director, Animal Control; Ms. Cindy Wegner, Director Nursing Home Ms. Becky McNeil, County Treasurer; Ms. Kathy Michael, County Clerk

Others Present:

Chairman Owens called the meeting to order at 4:30 PM

Chairman Owens presented the minutes of the October 7, 2015 regular Finance Committee meeting for approval.

Motion by Robustelli/Rankin to approve the Minutes of the October 7, 2015 regular Finance Committee.

Motion carried.

Ms. Cindy Wegner, Director of the Nursing Home presented for action a request to approve the Nursing Home 2016 Private Pay Rate.

Motion by Schafer/Robustelli to recommend approval of the Nursing Home 2016 Private Pay Rate.

Motion Carried.

Mr. Robustelli asked how they figured these suggested rates. Mr. Wasson stated that current budget policy regulated how they figured this rate but Staff also discussed with Ms. Wegner factors including competition, outside markets, increased revenue and increased census in the facility for these suggested rates. Ms. Eisner stated that the

method for figuring rates goes back to when the nursing home was built and there were bonds issued. She stated that within the statutes for the bonds there was formula that said only the costs should be charged because the idea was that nursing home intended to serve those on Medicaid or had limited income. Ms. Eisner stated that since the bonds have been paid off we could look to see if we are still bound by that policy. Mr. Robustelli asked them to look at that policy to see if we are still statutorily required to follow it. Ms. Schafer asked if they had requests for these rooms or if they added because other facilities have these rooms. Ms. Wegner indicated that in the past there was never an upcharge for private rooms but industry standard is to upcharge for a private room. Mr. Rankin asked which rooms would have the video cameras and if we incurred any cost for those. Ms. Wegner stated that rules are still being finalized so no direction yet as to whether we would have costs for the video cameras.

Ms. Wegner presented her monthly report. Chairman Owens asked the Committee if they had any questions for Ms. Wegner. Hearing none, he thanked Ms. Wegner.

Ms. Becky McNeil, County Treasurer presented for action a request for approval of a Resolution Authorizing the Chairman of McLean County Board to Execute Deeds of Conveyance.

Motion Erickson/Robustelli to recommend approval of Resolutions
Authorizing the Chairman of McLean County Board to Execute
Deeds of Conveyance.
Motion Carried.

Ms. Becky McNeil distributed her monthly reports and went through them. Ms. McNeil stated that the sales tax report indicated a good month compared to 2014. She stated we are a little behind for the budget but some PPRT payments will come in during the month of December to offset that. She stated that some payments from Illinois have started to come through, but still behind on County Motor Fuel Tax and Township Motor Fuel Tax that total about 2.3 million. Mr. Wasson stated that he had discuss the Motor Fuel Tax with Mr. Schmitt and he feels we are ok for the winter road season; but if no payments are received by spring we will need to look at options. Ms. McNeil stated that the ETSB commission funds have not come through so those are being watched closely. Mr. Wasson stated that the ETSB program is very important and has the least give in funds available so we might need to take some action in the near future to keep this program functional.

Chairman Owens asked if there were further question of Ms. McNeil, hearing none Mr. Owens thanked Ms. McNeil and asked for a motion to place on file the Treasurer's report.

Motion by Rankin/Erickson to place on file the Treasurer's Reports.
Motion Carried.

Ms. Kathy Michael, County Clerk presented her monthly reports. Chairman Owens asked if there were any questions for Ms. Michael, hearing none Mr. Owens thanked Ms. Michael.

Ms. Michelle Anderson, County Auditor presented her quarterly report through September 30, 2015. Chairman Owens asked if there were any questions for Ms. Anderson, hearing none, Mr. Owens thanked Ms. Anderson.

