

**CAPITAL**

**IMPROVEMENTS**

**COMMITTEE**

**RESOLUTIONS**





TO BE HEARD 04-13-09

Capital Improvements Committee  
Resolution #09-116

RESOLUTION OF THE COUNTY BOARD  
WILL COUNTY, ILLINOIS

*AUTHORIZING COUNTY EXECUTIVE TO RENEW LEASE AGREEMENT FOR  
THE OFFICES OF THE WILL COUNTY RECORDER OF DEEDS*

WHEREAS, there is not sufficient space in the buildings owned by the County to house the Recorder of Deeds Offices, and

WHEREAS, monies have been appropriated in the 2009 budget for rental of office space for the Will County Recorder of Deeds Offices, and

WHEREAS, the County Executive's Office is recommending a five-year term lease renewal for office space at the Executive Centre, 58 East Clinton Street, Joliet, Illinois, and

WHEREAS, the Capital Improvements Committee concurs with this request.

NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby authorizes the County Executive to enter into a five-year term lease renewal selecting the recommended Option # \_\_\_\_\_ for the Will County Recorder of Deeds Offices, 58 East Clinton Street, Joliet, Illinois, commencing on January 1, 2010.

Adopted by the Will County Board this 16<sup>th</sup> day of April, 2009.

Vote: Yes \_\_\_\_\_ No \_\_\_\_\_ Pass \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Nancy Schultz Voots  
Will County Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Lawrence M. Walsh  
Will County Executive

Will County Office Building  
 Office of the County Executive  
 Attn: Mr. Paul Rafac  
 302 N. Chicago Street  
 Joliet, IL 60432

**Re: Lease Renewals**

Dear Paul:

It was a pleasure meeting with you last week. Based on our discussion I have prepared for your review and consideration renewal terms for the Public Defender, Land Use, Veteran's Assistance, and Recorder of Deeds. I prepared two options for each; the first is a gross rental amount over the five year term (with no annual escalations), and the second has a gradual annual escalation each year. I also included that we would like the Public Defender to begin paying their own electric bill as all other tenants do.

**Department of Recorder of Deeds**

Current lease is due to expire December 31, 2009.

<b>Option 1:</b>				
Term	ppsf	Annual	Lease Term Total	
5 year (no escalation)	\$14.45	\$231,200.00	\$1,156,000.00	Equate to a 7% increase flat-- no escalation previous or now
<b>Option 2:</b>				
Year 1	\$13.91	\$222,560.00		increase of 3%
Year 2	\$14.25	\$228,000.00		increase of 2.5%
Year 3	\$14.53	\$232,480.00		increase of 2%
Year 4	\$14.82	\$237,120.00		increase of 2%
Year 5	\$15.11	\$241,760.00	\$1,161,920.00	increase of 2%

After your review of the options please feel free to call and further discuss which option would be most appropriate for the County. In any event, we would appreciate a response no later than September 15, 2008.

Thank you for your consideration in the continuation of leasing at the Executive Centre. John or I can be reached at (815) 741-2700 should you have any questions.

Best Regards,

*Jessica Bays*  
 Jessica Bays  
 Bays Investments



TO BE HEARD 04-13-09

Capital Improvements Committee  
Resolution #09-117

RESOLUTION OF THE COUNTY BOARD  
WILL COUNTY, ILLINOIS

*AUTHORIZING COUNTY EXECUTIVE TO RENEW LEASE AGREEMENT FOR  
THE OFFICES OF THE WILL COUNTY LAND USE DEPARTMENT*

WHEREAS, there is not sufficient space in the buildings owned by the County to house the Land Use Department, and

WHEREAS, monies have been appropriated in the 2009 budget for rental of office space for the Will County Land Use Department, and

WHEREAS, the County Executive's Office is recommending a five-year term lease renewal for office space at the Executive Centre, 58 East Clinton Street, Joliet, Illinois, and

WHEREAS, the Capital Improvements Committee concurs with this request.

NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby authorizes the County Executive to enter into a five-year term lease renewal selecting the recommended Option # \_\_\_\_\_ for the Will County Land Use Department, at 58 East Clinton Street, Joliet, Illinois, commencing on October 1, 2009.

