

WILL COUNTY BOARD
FINANCE COMMITTEE MEETING
MINUTES

August 3, 2010

Will County Office Building
County Board Committee Room
302 North Chicago Street
Joliet, IL 60432
10:30 a.m.

CALL TO ORDER

Mr. Kusta called the meeting to order at 10:30 a.m.

ROLL CALL

Present were Members: Maher, Brooks, Dralle, Gould, Seiler, Wilhelmi and Kusta.

Absent were Members: None.

Also Present: Moustis and Friefeld.

Present from State's Attorney's Office: Mary Tatroe.

PLEDGE OF ALLEGIANCE

Mrs. Dralle led the Pledge of Allegiance.

APPROVAL OF MINUTES

A motion was made by Ms. Seiler, second by Mr. Brooks, to approve the minutes from the July 6, 2010 meeting. All in favor. MOTION CARRIES.

OLD BUSINESS

NEW BUSINESS

Update on County Finances

Ms. Hennessey provided an update on the County Finances.

Request for 3-Year 50% Property Tax Abatement for Navistar, Inc.

Mr. Grueling stated he has not seen this level of activity in 2-1/2 years. Navistar is a global manufacturing company and they are in total corporate transformation including a distribution facility. They are looking at Cherry Hill Business Park on Joliet's side; it is an existing 550,000 square foot facility to meet their initial needs with some room for expansion beyond that. Their primary operation would be the distribution of military equipment. This will

create 100 new jobs, which will be full time Navistar employees; the average wage is \$40,000 per year with benefits. They qualify for a 3 year 50% abatement using the new guidelines; that is our recommendation to the county.

Mr. Wilhelmi arrived at this juncture.

Mrs. Dralle commented she is really excited about this. Anything we can do to try help additional even to stay within Illinois would be positive.

Mr. Moustis arrived at this juncture.

Mr. Grueling indicated our attitude is refreshing to them. We feel very good about our relationship.

Ms. Seiler questioned what type of jobs.

Mr. Grueling replied he does not have the details. We assume everything from management in the front office, clerical and within the warehouse - the various fork-lift drivers.

Mr. Maher commented this is a great company – an Illinois based company.

Ms. Seiler asked what their timetable is.

Mr. Grueling answered they want to move as quickly as they can, occupancy estimated by the end of 2011 because they will have to do systems work to the facility.

Mr. Wilhelmi asked about other taxing bodies.

Mr. Grueling answered we are talking to the schools and City of Joliet; there will be other local incentives involved.

A motion was made by Mr. Maher, second by Mrs. Dralle, to place a resolution on the County Board Agenda authorizing the intent to abate property taxes for Navistar, Inc. All in favor.

MOTION CARRIES.

Request for 3-Year 50% Property Tax Abatement for Goglanian Bakeries

Mr. Grueling stated Goglanian Bakeries currently has no presence in Illinois outside of some sales. They are looking at a building in the Crest Hill Industrial Park; which has had 2 buildings vacant for about 4 years. This is a manufacturing facility that will employ over 200 employees with an average wage \$33,000 per year. The investment is significant; they are taking an existing building and investing about \$1.5 million into the facility.

Mr. Convery, Alderman for the City of Crest Hill addressed the committee. They are looking for a facility in the Midwest and they like the building; they see themselves filling that - building up.

A motion was made by Mr. Wilhelmi, second by Mr. Brooks, to place a resolution on the County Board Agenda authorizing the intent to abate property taxes for Goglanian Bakeries. All in favor.

MOTION CARRIES.

A brief discussion followed regarding facilities that use third party warehouse operators.

Request for Creation of Special Fund for Account Code for Foreclosure Mediation

Mr. Sangmeister stated this request is to create a special fund to deposit filing fees in foreclosure cases.

Mr. Rafac commented we also need to appropriate revenue and expenses in the fund.

Mr. Maher questioned how many foreclosures each month.

Mr. Sangmeister replied there have been 6000 this year and of those 4500 are residential. We collect a filing fee on every case. This service is for residential foreclosures and for people that can show means.

Mr. Maher asked if they have met with the banks.

