

# DON GRAY

SANGAMON COUNTY CLERK

SANGAMON COUNTY COMPLEX  
200 SOUTH NINTH STREET – ROOM 101  
SPRINGFIELD, ILLINOIS 62701  
TELEPHONE: 217-753-6700/FACSIMILE: 217-535-3233  
WEBSITE: [www.sangamoncountyclerk.com](http://www.sangamoncountyclerk.com)



## MINUTES

### SANGAMON COUNTY BOARD SPECIAL MEETING

NOVEMBER 1, 2022

The Sangamon County Board met in Special Session on November 1, 2022 in the County Board Chambers. Chairman Van Meter called the meeting to order at 5:30 p.m. Ms. Williams gave the Invocation and Mr. Fraase led the County Board in the Pledge of Allegiance.

## ROLL CALL

Chairman Van Meter asked County Clerk Gray to call the roll. There were 26 Present – 3 Absent. Mr. DelGiorno, Mr. Krell, and Mr. Snell were excused.

## CORRESPONDENCE

A motion was made by Ms. Williams, seconded by Mr. Bunch, to place correspondence on file with the County Clerk. A voice vote was unanimous.

## RESOLUTION 1

1. Resolution authorizing an offer to purchase property located at 2875 E. South Grand Ave., Springfield.

County Administrator Brian McFadden stated they have in front of them a resolution to purchase two pieces of property. One is located at 2833 E South Grand Avenue, Springfield and the other is at 2875 E South Grand Avenue, Springfield. These are the parcels they discussed at the last regular board meeting that are involved with the redesign work at what is now known as the Public

Health and Community Services building. They are the parcels to the north of the parking lot, a small sliver of the parking lot, and a ten-inch ditch to the east. Together, the purchase price they settled on for two parcels is \$321,447. The range the County Board discussed was \$320,000 to \$325,000, so they are definitely lower than that range. It is about 7.4 acres. They just got back the Phase 1 environmental site assessment and it is all clear. The next steps ahead is your approval and putting together the closing documents. The purchase price will be funded through ARPA. The main reason for purchasing this is to obtain control of the permanent site of the drive-thru facility and for the portion of the parking lot, which is not theirs. The price of the sliver of land and the price of the whole 7 acres was approximately the same.

Mr. Hall asked if this went through Building & Grounds. Chairman Van Meter stated it did not. Originally, the proposal did go through Building & Grounds, but not this purchase. Mr. Hall stated the reason for this does make sense, but it is a 21-foot tall building, if they put offices upstairs, they would then have a place to drive through and probably would not even need this acreage. They could maybe put people upstairs later.

Chairman Van Meter asked who the neighbor is. Mr. McFadden stated it is Pepsi Cola.

A motion was made by Ms. Deppe, seconded by Mr. Bunch, to place Resolution 1 on the floor. Chairman Van Meter asked County Clerk Gray to call the roll. Upon the roll call vote, there were 25 Yeas – 0 Nays for the adoption of Resolution 1.

MOTION CARRIED  
RESOLUTION ADOPTED

County Administrator Brian McFadden gave an update on the Helping Hands Relocation Project. They have a change in the site plan from what they saw at the last County Board meeting. They were contemplating the purchase of several parcels to the south of the property. They received a range from the County Board of what to negotiate within and those negotiations did not go very far because the demand for this property far exceeded the range from their perspective and the fair market value for those parcels. There was several hundred thousand dollars difference between what the County came up with and what the seller would be willing to settle for. They shifted gears, went back to Architect Joe Petty, and asked him to come up with an alternative site plan. What they see in front of them is an alternative. They would have traffic coming off Shale Road, rather than coming off Ash Street. They shared this with all the parties involved including Helping Hands, SMTD, and others. While this probably needs tweaked some, it does accomplish what they initially intended, which was to have with the segregation between Helping Hands and the Juvenile Detention Center, so they will have a separate entrance. They will have to make some adjustments for SMTD to provide bus services out there. This is what they are working off of now. They notified the property owners to the south that they have no interest in negotiating any further as their demands were unrealistic, and that they are looking for an alternative.

Chairman Van Meter stated when the landowners started responding with higher prices, he started polling the board members and everyone he talked to said “no way” about the negotiations with the other seller. Mr. McFadden stated all the parties involved, including Court Services, agreed that the second option seems to meet everyone’s needs and concerns. He showed some slides of the old space versus the new space.