Adopted by the Will County Board this 16<sup>th</sup> day of April, 2009.

Vote: Yes \_\_\_\_\_ No \_\_\_\_\_ Pass \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Nancy Schultz Voots  
Will County Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Lawrence M. Walsh  
Will County Executive

Will County Office Building  
 Office of the County Executive  
 Attn: Mr. Paul Rafac  
 302 N. Chicago Street  
 Joliet, IL 60432

**Re: Lease Renewals**

Dear Paul:

It was a pleasure meeting with you last week. Based on our discussion I have prepared for your review and consideration renewal terms for the Public Defender, Land Use, Veteran's Assistance, and Recorder of Deeds. I prepared two options for each; the first is a gross rental amount over the five year term (with no annual escalations), and the second has a gradual annual escalation each year. I also included that we would like the Public Defender to begin paying their own electric bill as all other tenants do.

**Department of Land Use**

Current lease is due to expire September 30, 2009.

<b>Option 1:</b>				
Term	ppsf	Annual	Lease Term Total	
5 year (no escalation)	\$15.38	\$246,080.00	\$1,230,400.00	Equate to a 7% increase flat-- no escalation previous or now
<b>Option 2:</b>				
Year 1	\$14.75	\$236,000.00		increase slightly over 2.5%
Year 2	\$15.10	\$241,600.00		increase slightly under 2.5%
Year 3	\$15.48	\$247,680.00		increase of 2.5%
Year 4	\$15.78	\$252,480.00		increase of 2%
Year 5	\$16.09	\$257,440.00	\$1,235,200.00	increase of 2%

After your review of the options please feel free to call and further discuss which option would be most appropriate for the County. In any event, we would appreciate a response no later than September 15, 2008.

Thank you for your consideration in the continuation of leasing at the Executive Centre. John or I can be reached at (815) 741-2700 should you have any questions.

Best Regards,

*Jessica Bays*  
 Jessica Bays  
 Bays Investments



TO BE HEARD 04-13-09

Capital Improvements Committee  
Resolution #09-118

RESOLUTION OF THE COUNTY BOARD  
WILL COUNTY, ILLINOIS

*AUTHORIZING COUNTY EXECUTIVE TO RENEW LEASE AGREEMENT FOR  
THE OFFICES OF THE WILL COUNTY VETERANS ASSISTANCE COMMISSION*

WHEREAS, there is not sufficient space in the buildings owned by the County to house the Veterans Assistance Commission, and

WHEREAS, monies have been appropriated in the 2009 budget for rental of office space for the Will County Veterans Assistance Commission, and

WHEREAS, the County Executive's Office is recommending a five-year term lease renewal for office space at the Executive Centre, 128 North Scott Street, Joliet, Illinois, and

WHEREAS, the Capital Improvements Committee concurs with this request.

NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby authorizes the County Executive to enter into a five-year term lease renewal selecting the recommended Option # \_\_\_\_\_ for the Will County Veterans Assistance Commission, at 128 North Scott Street, Joliet, Illinois, commencing on September 1, 2009.

Adopted by the Will County Board this 16<sup>th</sup> day of April, 2009.

Vote: Yes \_\_\_\_\_ No \_\_\_\_\_ Pass \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Nancy Schultz Voots  
Will County Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Lawrence M. Walsh  
Will County Executive

Will County Office Building  
 Office of the County Executive  
 Attn: Mr. Paul Rafac  
 302 N. Chicago Street  
 Joliet, IL 60432

**Re: Lease Renewals**

Dear Paul:

It was a pleasure meeting with you last week. Based on our discussion I have prepared for your review and consideration renewal terms for the Public Defender, Land Use, Veteran's Assistance, and Recorder of Deeds. I prepared two options for each; the first is a gross rental amount over the five year term (with no annual escalations), and the second has a gradual annual escalation each year. I also included that we would like the Public Defender to begin paying their own electric bill as all other tenants do.

**Department of Veteran's Assistance**

Current lease is due to expire August 31, 2009.