Mr. Sangmeister answered we have sat down with the lenders; many people who are interested in staying in their homes have contacted their banks and the banks are overwhelmed with the paperwork. This is the first in Illinois of this kind; there are other programs in the U. S. that we have looked at; we will evaluate at the end of the year and make any changes.

Mr. Moustis commented at worst case there would be 4000 foreclosures and 40 successful mediations. Most banks go through a process to see if the loan could be restructured if the owners have means.

Mr. Kusta indicated the only issue is to create special fund – not to debate whether the mediation process is good or bad.

Mr. Sangmeister stated the Chief Judge believes it is a significant segment that we can really help. We have heard it takes a long time to process these packages – the banks are simply overwhelmed. We feel we need to do something.

A motion was made by Ms. Seiler, second by Mr. Maher, to place a resolution on the County Board Agenda creating a special fund for the Foreclosure Mediation Program. All in favor.

MOTION CARRIES.

Mrs. Dralle asked if they will use employees.

Mr. Sangmeister answered if it is cost effective to use employees as opposed to contracting out we will look into it.

Mr. Moustis stated he would like to see how this outside firm would be structured – it is a good exercise for the court to go through.

Mr. Sangmeister commented we are the pilot program.

Request for Increase of Appropriations in Sheriff's Overweight Truck Fund

A motion as made by Mrs. Dralle, second by Mr. Wilhelmi, to place a resolution on the County Board Agenda increasing appropriations in the amount of \$125,000 in the Sheriff's Overweight Truck Fund. All in favor.

MOTION CARRIES.

Request for Transfer of Funds in Supervisor of Assessments Budget

A motion was made by Mr. Gould, second by Ms. Seiler, to place a resolution on the County Board Agenda transferring funds in the amount of \$45,000 within the Supervisor of Assessments Budget. All in favor. MOTION CARRIES.

Request for Transfer of Funds within Sunny Hill's Budget

A motion was made Mr. Maher, second by Mr. Brooks, to place a resolution on the County Board Agenda transferring funds within Sunny Hill's Budget. All in favor. MOTION CARRIES.

Request to Appropriate Grant Funds in Land Use's Budget

A motion was made by Mr. Wilhelmi, second by Mr. Brooks, to place a resolution on the County Board Agenda appropriating grant funds in Land Use's Budget. All in favor. MOTION CARRIES.

Request to Discuss Need to Supplement CDBG Funds used in the Ridgewood

Project

No discussion and no action on this item.

Request for Supplemental Appropriations Increase in the Stormwater Budget

A motion was made by Mr. Maher, second by Ms. Seiler, to place a resolution on the County Board Agenda increasing appropriations in the Stormwater Budget. All in favor. MOTION CARRIES.

RFP for External Audit Status Report

Mr. Rafac stated in the packet is a copy of the RFP for outside audit service. We did not do a formal one the last 3 years; we changed from a 3-year contract to a 1-year with 2, 1-year renewals. We also broke out the Circuit Clerk fees as a separate bid since they have control of their audit. It also recognizes some changes - instead of 4 reports – there will be 2 reports. We will be doing the CAFR in-house; there will be a single audit and the Circuit Clerk report.

Mr. Kusta asked by changing from a 3 year to 1 year will provide some options.

Mr. Rafac answered this gives us the flexibility if things are not working out or if we want to terminate we are able to do so. Some counties do use 5 years – our State's Attorney has kept us to 3 year cycle.

Mrs. Johannsen questioned how much money this will save doing the reporting in house.

Mr. Rafac replied about \$5,000 with producing the CAFR in-house. We will be able to use the Auditor's office to conduct internal controls; this would have been an outside expense that would save at least another \$5,000 to \$10,000. Very conservatively it could be \$20,000 to \$25,000.

A motion was made by Mr. Maher, second by Mrs. Dralle, to approve the RFP for the external audit report. All in favor.

MOTION CARRIES.

ANNOUNCEMENTS BY THE CHAIRMAN

EXECUTIVE SESSION

ADJOURNMENT

A motion was made by Mrs. Dralle, second by Mr. Brooks, to adjourn the meeting at 11:39 a.m. All in favor.

MOTION CARRIES.