

Note: These minutes are not official until approved by the Committee of the Whole at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

DeKalb County Government
Sycamore, Illinois

**Committee of the Whole Minutes
September 9, 2020**

The Committee of the Whole of the DeKalb County Board virtually met via Zoom on Wednesday, September 9, 2020. Chairman Mark Pietrowski called the meeting to order at 7:00 p.m. Those Members virtually present via Zoom and/or by phone were Mr. Tim Bagby, Ms. Rukisha Crawford, Mrs. Karen Cribben, Mrs. Laurie Emmer, Mr. Steve Faivre, Vice-Chairman John Frieders, Ms. Kiara Jones, Mr. Tracy Jones, Ms. Dianne Leifheit, Ms. Maureen Little, Mr. Jim Luebke, Mr. Roy Plote, Mr. Chris Porterfield, Mr. Craig Roman, Ms. Linda Slabon, Mr. Paul Stoddard, Mr. Larry West, Mr. Jeff Whelan, Ms. Suzanne Willis, and Chairman Mark Pietrowski, Jr. Mr. Scott Campbell, Mr. Tim Hughes, Ms. Terri Mann-Lamb, and Mr. Jerry Osland were absent. A quorum was established with twenty Members present and four absent.

Others present included Gary Hanson, Derek Hiland, Pete Stefan, Nathan Schwartz, Greg Millburg, Cohen Barnes, Paul Borek, Cortney Strohacker, Randi Olson, Kathy Lampkins, and two representatives from Clean Energy Design Group, Inc.

APPROVAL OF THE AGENDA

Mr. Porterfield moved to approve the agenda as presented. Ms. Crawford seconded the motion. Those voting yea were Mr. Bagby, Ms. Crawford, Mrs. Cribben, Mrs. Emmer, Mr. Faivre, Vice-Chair Frieders, Ms. Jones, Mr. Jones, Ms. Leifheit, Ms. Little, Mr. Luebke, Mr. Plote, Mr. Porterfield, Mr. Roman, Ms. Slabon, Mr. Stoddard, Mr. West, Mr. Whelan, Ms. Willis, and Chairman Pietrowski. All Members present voted yea. Motion carried unanimously by roll call vote.

APPROVAL OF THE MINUTES

Mr. Whelan moved to approve the minutes from the August 12, 2020 Committee of the Whole Meeting. Ms. Crawford seconded the motion as presented. Those voting yea were Mr. Bagby, Ms. Crawford, Mrs. Cribben, Mrs. Emmer, Mr. Faivre, Vice-Chair Frieders, Ms. Jones, Mr. Jones, Ms. Leifheit, Ms. Little, Mr. Luebke, Mr. Plote, Mr. Porterfield, Mr. Roman, Ms. Slabon, Mr. Stoddard, Mr. West, Mr. Whelan, Ms. Willis, and Chairman Pietrowski. All Members present voted yea. Motion carried unanimously by roll call vote.

PUBLIC COMMENTS

There were no public comments.

CHAIR'S COMMENTS

Chairman Pietrowski shared that it was announced that DeKalb County was now at a COVID-19 warning level based on the significant increase in the number of new cases per 100,000 residents and increase in positivity rate for the County. He reiterated to the Board Members to stay vigilant and to wear a face covering, wash hands frequently, and to watch their distance from other individuals.

Ms. Terri Mann-Lamb entered the Zoom Meeting.

PRESENTATIONS/DISCUSSIONS

Discussion on Solar Energy for the Community Outreach Building

Community Development Director/Deputy County Administrator Mr. Derek Hiland continued the discussion that began at the Committee of the Whole's last meeting regarding allowing a solar garden development on property owned by DeKalb County located next to the Community Outreach Building on Annie Glidden Road in DeKalb.

Mr. Hiland reiterated that the County has sought opportunities to offset costs to the General Fund by exploring potential savings associated with Solar Development on County owned land. The DeKalb County 2020 Budget, approved in the fall of 2019 also identifies exploring solar opportunities on County property. Multiple County-owned land and locations were investigated with challenges and limitations identified on other sites which helped narrow the focus to one immediately viable opportunity, the DeKalb Campus' Community Outreach Building.

Mr. Hiland shared that he had been working with Clean Energy Design Group, Inc. out of Springfield, Illinois, to come up with a solar garden proposal that identified everything from the material of fencing to landscaping and panel tilt. He wanted to ensure that this potential solar garden would be a showpiece and would be the nicest looking on in DeKalb County. Mr. Hiland additionally reviewed the potential savings this would general for the County.