<b>Option 1:</b>				
Term	ppsf	Annual	Lease Term Total	
5 year (no escalation)	\$11.00	\$28,842.00	\$144,210.00	Equates to an 8% increase
<b>Option 2:</b>				
Year 1	\$10.50	\$27,531.00		increase approximately 3%
Year 2	\$10.75	\$28,186.50		increase less than 2.5%
Year 3	\$11.00	\$28,842.00		increase less than 2.5%
Year 4	\$11.30	\$29,628.60		increase less than 2.5%
Year 5	\$11.50	\$30,153.00	\$144,341.10	increase less than 2%

After your review of the options please feel free to call and further discuss which option would be most appropriate for the County. In any event, we would appreciate a response no later than September 15, 2008.

Thank you for your consideration in the continuation of leasing at the Executive Centre. John or I can be reached at (815) 741-2700 should you have any questions.

Best Regards,

*Jessica Bays*  
 Jessica Bays  
 Bays Investments



TO BE HEARD 04-13-09

Capital Improvements Committee  
Resolution #09-119

RESOLUTION OF THE COUNTY BOARD  
WILL COUNTY, ILLINOIS

*AUTHORIZING COUNTY EXECUTIVE TO RENEW LEASE AGREEMENT FOR  
THE OFFICES OF THE WILL COUNTY PUBLIC DEFENDER*

WHEREAS, there is not sufficient space in the buildings owned by the County to house the Public Defender's Offices, and

WHEREAS, monies have been appropriated in the 2009 budget for rental of office space for the Will County Public Defender's Offices, and

WHEREAS, the County Executive's Office is recommending a five-year term lease renewal for office space at the Executive Centre, 58 East Clinton Street, Joliet, Illinois, and

WHEREAS, the Capital Improvements Committee concurs with this request.

NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby authorizes the County Executive to enter into a five-year term lease renewal selecting the recommended Option # \_\_\_\_\_ for the Will County Public Defender's Offices, at 58 East Clinton Street, Joliet, Illinois, commencing on May 1, 2009.

Adopted by the Will County Board this 16<sup>th</sup> day of April, 2009.

Vote: Yes \_\_\_\_\_ No \_\_\_\_\_ Pass \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Nancy Schultz Voots  
Will County Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Lawrence M. Walsh  
Will County Executive

Will County Office Building  
 Office of the County Executive  
**Attn: Mr. Paul Rafac**  
 302 N. Chicago Street  
 Joliet, IL 60432

**Re: Lease Renewals**

Dear Paul:

It was a pleasure meeting with you last week. Based on our discussion I have prepared for your review and consideration renewal terms for the Public Defender, Land Use, Veteran's Assistance, and Recorder of Deeds. I prepared two options for each; the first is a gross rental amount over the five year term (with no annual escalations), and the second has a gradual annual escalation each year. I also included that we would like the Public Defender to begin paying their own electric bill as all other tenants do.

**Department of Public Defender**

Current lease is due to expire April 30, 2009.

<b>Option 1:</b>				
Term	ppsf	Annual	Lease Term Total	
5 year (no escalation)	\$15.37	\$192,125.00	\$960,625.00	Equate to a approx. 7% increase
<b>Plus Electric Cost</b>				flat--no escalation previous or now
<b>Option 2:</b>				
Year 1	\$14.75	\$184,375.00		increase slightly over 2.5%
Year 2	\$15.10	\$188,750.00		increase slightly over 2.5%
Year 3	\$15.47	\$193,375.00		increase of 2.5%
Year 4	\$15.77	\$197,125.00		increase of 2%
Year 5	\$16.08	\$201,000.00	\$964,625.00	increase of 2%
<b>Plus Electric Cost</b>				

After your review of the options please feel free to call and further discuss which option would be most appropriate for the County. In any event, we would appreciate a response no later than September 15, 2008.

Thank you for your consideration in the continuation of leasing at the Executive Centre. John or I can be reached at (815) 741-2700 should you have any questions.

Best Regards,

*Jessica Bays*  
 Jessica Bays  
 Bays Investments