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DeKalb County Government
Sycamore, Illinois

**Committee of the Whole Minutes
January 12, 2022**

The Committee of the Whole of the DeKalb County Board met in the Legislative Center's Gathertorium on Wednesday, January 12, 2022. Chairman John Frieders called the meeting to order at 7:00 p.m. Those Members present were Mr. Tim Bagby, Mr. Scott Campbell (via phone), Ms. Mary Cozad, Ms. Rukisha Crawford, Mrs. Karen Cribben (via phone), Mr. Bill Cummings, Mr. Patrick Deutsch, Mrs. Laurie Emmer, Mr. Tim Hughes, Ms. Kiara Jones, Mrs. Kathy Lampkins (via phone), Ms. Dianne Leifheit, Mr. Jim Luebke, Ms. Terri Mann-Lamb, Mr. Roy Plote, Mr. Craig Roman, Mr. Ellingsworth Webb, Mr. Larry West, Vice-Chair Suzanne Willis, and Chairman John Frieders. Those absent were Mr. Steve Faivre, Ms. Maureen Little, and Mr. Jerry Osland. A quorum was established with seventeen Members physically present, three present via phone, three absent, and one vacancy.

Others present included Brian Gregory, Derek Hiland, Sheriff Andy Sullivan, Chief Deputy Jim Burgh, Sgt. Jeremy Grubbs, Sgt. Ben Hiatt, David Berault, Terrence Carden, Bridget Nodurft, Ray Giannini, Magdalen Niemi, Lucille Goreth, and Carol Stewart.

Mr. Webb moved to allow Ms. Karen Cribben, Mrs. Kathy Lampkins, and Mr. Scott Campbell to attend the meeting by other means via phone as per County Board Rule Sec. 2-21(D). Vice-Chair Willis seconded the motion and it was approved unanimously by voice vote.

APPROVAL OF THE AGENDA

Ms. Crawford moved to approve the agenda as presented. Ms. Jones seconded the motion and it was carried unanimously.

APPROVAL OF THE MINUTES

It was moved by Ms. Cozad, seconded by Mr. Luebke and it was moved unanimously to approve the minutes from the December 1, 2021 meeting.

PUBLIC COMMENTS

There were no public comments.

CHAIR'S COMMENTS

Chairman Frieders and Vice-Chair Willis strongly encouraged County Board Members to wear their masks. He understood not everyone was in favor of wearing masks but as Elected Officials and County Board Members, wearing one is a way they can "do their part" to help combat the COVID-19 pandemic.

PRESENTATIONS/DISCUSSIONS

DeKalb County Rehab & Nursing Center Financial Update

County Administrator Brian Gregory reiterated the ongoing timeline and financial challenges that are facing the DeKalb County Rehab & Nursing Center (DCRNC). Since the last meeting, the County Board has assumed governance of the DCRNC operations. The Health & Human Services Committee will be the direct report with the financial updates continuing to be provided to the Committee of the Whole. The DCRNC has also entered into an agreement with Jordan Healthcare Group to assist with assessment and collection of receivables, to assist with current billing, and offer training to the Business Office. There are ongoing meetings with the Architect of the Expansion Project to work toward occupancy for the Activity Center and the Serving Kitchens. Tonight, the CoW will hear a presentation from Marcus and Millichap, the only company that responded to the County's RFI for consulting/brokerage services.

Overall, progress is being made to address the issues that have been previously outlined, however the "best case" financial position if all of the receivables were collected (less the \$1.8 million previously identified as bad debt) would leave the home with \$3,219. Mr. Gregory added that what they are continuing to see is that expenditures have consistently increased, the home's net position decreases and revenues have been rather flat, even with CARES and ARPA grants coming in. The current net position of the DCRNC is **(\$10,704,654)**.

Looking ahead, the County will continue to work with consultant to fully understand all options including a change in the operator of the DCRNC. They also look to develop a financial plan based on the identified options to help the County Board determine the direction of the DCRNC moving forward.