Mr. Jones noted that he supports the project but had concerns about the use of land in the particular proposed location. He wondered if it would be best to wait on the project until they were able to do a much larger-scale project that would encompass all of the County's DeKalb Campus.

Mr. Hiland confirmed that this project would only serve the Community Outreach Building and explained that there is a timing issue due to incentives that would start to reduce after the 1st of the year. He added that taking on a project the size of the one that would take to power the entire Campus would take much more land and the process would take much longer and the incentives would be different. The idea was to start with this project and work on a larger model in the future.

Representatives from Clean Energy Design Group, Inc. were on the Zoom Meeting to answer any questions the Board Members may have in regards to the project.

Mr. Hanson added that the Executive Committee, following this meeting, will be asked to forward a Resolution to the full County Board authorizing him to sign a letter of intent to enter into a long-term lease to provide a solar development on property owned by the County of DeKalb, located at 2500 North Annie Glidden Road, DeKalb, Illinois.

Reports from Committee Chairs

Mr. Faivre, Chairman of the Planning & Zoning Committee, shared the Committee has forwarded twenty-three Ordinances to the full Board. Twenty-one of those Ordinances are Special Use Permits for Solar Gardens in various Townships within the County of DeKalb. Mr. Faivre additionally shared there will be a Public Hearing on Friday, September 18, 2020 beginning at 1:00 p.m. for a proposal to amend the regulation governing lots in the A-1, Agricultural District also known as the "40-acre" rule.

Note: These minutes are not official until approved by the Committee of the Whole at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

Mr. Plote, Chairman of the County Highway Committee, shared that the Committee discussed the Peace Road Improvement Study Resolution that was sent back to them. The County Engineer has heard the Committee's concerns regarding the total potential cost of the agreement presented in June and August, which was a not-to-exceed amount of \$470,927.69. Instead of recommending the study and phase I engineering proceed at the same time under one agreement, the recommendation is to proceed with only a study of the corridor to determine what improvements, if any, should be done. The cost of just the study has been determined to be not-to-exceed \$141,755.17. This cost will be spread out over the rest of 2020 and 2021.

Mrs. Emmer, Chair of the Economic Development Committee shared that the Committee did not meet and that they had no items to present to the Board.

Mr. Porterfield, Chairman of Health & Human Services Committee shared that the Committee did not meet and that they had no items to present to the Board.

Ms. Leifheit, Chair of the Law & Justice Committee, reviewed that the Committee receiving monthly updates from the Public Defender and Court Services Offices. Both Departments are playing catch-up as the Courts are beginning to meet again. The Committee additionally received an update from CASA. CASA is still performing their duties just most of it is currently being done virtually due to the pandemic. They continue to help and be the voice for a great number of youths. Lastly, Community Mental Health Board Director Deanna Cada provided the Committee with a long list of law & justice trainings and initiatives that the Mental Health Board funds and is helping facilitate.

Mr. Bagby, Chairman of the Finance Committee, shared that the Committee forwarded seven Delinquent Property Tax Sale Resolutions to the Board for consideration. They were also updated on the favorable bond rating that the County received doing the Nursing Home Expansion Bond Issue. Along with that, the County will also be looking at refinancing the Courthouse Expansion Bond Issue to save a significant amount of money. Ms. Santos provided a sustainability update on the DATA Fiber Network and the Committee decided to hold off on proceeding forward with the Courthouse Expansion Project until at least the beginning of next year. Mr. Hanson and Mr. Stefan provided the Administrative Recommendation of the FY 2021 Budget and the majority of the meeting was a presentation and a request from DCEDC who was seeking \$765,000 in funding over a three-year period for the Implementation of the Branding Strategy and further requested that DeKalb County underwrite this entire cost using the County's Opportunity Fund.

Mr. Bagby provided an overview for the Committee of the Whole what the DCEDC Branding Initiative was and explained how the Committee came to the agreement to forward a Resolution to the Board stating that the County would provide partial funding, using the Opportunity Fund, for the DCEDC Branding Initiative by providing matching funds over a three-year period at the rate of contributing one dollar for every two dollars DCEDC raises for this branding initiative for up to a third of the plan's budget, which would be a total County contribution limit of \$85,000 per year or \$255,000 in total. The Committee of the Whole discussed this item further

Mr. Bagby additionally reviewed some highlights of the proposed FY 2021 Budget and some additionally discussion ensued relative of the Budget.