Ms. Marshall Thomson, Director, Animal Control presented her monthly reports. Mr. Rankin asked about the increase in registration numbers and how we accounted for that increase. Ms. Thomson indicated that she would have to analyze the numbers to see what really caused it but it could be as simple as more pets in the community. Mr. Wasson stated that Ms. Thomson has been working with several organizations on outreach to get pets vaccinated and volunteer efforts for animals at the center. Ms. Schafer complimented Ms. Thomson on her efforts to work with the mentally ill and others in need in the community. Chairman Owens asked if there were any questions for Ms. Thomson, hearing none he thanked Ms. Thomson

Ms. Jennifer Ho, Risk Management presented her third quarter report. Chairman Owens asked if there were any questions for Ms. Ho, hearing none, he thanked Ms. Ho.

Mr. Wasson introduced Mr. Austin Grammar, Economic Coordinator for the City of Bloomington's Community Development Office and stated that he was at the meeting to present requests to approve three tax abatement agreements.

Mr. Grammar provided information and gave an update on a previous Tax Abatement for 115 E. Monroe (Green Building LLC). He summarized the project and went over the numbers in the agreement and the current tax assessment. He stated that the project was complete was an example of a successful Tax Abatement project.

Mr. Grammar summarized the Tax Abatement Agreement between the County of McLean and 312/314 North Main, Mid-City Properties, LLC. He indicated that Ms. Beck wants to add 6 loft apartments in the building upstairs. He stated that taxes would be \$3,900 and increase 3% each year for five years. He stated that the agreement requires a minimum investment of \$847,000 and a completion date of March 1, 2017. Mr. Grammar indicated that the EAV now is \$47,000 and that by working with assessor after completion it is estimated to be \$174,000. Mr. Robustelli asked if moving forward this would not mean a net decrease for McLean County during the abatement but would mean net increase in five years. Mr. Grammar stated that it would mean an increase almost immediately and went on to explained the spreadsheets that summarized EAV, tax rates, taxes currently received and taxes projected to be received after project complete.

Mr. Erickson asked if the building on the first project was fully occupied. Mr. Grammar stated that he believed it is fully occupied. Mr. Robustelli stated that agreement not

contingent on full occupancy, they still need to pay the taxes. Mr. Erickson stated that it is easier to make the payments if all of your units are rented out. Mr. Erickson stated he had not had enough time to review material and asked why the packet was delayed. Mr. Wasson stated that calculations from Health Committee special meeting required we extend the time period to complete the FICA and IMRF calculations due to personnel adjustments. Mr. Erickson stated that he would need to take more time to review before he could determine how he felt on the proposal.

Motion by Robustelli/Rankin to recommend approval of a Tax Abatement Agreement between the County of McLean, Illinois and Mid-City Properties, LLC.
Motion Carried.
Member Erickson voted against.

Mr. Grammar presented information on 407/409 W. Washington Street for Haney Plumbing and Rental for the construction of 6 loft apartments. He stated that for this project the property taxes were to be frozen for 5 years at \$4,000 with a minimum investment of \$970,000 and required project completion date of April 30, 2015. Mr. Grammar indicated that the Haney's provided documentation that they had invested over 1.2 million in the building because of unforeseen expenses including adding an elevator and replacing the roof. Mr. Grammar indicated that in January of 2014 this proposal was taken before the Bloomington City Council and approved but due to changes in personnel it was not presented to the other governmental bodies. He stated that the Haney's proceeded on the project after the approval of the Bloomington City Council because they had been told the project would be taken before the other bodies. He stated that EAV at the time of the review of the project was \$19,000 and after completion estimated to be \$236,000. Ms. Schafer asked when we would abate the taxes since the project already was completed. Mr. Wasson stated that there has not been a re-evaluation of this property to date so there has not been an increase in assessment. He stated that because of that there is no requirement for us to go back and adjust taxes payable in 2015. Mr. Grammar stated that in the agreement calls for real estate taxes payable in 2017, 2018, 2019, 2020, 2021 so since the bills for 2016 taxes have not been sent out we can still move on this agreement.

Mr. Robustelli asked Mr. Grammar if McLean County would be held whole as tax year 2012 McLean County was receiving \$181.23 in property tax and post development McLean County will receive \$2,156.05 if this agreement approved. Mr. Grammar stated that after you take the amount abated off of the tax amount, McLean County would receive \$463.00 which is more than the \$181.23 currently receiving.