Chairman Frieders and Mr. Gregory both stressed that determining the future direction of the DCRNC is very important going forward. This is the number one priority of the County and they will follow due process and gather all the information possible for the Board to make their decision, but time is critical.

Mr. Gregory left the Board with the ultimate questions he wanted the Board to keep in the back of their minds, "Is it in the best interest of the residents of the DeKalb County Rehab & Nursing Center and the residents of DeKalb County that the County operates the Nursing Home? Are we (the County) best suited to do that or is someone else?" He also added that the Board has to balance that (the DCRNC) with all the other services that the County provides as well. The operation is bleeding and there are thoughts on how to keep it from bleeding too far from taking away other services but those are not going to address the long-term census issues.

Chairman Frieders gave a huge thank you to the staff that was in attendance from the DCRNC and the rest of the staff that are providing excellent care for the residents at the Home. Despite the financial issues, the quality of care has never been compromised, the Chairman expressed.

DeKalb County Rehab & Nursing Center Request for Information Presentation

Mr. Ray Giannini, Senior Managing Director for Marcus & Millichap REIS, National Seniors Housing Group joined the Board to briefly review that answer for the County's RFI for consulting and brokerage services related to the DeKalb County Rehab & Nursing Center.

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Mr. Gregory reviewed that the County's RFI was broken down into two pieces. The First piece would be for consulting services. This would include:

- a.) Collection of necessary data and information for potential buyers.
- b.) Development of marketing collateral that accurately describes the home and property to potential buyers. Said collateral shall include but is not limited to the following information:
 - Pricing and financial analysis information;
 - Property description;
 - A listing of recent comparable sales of similar homes;
 - A market survey of competitive properties showing resident rates by payer category (i.e. private pay, Medicaid, Medicare, VA, etc.); and
 - Demographic information relevant to the nursing home.
- c.) Develop strategies in cooperation with the County Board for the sale or transfer or other disposition of the subject property and business to a for-profit, not-for-profit, consortium, or other qualified entity. Strategies shall include a proposed timeline with milestones indicated to provide guidance for operational considerations of the nursing home.

The second piece of the RFI would be for Brokerage Services. This would be in the event, by separate action, that the Board would want to consider selling the DCRNC.

Mr. Giannini introduced himself and provided the Board with his and his company's background. He provided a large detailed proposal that provided comparables and some market overview for the DCRNC. He also touched on the national trends that are facing all Nursing Homes non-profit and private.

Mr. Giannini reviewed that the Board has a few options to consider regarding the future of the DCRNC:

1. Try to grow the census and utilize County Funds to support operation.
2. Identify and install a new management company.
3. Lease the facility while the County maintains ownership of the real estate.
4. Sale of the business and real estate.

There were a couple questions that Board Members had but Mr. Gregory cautioned the Board Members to keep their questions at this point related to the RFI.

Sheriff's Office Taser Replacement Update

With the passage of SAFE-T Act (criminal justice reform), many new standards are required of law enforcement officers. In the SAFE-T Act, there are added restrictions and standards related to the deployment of tasers. Modern tasers have been equipped with advancements to make the taser more accurate and include a "warning arc" that studies show reduce the need for deployment by over 70%. The tasers the Sheriff's Department utilizes in many cases are older technology and are in need of replacement.

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Earlier this month, the County received a quote from Axon, the company that makes tasers in the United States, to replace all of the County's tasers with new tasers with the improvements. The quote that was received was just over \$190,000, however was only good until the end of 2021 at which time it would increase to about \$210,000. Through some negotiation the County was able to get Axon to hold their pricing through January 22nd. In order to meet the deadline, the Law and Justice Committee met early on January 10th and forwarded a Resolution to the full Board recommending the purchase of fifty-one (51) replacement tasers for the Sheriff's Office to be used in patrol and corrections. The plan is to fund the replacement tasers from the Special Projects Fund, which received revenue from ARPA. This investment helps reduce liability and protects our officers and the people they interact with.

