

## FINANCE COMMITTEE

May 19, 2022

### MEMBERS

Chairman Dorchinecz  
Alderman Skultety  
Alderman Budd  
Alderman Bryant

### ALSO PRESENT

Alderman Wilson  
Alderman Brown  
Mayor Barry  
Clerk Lilly  
HBO Goodall  
Derek McConnell  
Superintendent Mann

William Sleeman  
Alderman Driskell  
Jared Blaudow  
Chief Adermann  
Dan McNeely  
Jaclyn McConnell  
Deputy Chief Childers

Chief Wheeler  
Steve Craggs  
Dyanne/Lee Skinner  
Pat/Sue Kretzer  
Crystal Nichols  
Cody Rogers  
Nicholas Zepin  
Andrew Watson

Chairman Budd called the meeting to order at 6:00 P.M.

### BDD Guidelines

Mr. Steve Kline was present to discuss guidelines for the use of BDD Funds for applicants, as well as for the City's use. He stated that the Business Development District was created in 2018 with the purpose of attracting investment, improving the blighted areas and assist with the City's public infrastructure, with the first development plan with Steak N Shake. The City of Taylorville's Business Development District was the number one revenue producing district in the State of Illinois in Fiscal Year 2021, with under 1,000 properties located in the district. The City has broad guidelines regarding eligible spending, with the BDD Committee providing recommendations on individual projects and applications, but the City Council has the final authority to approve or disapprove any and all applications. The guidelines are fluid, based on specific projects and outcomes to include the amount of revenue generated, number of jobs produced, project value, improvements, and level of return to the City. The intent is to induce a project and applications should be submitted prior to the project, not after the project is completed.

### Health Insurance Renewal

Mr. Jared Blaudow and Mr. Dan McNeely, representing Dimond Bros. Insurance, were present to discuss proposed rates and options for the upcoming health insurance renewal. Quotes have been received from various providers, with the most competitive pricing option coming from Blue Cross Blue Shield, offering a total decrease in premiums for 2022/2023 renewal of -4.86%. The current provider, Health Alliance, has an increase of 19.04% due to the utilization rate over the past year. The largest concern in returning to Blue Cross Blue Shield for coverage is that Springfield Clinic no longer accepts that insurance plan. The majority of the City employees utilize that practice for their providers. A third option would be for the City to switch to a Self-Funded Program with various partners, to create the least disruption and still provide a minimal increase of 7.2%. The Aetna network of providers would allow employees to keep current providers, while expanding nationwide network options. Dental and vision will still be carried through Blue Cross Blue Shield, with a 2% increase in dental premium and no change in vision coverage.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to accept the proposed health insurance plan from Health Alliance for one month renewal on July 1, 2022, and transition to Self-Funded Program beginning August 1, 2022 with a total projected cost of \$1,395,190.00. The motion carried (4-0).

### BDD Applications

The BDD Committee has reviewed and forwarded four applications for BDD reimbursement to the Finance Committee for review and approval, along with two previously presented. Ordinances will be approved at the June 6, 2022 City Council Meeting.

The first application from Pat Kretzer was brought back to the Committee for discussion, after previously being denied by the Committee. The concerns were based on the use as a rental property, no revenue generation, and no new jobs, with a counter discussion that this has been approved for other similar buildings.

Motion by Alderman Skultety and seconded by Alderman Budd to recommend to the City Council to approve the Business Development District Application from Pat Kretzer in the amount of \$50,000.00. Prior to the vote, the Kretzers modified their request to \$1,500.00 to cover expenses relating to application and building fees paid to the City of Taylorville. The Committee discussed a reimbursement of \$5,000.00.

Motion by Alderman Skultety and seconded by Alderman Budd to amend the previous motion to recommend to the City Council to approve the Business Development District Application from Pat Kretzer in the amount of \$5,000.00. The motion carried (4-0).

The second application had also been previously denied, but was brought back to the Finance Committee for further review. Seth Molen, owner of Brick City LLC, submitted an application for rehabilitation of the building located at 110 North Walnut in the amount of \$50,000.00. The intent of the building is rental apartments and a retail space. Steve Craggs, with Downtown Taylorville, stated that this building meets all criteria for a blighted building and area. Dyanne Skinner stated that this process helps developers complete these historic building projects. Mayor Barry noted that there is no guarantee that any building or project will generate revenue.

Motion by Alderman Bryant and seconded by Alderman Budd to recommend to the City Council to approve reimbursement in the amount of \$50,000.00. The motion tied (2-2).