Mr. McFadden stated they had a preliminary meeting with SMTD and have another meeting this week with SMART and SMTD to talk about transportation needs for the facility. He had a conversation with Director of SMTD Steve Shuffle, and it was very positive. The concern was having a bus stop there, which he thinks they will be able to do that. He also thinks they will be able to use SMTD as a part of the transportation solution. They also discussed having some reduced fares for individuals who are homeless. Nothing has been fully resolved on this yet, but it will continue to take shape over the next couple of weeks.

Mr. McFadden stated they also had a series of positive meetings with City officials. He met with Helping Hands and Mayor Langfelder and gave a presentation on this. He was supportive of it and of the location. They explained this will most likely not need rezoned, but will need a conditional permitted use. He also supported that. They also had a meeting with others including Alderman Shawn Gregory and they got the same supportive response about the location.

They also presented the plan to the new Strategy Board to address the Homeless Strategic Plan. They had a very positive response there as well. There has been discussions with City Zoning and the Regional Planning Commission on what needs done. It looks like they will seek a conditional permitted use. The deadline to start the process in November is Friday, so they are pursuing the application for the CPU. They also talked with outside legal counsel about legal representation, so that process is off and running.

They have continued negotiations with Helping Hands and have settled on a purchase price for the two parcels they currently occupy of \$275,000. They have been going back and forth with adjustments but as of right now that is the price. They have also agreed about the installation of a security system. They have all agreed to resolve some of the transportation issues that need to be addressed. Helping Hands has agreed to screen potential clients to assure sex offenders are not in the facility. This is part of their normal procedures.

They have done a five-year analysis of utility costs of the existing facility. Helping Hands has agreed to pay any cost above \$150,000. They Mayor also agreed for CWLP to provide some assistance for the building.

The last item he wanted to update them on are the terms of the lease. It is a ten-year lease with the option to pursue another ten years. That has not changed, so Helping Hands still has that option. They added language that would give them a three-year notice if the County wants to end the

relationship, since it would take some time to relocate if needed. They have also asked for the County and City's assistance in finding a new location if this happens. They also addressed the issue of the \$1.00 annual rent. They had a couple discussions with Helping Hands about this, and they said they would like to seek some funding for rent in future grants they may receive. The zoning will probably be decided by City Council in January. The immediate time sensitive part of this project is the availability of the overflow emergency shelter for this winter. The City is taking steps to provide that here in the next couple of weeks. The plan is in the winter of 2023/2024 that the overflow shelter will be at the new facility. They have met with Architect Joe Petty, and he thinks they will be able to do this. They may work to get this part of the building done before the rest of the building.

Ms. Douglas Williams asked if they decided that Helping Hands was going to provide rides, and now they are not. Chairman Van Meter stated the answer is, they do not know. They will probably do some of the transportation, SMTD will do some of the transportation, and SMART may possibly provide transportation. Mr. McFadden stated the regular transportation needs would be satisfied with the bus route to take them to medical and other facilities. Then there are things that might pop up that are unique. The rough game plan is that SMTD will set up a route to address those transportation needs that reoccur on a regular basis. Helping Hands may use their own vehicles to handle some of the unique needs. Both SMTD and Helping Hands acknowledge that some of their clients have been barred from SMTD, so that is something they will not budge on. It is in the early stages of discussion right now. Chairman Van Meter stated Helping Hands was not very sophisticated about transportation needs. There are a number of grants available they were not aware of.

Ms. Douglas Williams asked who is going to provide the security. Mr. McFadden stated they are purchasing a security system. The Springfield Police will have primary jurisdiction over there. Helping Hands has not asked for anything special by having a deputy or officer there. She asked when she could visit the facility. Mr. McFadden stated they would get a plan together with Byron Deaner for that.

Mr. Bunch asked if the homeless shelter would actually be attached to the Juvenile Center. Chairman Van Meter stated it would be. Byron Deaner explained exactly where it would be.

Ms. Scaife stated she agrees with Ms. Douglas Williams. She has toured Helping Hands, and knows they do pack quite a few people in. She asked if Helping Hands has always been known as Helping Hands of Springfield. Mr. McFadden stated he believes it has. They will be a tenant of the building, so they will not officially be a part of County government.

Annette Fulgenzi asked if they are responsible for the furnishings. Mr. McFadden stated the intent is it will be their own responsibility. They have made some things very enticing to make sure this can happen because it is very important for the community. It will be a normal tenant landlord situation.

**RECESS**

A motion was made by Ms. Williams, seconded by Mr. Bunch, to recess the meeting to November 15, 2022.

***Don Gray***  
***Sangamon County Clerk***