Mr. Rankin stated that he did not recall considering a project that was already complete. Mr. Wasson stated that this is not something we have seen before as this is a project where one body approved the agreement over a year ago and due to an oversight it was not presented to other bodies. He stated that when Mr. Grammar started with the City, he noticed this oversight and has been working to correct it.

Motion by Robustelli/Schafer to recommend approval of a Tax Abatement Agreement between the County of McLean, Illinois and Haney Plumbing & Rental.

Motion Carried.

Member Erickson voted against.

Mr. Grammar presented proposal for Green Top Grocery Store at 915 and 921 Washington Street. Mr. Grammar indicated that several factors were considered when deciding on this location and included Connect Transit access, trail access and the fact that this location is in a USDA food desert where residents have a limited number of options for groceries or have to travel a great distance to get to a food source. He stated that the developer is working with the start-up business by offering a lower rent at first and raising slowly. He stated that they are recommending 100% abatement in the first year and then 80%, 60%, 40% and 20% in the years on with a minimum investment of 2.4 million and building completion date of April 1, 2017. Mr. Grammar indicated that there will be an initial bump in assessed value because currently location is two separate plated parcels when he acquires both they will need to be re-plated as one and at that time they will be re-assessed and will more than likely assess at a higher value. Mr. Grammar also indicated that the City Council approved a sales tax rebate for Green Top up to 390,000 over 10 years.

Mr. Rankin stated that this is a great proposal that will meet a critical need for the community and he fully supports this project.

Mr. Erickson stated that he wanted to clarify why he is voting against the project as he wants more time to review the project and reserves right to vote differently at a future date. Mr. Grammar offered to sit down with Mr. Erickson to go over the proposals.

Motion by Rankin/Schafer to recommend approval of a Tax Abatement Agreement between the County of McLean, Illinois and Foundry Square, LLC.

Motion Carried. Chair voted.

Member Erickson voted against. Member Robustelli abstained from voting

Mr. Wasson presented for action a request to approve an Ordinance by the McLean County Board Amending the McLean County Code concerning fees to be charged by the McLean County Clerk. This is in response to request of the committee to review fees in the County Clerk's office to try to identify avenues to offset additional costs being incurred due to the mandate requiring us to expand same day registration in the polling places.

Motion by Rankin/Erickson to recommend approval of an Ordinance by the McLean County Board Amending the McLean County Code concerning fees to be charged by the McLean County Clerk.

Mr. Erickson asked them to confirm that the reason asking to increase fees is to pay for election obligations and not to have the department pay for themselves through the fees. Mr. Wasson stated that we have a fee study in hand that shows that we are not recovering the costs we are incurring, so increase would meet the need for the additional revenue to cover the \$60,000 requested for election. Mr. Erickson asked if we could do the same with Building and Zoning. Mr. Wasson stated that neither department pays for themselves through fees. Mr. Wasson stated that with Building and Zoning they would be recommending increases in fees at meeting on Thursday. Mr. Robustelli asked him to confirm that part of this is to cover costs for mandate on election. Mr. Wasson stated that direction from the Committee was to look at the fees charged by the County Clerk to see if there was revenue to cover the \$60,000 in election costs and so we are maximizing the fees that we can without doing a new cost study.

Mr. Robustelli asked what fees are being increased. Mr. Knapp explained that when they codified the ordinances some statutory fees were not included in the code. He stated that no miscellaneous fees were removed; they are struck through in the document because they had to be moved to make room for a section for the County Clerk fees to be added. Mr. Robustelli asked if fee discussion could be tabled until December and asked if the Committee could be provided with a summary that clearly shows the current fees and the change to the fee.

Motion by Robustelli/Erickson to table discussion of fee increase to the next regular Finance Committee meeting on December 2, 2015.
Motion carried.

Mr. Wasson presented for action a request to approve position reclassification and salary upgrades recommended as part of Fiscal Year 2016 Recommended Budget.

