

Note: These minutes are not official until approved by the Executive Committee 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

**Executive Committee Minutes
January 12, 2022**

The Executive Committee of the DeKalb County Board met at the Legislative Center's Gathertorium on Wednesday, January 12, 2022. Chairman Frieders called the meeting to order at 8:39 p.m. Those Members present were Mr. Tim Bagby, Ms. Rukisha Crawford, Mrs. Laurie Emmer, Ms. Dianne Leifheit, Mr. Roy Plote, Mr. Craig Roman, Vice-Chair Suzanne Willis, and Chairman John Frieders. Mr. Steve Faivre was absent but Planning & Zoning Committee Vice-Chair Mr. Larry West took his place on the Committee. A quorum was established with all nine Members present.

Others present included Brian Gregory, Derek Hiland, David Berault, Terrence Carden, Kathy Lampkins (via phone), Scott Campbell (via phone), Mary Cozad, Bill Cummings, Patrick Deutsch, Terri Mann-Lamb, and Ellingsworth Webb.

APPROVAL OF THE AGENDA

It was moved by Ms. Crawford and seconded by Mr. Baby to approve the agenda as presented.

It was moved by Vice-Chair Willis, seconded by Mr. Plote and it was carried unanimously to add an Executive Session for Litigation as per 5 ILCS 120/2(c)(11) following Public Comments.

Chairman Frieders called for a voice vote to approve the agenda as amended. The motion carried unanimously.

APPROVAL OF THE MINUTES

It was moved by Mrs. Emmer, seconded by Mr. Plote and it was carried unanimously to approve the minutes of the December 1, 2021 Executive Committee Meeting.

PUBLIC COMMENTS

There were no public comments.

EXECUTIVE SESSION

Mr. Roman moved to enter into Executive Session for the purpose of purpose of discussing Pending or Imminent Litigation as provided for in 5 ILCS 120/2(C)(11) at 8:43 p.m. Ms. Leifheit seconded the motion and it carried by a 9-0-0 roll call vote. Those voting yea were Mr. Bagby, Mrs. Emmer, Mr. West, Ms. Leifheit, Mr. Plote, Mr. Roman, Vice-Chair Willis, and Chairman Frieders. None were opposed and no one was absent. Motion carried.

The Committee entered back into their Open Meeting at 8:58 p.m.

**AWARD OF CONTRACT FOR CONSULTING AND BROKERAGE SERVICES
RELATED TO THE DEKALB COUNTY REHAB & NURSING CENTER**

Following a presentation that took place at the Committee of the Whole Meeting prior to the Executive Committee Meeting, Mr. Gregory clarified that the proposed Resolution has two folds.

1. Consulting Services

The County Board would be approving a consulting services agreement in the amount of ten-thousand dollars (\$10,000) with Marcus and Millichap to be available to answer questions from the County Board and to provide information including but not limited to:

- 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 County will provide Marcus and Millichap written notice as to whether it will exercise the brokerage services portion of this agreement, or will terminate the agreement after the consulting services are performed.

2. Brokerage Services

In the event the DeKalb County Board decides by separate action to market the DCRNC for sale, Marcus and Millichap will be the listing broker and will be paid a commission of 3% as outlined in the listing agreement.

If the Marcus and Millichap sells the DCRNC it will be paid the stated commission *less* the consulting services fee outlined in section 1, above.

In the event the County moves to sell the DCRNC and engages Marcus and Millichap for said brokerage services, the County retains the option of terminating the agreement at any time and Marcus and Millichap will be paid a fee of thirty-thousand dollars *less* the consulting services fee outlined in section 1, above.

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Mr. Gregory additionally stressed that if approved, the Board would not be making any decisions at this time on the future of the DCRNC. Entering this agreement would allow the County and the Board to have the most information possible to make an educated decision at a future date.

It was moved by Ms. Crawford, seconded by Mrs. Emmer and approved unanimously to forward the Resolution to the full County Board recommending its approval.

APPROVAL OF APPOINTMENTS

Chairman Frieders recommended the approval of the following appointments:

- a. **DeKalb County Board Member, District 5:** Michelle Pickett appointed immediately to fill the unexpired term of Linda Slabon until November 30, 2022.
- b. **County Board Committee Assignments:** Michelle Pickett appointed immediately to the Health & Human Services Committee and the Forest Preserve Operations Committee until November 30, 2022; Suzanne Willis appointed immediately as Vice-Chair of the Law & Justice Committee until November 30, 2022.
- c. **Board of Health:** Rukisha Crawford reappointed for a one-year term beginning January 1, 2022 until December 31, 2022; Dr. Kellen Bosma newly appointed for a three-year term beginning January 1, 2022 until December 31, 2024; Dr. Derryl Bock and Jessica Harrill both reappointed for three-year terms beginning January 1, 2022 until December 31, 2024.
- d. **DeKalb County Nursing Home Foundation Board:** Carol Evans, Robert Higdon and Judy Royer all reappointed for three-year terms until November 30, 2024.
- e. **Emergency Telephone Systems Board (E-911):** Mike Thomas appointed immediately to fill the unexpired term of Jeff McMaster until December 31, 2023.

It was moved by Mr. Bagby, seconded by Ms. Crawford and approved unanimously to forward the appointments to the full County Board recommending their approval.

APPROVAL OF THE COUNTY BOARD AGENDA

Ms. Crawford moved to approve the Draft County Board Agenda and to forward it to the full County Board. Mr. West seconded the motion. The motion carried unanimously by voice vote.

ADJOURNMENT

It was moved by Mrs. Emmer, seconded by Mr. West, and it was carried unanimously to adjourn the meeting at 9:09 p.m.

Respectfully submitted,

John Frieders, Chairman

Tasha Sims, Recording Secretary