Sheriff Andy Sullivan, Chief Deputy Jim Burgh, Sgt. Jeremy Grubbs, Sgt. Ben Hiatt provided the CoW a demonstration of how much more accurate and reliable the new tasers would be as opposed to the current ones that they have had for around 11 years.

Reports from Committee Chairs

Mr. West, Vice-Chair of the Planning & Zoning Committee, reported that the Committee has not met and they have nothing to report.

Mr. Plote, Chair of the County Highway Committee, shared that the Committee has forwarded an Ordinance providing for the establishment of an Altered Speed Zone on Pleasant Hill Road. They will also be meeting prior to the full County Board Meeting next week to hopefully award the purchase of a new cab and chassis bid, if they get one.

Mrs. Emmer, Chair of the Economic Development Committee, shared that the Committee forwarded an annual Resolution selecting the DeKalb County Convention & Visitors Bureau as DeKalb County's Agency of Record for Tourism Promotions for the Illinois Office of Tourism for the 2022 Fiscal Year.

Ms. Crawford, Chair of Health & Human Services Committee, shared she had no report.

Ms. Leifheit, Chair of the Law & Justice Committee, shared that the Committee forwarded a Resolution for the purchase of tasers for the Sheriff's Office per the presentation they received earlier. They also have an Ordinance establishing Circuit Court fees.

Mr. Bagby, Chairman of the Finance Committee, shared that the Committee did not meet this month but they will have the usual Payment of Claims and Reports of County Officials.

Mr. Roman, Chairman of the Forest Preserve Operations Committee, shared that the Forest Preserve District only had the Payment of Claims for this month's meeting.

Vice-Chair Willis shared that following this meeting the Executive Committee would be asked to consider the approval of a Resolution to award a contract to Marcus and Millichap for Consulting and Brokerage Services related to the DeKalb County Rehab & Nursing Center.

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COUNTY ADMINISTRATOR'S REPORT

Mr. Gregory reviewed that last year at one of the Mayor's Forums there was discussion as to challenges that each DeKalb County community was facing. A constant message that each community noted was that infrastructure, namely water and sewer, was at the top of the list. As the DeKalb County Board started discussions as to how to utilize American Recovery Plan Act funds, the infrastructure needs of the communities were taken into consideration. In late 2021, the County Board voted unanimously to provide \$100,000 to each of the fourteen DeKalb County communities to be used for water, sewer, or broadband infrastructure consistent with ARPA requirements. Mr. Gregory provided the Board with a memo that outlines the program and includes a brief application. He noted that he would like to coordinate with the municipalities to have one or more of the County Board members that represent their communities to attend their upcoming Board or Council Meetings to discuss the program.

Next month the Board will see a modified Letter of Intent with Clean Energy Design Group, Inc. to bring back the Community Outreach Building Solar Project, located at 2500 North Annie Glidden Road, DeKalb, Illinois.

Back in October, the Highway Department was submitting a grant for TARP Funding. At that same time, the County's computer systems went down due to a ransomware attack. Unfortunately, this meant that the Highway Department ended up missing the window for the grant submission. With the help of the County's local Senator and State Representative, the Highway Department has been awarded \$694,000 in TARP funding for the upgrade to Suydam Road from Illinois Route 23 to Rollo Road planned for later this summer. Mr. Gregory thanked the local legislatures for their help.

Lastly, Mr. Gregory noted that the Administration Office will be joined by a new Administrative Analyst, Liam Sullivan, in February.

ADJOURNMENT

It was moved by Mrs. Emmer, seconded by Mr. Luebke and it was carried unanimously to adjourn the meeting at 8:39 p.m.

Respectfully submitted,

John Frieders, Chairman

Tasha Sims, Recording Secretary