Motion by Robustelli/Rankin to recommend approval of position reclassifications and salary upgrades recommended as part of Fiscal Year 2016 Recommended Budget.
Motion Carried

Mr. Wasson presented for action a request to approve the Fiscal Year 2016 compensation plan that included a 1.5% increase across the board for non-bargaining employees.

Motion by Schafer/Rankin to recommend approval Fiscal Year 2016 Compensation Plan.
Motion Carried.

Mr. Wasson presented for action approval of the IMRF (0131-0069) and Social Security (0130-0069) FY 2016 Recommended Budget. He stated that this includes changes that have taken place in all departments and approved through the oversight committees

including the Health Committee that morning. Chairman Owens stated that if the Committee had no objection they would take items G1 and 2 together.

Motion by Robustelli/Rankin to recommend approval of the IMRF (0131-0069) and Social Security (0130-0069) FY 2016 Recommended budgets.
 Motion Carried.

Mr. Wasson presented his report on hiring for the County in the last 30 days. Chairman Owens asked the Committee if they had any questions. Hearing none, Chairman Owens thanked Mr. Wasson.

Chairman Owens presented the November 1, 2015 Finance Committee bills for review and approval as transmitted by the County Auditor. The Finance Committee bills include a Prepaid Total of \$1,035,675.47 and a Fund Total that is the same.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 11/1/2015

EXPENDITURE SUMMARY BY FUND

Finance Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0001	GENERAL FUND		\$139,453.96	\$139,453.96
0131	IMRF FUND		\$344,884.07	\$344,884.07
0135	TORT JUDGEMENT		\$67,800.51	\$67,800.51
0137	RECORDER DOCUMENT STORAGE		\$2,611.94	\$2,611.94
0164	CO CLERK DOC STORAGE		\$931.02	\$931.02
0167	GIS FEES		\$22,403.07	\$22,403.07
0512	EMPLOYEE BENEFIT PLAN		\$457,590.90	\$457,590.90
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			\$1,035,675.47	\$1,035,675.47


 COMMITTEE CHAIRMAN

Motion by Schafer/Robustelli to approve the presented bills.
 Motion carried

Chairman Owens presented the Nursing Home bills for review and approval as transmitted by the County Auditor. The bills include a Prepaid Total of \$475,557.98 and a Fund Total that is the same.

MCLEAN COUNTY BOARD COMMITTEE REPORT

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AS OF 11/1/2015

EXPENDITURE SUMMARY BY FUND

Human Services Committee

FUND	FUND TITLE	PENDING TOTAL	PREPAID TOTAL	FUND TOTAL
0401	NURSING HOME		\$475,557.98	\$475,557.98
			\$475,557.98	\$475,557.98

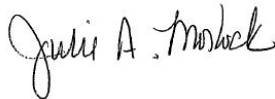

COMMITTEE CHAIRMAN

Motion by Robustelli/Rankin to approve the presented
Nursing Home bills.
Motion carried.

Chairman Owens asked if there was any other business or communication to come before the Committee, hearing nothing he adjourned the meeting.

Meeting adjourned at 5:54 PM

Respectfully Submitted,



Julie A. Morlock
Recording Secretary

County Treasurer's Monthly Financial Reports
Summary of Tax Revenue

October			Change Over	
Vouchers		2015	Prior Year	2014
County Wide Sales Tax	\$	415,987.77	0.4%	\$ 414,322.39
County Sales Tax (Un-Inc)	\$	47,609.49	-17.8%	\$ 57,883.99
Local Use Tax	\$	35,713.15	27.5%	\$ 27,999.83
Income Tax	\$	197,983.58	7.6%	\$ 184,023.78
PPRT	\$	275,031.37	5.5%	\$ 260,748.61
Total	\$	972,325.36	2.9%	\$ 944,978.60

Monthly Comparison

October 2015 Vouchers	\$	972,325.36	
October 2014 Vouchers	\$	944,978.60	
Difference	\$	27,346.76	2.9%

YTD Comparison

YTD 2015 Vouchers	\$	8,512,614.09	
YTD 2014 Vouchers	\$	8,212,532.80	
Difference	\$	300,081.29	3.7%