The third application received was from Kimberly and Joseph Phares for SPD Detail Center, Inc. located at 100 South Wyandotte. Project cost is \$16,900.00, with the total reimbursement of 35%, for a total reimbursement of \$5,915.00.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District Application from Kimberly and Joseph Phares in the amount of \$5,915.00. The motion carried (4-0).

The fourth application was received from Brett and Vanessa Wiseman for the property located at 1610 West Spresser. The project cost application was submitted in the amount of \$68,000.00, with \$10,000.00 eligible at 50%, \$40,000.00 eligible at 35%, and \$18,000.00 eligible at 25%, for a total reimbursement of \$23,500.00. Motion by Alderman Skultety and seconded by Alderman Dorchinecz to approve the Business Development District Application from Brett and Vanessa Wiseman in the amount of \$23,500.00. The motion carried (3-1).

The fifth application was received from David Durham for his property located at 100 East Market. Total project cost is \$22,692.86, with \$10,000.00 eligible at 50%, and \$12,692.86 eligible at 35%, for a total reimbursement of \$9,442.50.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District Application from David Durham in the amount of \$9,442.50. The motion carried (4-0).

The sixth application was received from David Durham for his property located at 102 East Market. The application was submitted in the amount of \$21,492.73, with \$10,000.00 at 50%, and \$11,492.73 at 35%, for a total reimbursement of \$9,022.46.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District Application from David Durham in the amount of \$9,022.46.

The seventh application was received from David Durham for the property located at 104 East Market. The total project cost is \$39,382.47, with \$10,000.00 eligible at 50%, and \$29,382.47 at 35%, for a total cost of \$15,283.86.

Motion by Alderman Skultety and seconded by Alderman Bryant to recommend to the City Council to approve the Business Development District Application from David Durham in the amount of \$15,283.86.

It was noted that each of the three parcels owned by David Durham could be eligible for up to \$50,000.00 per parcel with eligible costs. Plans for the buildings include adding a coffee shop, golf simulator and cigar bar, banquet facilities, and Air BNB rental rooms/apartments, as well as a microbrewery with restaurant. The microbrewery owner has the potential to enter into a Sales Tax Rebate Incentive Agreement to provide relief for the expense of his project, along with Enterprise Zone rebates, which includes a building addition.

#### Assistant Fire Chief Position

Current Assistant Fire Chief Hackney had previously sent communication to all Alderman requesting an evaluation and opportunity to receive a pay increase. He was ineligible to receive either in 2021 due to the timing of his promotion to Assistant Chief. Chief Adermann presented information regarding comparisons of other similar communities in relation to salary, EAV, sales tax and general revenue fund. The City of Taylorville has the lowest salary by a significant amount. He stated that there is little incentive to move up in the department when a Captain can work four overtime shifts and make more than the Assistant Chief. It is extremely difficult to retain the younger firefighters with the low salaries. Former Assistant Chief Cody Rogers stated there is little hope for employees to have longevity or promote in this current environment. A new firefighter begins at approximately \$14.00 per hour. The Mayor suggested the Fire and Police Chiefs be given an increase of 10%, with the Assistant Fire and Deputy Police Chief given 5%. Alderman Bryant suggested a larger increase of up 15-30% and 10-20% respectively. She also suggested reviewing and replacing the current percentage wage scale for all non-bargaining personnel.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to forward the Non-Bargaining Salary calculations and the Fire and Police Department Chief, Deputy/Assistant Chief salaries to the Personnel Committee for further refinement. The motion carried (4-0).

#### American Tower Proposal

American Tower has offered \$250,000.00 to the City for the perpetual lifelong lease for the tower at Lake Taylorville. Bret Mason, Advisor with Raymond James, provided a schedule of payments over time verses the value. The Committee determined there may be more opportunity to remain in current lease.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to reject the offer from American Tower for a one-time payment of \$250,000.00 for a perpetual lease. The motion carried (4-0).

#### Department Budget Review

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to forward the Municipal Building, Gagne Building, and Police Department Budgets to the Treasurer for further refinement. The motion carried (4-0).

#### Treasurer's Report

Motion by Alderman Dorchinecz and seconded by Alderman Bryant to recommend to the City Council to accept the Treasurer's Report as presented. The motion carried (4-0).

Motion by Alderman Bryant and seconded by Alderman Skultety to adjourn. The motion carried (4-0).  
Meeting adjourned at 8:25 P.M.

  
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Larry Budd, Chairman  
Finance Committee