Note: These minutes are not official until approved by the Committee of the Whole at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

Mr. Stoddard, Chairman of the Forest Preserve Operations Committee, shared the Committee forwarded a Resolution to place the District's FY 2021 Budget on file for public inspection. They also heard comments from a member of the public regarding individuals trespassing on their property from the Kishwaukee River. The Forest Preserve agreed to help by putting up more signage and educating the public on what areas of the river are private and public.

County Administrator's Report

County Administrator Gary Hanson shared prior to the Full County Board Meeting there will be a County Board FY 2021 Budget Q&A at 6:00 p.m. The Q&A session is mostly to answer the Board's questions about the proposed budget. Mr. Hanson will open the session, taking a couple of minutes for providing a broad overview of the budget and Mr. Stefan will then spend about ten minutes reviewing his "Top Ten Budget Highlights" from the Budget Narrative. After that, the rest of the meeting is reserved for Board member questions.

The Nursing Home Expansion Project had their Bond Settlement today and Mr. Hanson reiterated that given the favorable bond market in 2020, the County is looking at refinancing the \$16,000,000 in bonds that were issued for the Courthouse Expansion Project. This refinancing is expected to save the County just under \$1,000,000. The debt restructuring should reduce the annual debt payments by \$100,000 (including for the necessary set-aside made during 2020). This item is a key piece to the FY 2021 Budget and more information regarding this item will be brought to the October Finance Committee Meeting.

Mr. Hanson also reported that, as requested by the County Board, the County is hosting an Implicit Bias Training for County Department Heads on Wednesday, September 30th. The training is being conducted by Dr. Kimberly Hart, from NIU.

The Administration Office and IMO are continuing to explore how Committee Meetings can be held by hybrid means (in-person and by Zoom). Right now, there are obstacle with a location that would accommodate enough individuals and having the right technology within the room to run Zoom as well. Staff will continue to work through the issues though.

Lastly, Mr. Hanson updated the Board on where they were at with the City of DeKalb TIF issue. Mr. Hanson reviewed what the County identified as questionable costs that the forensic audit found. He also reviewed the City of DeKalb's proposal on how they plan to make it right with the other taxing bodies. From the review, Mr. Hanson would be asking the Board where they are at on the subject next month and how they would like the County to proceed on the issue.

ADJOURNMENT

Mr. Whelan moved to adjourn the meeting at 8:43 p.m. Ms. Slabon seconded the motion. Those Members voting yea were Mr. Bagby, Ms. Crawford, Mrs. Cribben, Mrs. Emmer, Mr. Faivre, Vice-Chair Frieders, Ms. Jones, Mr. Jones, Ms. Leifheit, Ms. Little, Mr. Luebke, Ms. Mann-Lamb, Mr. Plote, Mr. Porterfield, Mr. Roman, Ms. Slabon, Mr. Stoddard, Mr. West, Mr. Whelan, Ms. Willis, and Chairman Pietrowski. All Members present voted yea. Motion carried unanimously by roll call vote.

Chairman Mark Pietrowski

Tasha Sims, Recording Secretary

Note: These minutes are not official until approved by the Committee of the Whole at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.

9/9/2020

DEKALB TIF QUESTIONABLE COSTS

A	TIF Dollars in Question	Amount
A-1	Administrative Costs - 1999 thru 2018	11,250,000
A-2	Sales Tax Used in Surplus Calculation	4,566,502
A-3	New Construction Costs Covered by TIF	1,900,000
A-4	Investment Money Lost	288,000
A-5	Rebates for Target Too High	11,000
A-6	Sub-Total of Items	18,015,502
A-7	Less: Allowable Costs per Auditor	(1,407,829)
A-8	Less: Amount Over-surplussed - 74%	(1,435,156)
A-9	Total TIF Dollars in Question	15,172,517
A-10	County's Share of Total - 9.16%	1,389,803

B	City of DeKalb's Proposal	Amount
	-----	-----
B-1	Administrative Costs 2009 thru 2018	7,895,027
B-2	Less: Allowable Costs per Auditor	(1,407,829)

B-3	Excessive Administrative Costs	6,487,198
B-4	Less: Amount Over-surplussed - 100%	(1,948,436)

B-5	Amount to Return to Taxing Bodies	4,538,762
		=====
B-6	County's Share of Total - 9.16%	415,751
		=====
B-7	Non-Cash Payment; End TIF #3 Early - 7 Years	
B-8	Current Expiration of TIF #3	2042
B-9	Proposed Expiration of TIF #3	2035