Budget Comparison

2015 Annual Budget	\$	10,166,476.00	
Budgeted Revenue thru 10/31/15	\$	8,674,780.67	
2015 YTD Actual Vouchers	\$	8,512,614.09	
Over (Under) Budget	\$	(162,166.58)	-1.9%

Property Tax Receipts

Extension	\$	33,280,220.54	
Distributions	\$	32,230,083.17	96.8%

**County Treasurer's Monthly Financial Reports
Investment Report
10/31/15**

Pooled Fund CD Investments		Amount	Type	Rate	Maturity Date
04/10/15	Illini Bank	200,000.00	CD	0.26%	04/10/16
04/17/15	Atlanta National Bank-McLean	200,000.00	CD	0.50%	04/17/16
09/30/14	Morton Community Bank -Stanford & Cropsey	200,000.00	CD	0.67%	07/07/16
07/03/15	First State Bank of Bloomington	400,000.00	CD	0.35%	07/03/16
08/02/15	First State Bank of Bloomington	500,000.00	CD	0.35%	08/02/16
08/10/15	Mid Illini Credit Union	200,000.00	CD	0.42%	08/10/16
09/14/15	Peoples State Bank of Colfax	200,000.00	CD	0.20%	09/14/15
08/04/14	Prairieland Federal Credit Union	180,000.00	CD	1.00%	11/04/15
12/29/14	Dewey State Bank-Saybrook	90,000.00	CD	0.35%	12/29/15
04/06/15	Anchor State Bank-Anchor	200,000.00	CD	0.30%	04/03/16
02/11/15	State Bank of Graymont-Chenoa	200,000.00	CD	0.40%	05/11/16
Total Pooled Fund CD Investments		2,570,000.00			

Other Pooled Fund Investments		Amount	Type	Rate	Maturity Date
10/31/15	Chase Bank	281,127.37	Op/Sweep	0.02%	Sweep
10/31/15	Heartland Bank	5,699,778.13	High Perf Op	0.07%	Flexible
10/31/15	Illinois Funds Money Market - P&Rec E-Pay	71,382.47	Money Mkt	0.03%	Flexible
10/31/15	Illinois Funds Money Market - Co Clerk E-Pay 0001 & 0164	9,215.83	Money Mkt	0.03%	Flexible
10/31/15	Illinois Funds Money Market Pool	2,909,473.60	Money Mkt	0.03%	Flexible
10/31/15	State Farm Bank	4,953,376.21	Money Mkt	0.35%	Flexible
10/31/15	Commerce Bank	5,514,810.72	Money Mkt	0.08%	Flexible
10/31/15	Chase Bank	6,721,872.27	Money Mkt	0.03%	Flexible
10/31/15	Chase Bank-Crt Restitution CS96CF1172 Fund 0001	209,499.71	Operating	0.03%	Flexible
Total Pooled Fund Cash Accounts		26,370,536.31			

Other Investment Accounts		Amount	Type	Rate	Maturity Date
10/31/15	Commerce Bank-HD Gov Pay	295,038.98	Operating	EC	Flexible
10/31/15	Illinois Funds Public Transportation (ShowBus)Fund 0006	55,184.97	Money Mkt	0.03%	Flexible
10/31/15	Illinois Funds MM-Health Dept. E-Pay Fund 0112	4,121.32	Money Mkt	0.03%	Flexible
10/31/15	Commerce Bank-Payroll Clearing Fund 0604	479,681.54	Operating	0.02%	Flexible
10/31/15	Regions Bank-Liability Claims Fund 0135 Timing	(17,514.06)	Operating	EC	Flexible
10/31/15	Illinois Funds MM-Unclmd Prop & Probate Fund 0601	97,913.07	Money Mkt	0.03%	Flexible
10/31/15	PNC Bank-Federal Asset Forfeiture Fund 0150 & 0158	27,952.15	Operating	0.01%	Flexible
Total		942,377.97			

County Motor Fuel Fund 0123		Amount	Type	Rate	Maturity Date
10/31/15	Commerce Bank	423,034.45	Operating	0.02%	Flexible
10/31/15	Illinois Funds-Money Market	1,341,017.49	Money Mkt	0.03%	Flexible
Total Funds		1,764,051.94			

McLean County Nursing Home Fund 0401		Amount	Type	Rate	Maturity Date
10/31/15	Heartland Bank	1,448,885.06	High Perf Op	0.07%	Flexible
10/31/15	Illinois Funds-Money Market	4,923,350.57	Money Mkt	0.03%	Flexible
10/31/15	Heartland Bank-Money Market	84,680.60	Money Mkt	0.07%	Flexible
10/31/15	Commerce Bank-Residents Account	27,274.05	Operating	0.03%	Flexible
08/02/15	First State Bank of Bloomington	500,000.00	CD	0.35%	08/02/16
10/13/15	Flanagan State Bank	505,527.16	CD	0.45%	10/13/16
Total Funds		7,489,717.44			

Emergency 911 Telephone Service Fund 0450		Amount	Type	Rate	Maturity Date
10/31/15	Commerce Bank	374,803.30	Operating	n/a	Flexible
10/31/15	Commerce Bank Trust	451,121.40	Trust Acct	0.01%	Flexible
Total Funds		825,924.70			

Metro Communications Fund 0452		Amount	Type	Rate	Maturity Date
10/31/15	Heartland Bank	900,463.62	High Perf Op	0.03%	Flexible
Total Funds		900,463.62			

Township Motor Fuel Tax Fund 0501		Amount	Type	Rate	Maturity Date
10/31/15	Heartland Bank	586,961.55	Operating	EC	Flexible
10/31/15	Illinois Funds Money Market	155,002.86	Money Mkt	0.03%	Flexible
	Total Funds	741,964.41			
Township Bridge Program Fund 0502		Amount	Type	Rate	Maturity Date
10/31/15	Chase Bank	1,500.66	Operating	0.01%	Flexible
	Total Funds	1,500.66			
McLean County Free Eye Clinic Fund 0505		Amount	Type	Rate	Maturity Date
10/31/15	PNC	31,565.92	Operating	0.01%	Flexible
	Total Funds	31,565.92			
Employee Benefit Plan Fund 0512		Amount	Type	Rate	Maturity Date
10/31/15	Heartland Bank	3,336,392.82	High Perf Op	0.07%	Flexible
	Total Funds	3,336,392.82			
Baker Estate Trust Fund 0513		Amount	Type	Rate	Maturity Date
10/31/15	PNC	189,355.28	Operating	0.01%	Flexible
	Total Funds	189,355.28			
Community Development Assistance Fund 0603		Amount	Type	Rate	Maturity Date
10/31/15	PNC	755,174.31	Operating	0.01%	Flexible
10/31/15	Illinois Funds Money Market	178,565.94	Money Mkt	0.03%	Flexible
	Total Funds	933,740.25			
Drainage Districts		Amount	Type	Rate	Maturity Date
0529	Patton	12,100.02	Operating	0.08%	Flexible
0530	Adrian	15,376.71	Operating	0.05%	Flexible
0531	Brokaw Brining	30,192.91	Operating	0.08%	Flexible
0532	Easterbrook	66,839.99	Operating	0.01%	Flexible
0533	Gridley	15,607.30	Operating	0.01%	Flexible
0534	Kumler	12,162.87	Operating	0.04%	Flexible
0535	Mackinaw	4,641.53	Operating	0.10%	Flexible
0536	Normal-Towanda	2,371.49	Operating	0.08%	Flexible
0538	Prairie Creek	25,177.42	Operating	0.01%	Flexible
0539	Sangamon River	32,442.58	Operating	0.01%	Flexible
0541	White Star	9,310.78	Operating	0.08%	Flexible
0542	Turkey Creek	13,385.98	Operating	0.08%	Flexible
	Total Funds	239,609.58			
TOTAL OF ALL FUNDS		46,337,200.90			