

Property Committee Meeting
April 21, 2025
Joseph G. Cannon Building, 2nd Floor, 5:00 PM

MINUTES

Agenda Item 1 - Call to Order and Roll Call

Committee Chairman Mark Steinbaugh called the meeting to order at 5:00 p.m. Upon the call of roll, the following members were present: Mark Steinbaugh, Larry Baughn, Kevin Bodine, and Tim McFadden. Phil Jackson arrived @ 5:04. Dan Wright, Billy Ryan and Becky Stark were absent. Kevin Green was excused. 4 present and 5 absent. Also present were: Nate Byram – Supervisor of Assessments, Matt Long – Recorder of Deeds, and Jennifer Jenkins -CB Office Manager.

Agenda Item 2 - Adoption/Amendment to the Agenda

A motion was made by Bodine to accept the agenda as presented, second by Baughn to adopt the agenda. Motion was carried by acclamation.

Agenda Item 3 – Approval of minutes- January 21, 2025

A motion was made by Baughn, second by Bodine to approve the January 21, 2025 minutes. Motion was carried by acclamation.

Agenda Item 4 - Audience Comments

Nate Byram wanted to inform everyone of the situation at Bresee Tower/Annex. He is concerned because there is still part of the Annex, 4th floor, that is still standing and has not been touched yet. He is concerned that this is a problem as once they start with this part of the demolition that there will be additional paperwork from the Supervisor of Assessments office flying around downtown. Long advised the committee that he had reviewed minutes from October 23, 2023, item # 5, repair of southeast staircase, JGC Building, concrete steps completed and custom handrail to be completed. He advised that this has not been completed, and that the hand rail is short and not connected. Jenkins advised that she would inform the Maintenance Supervisor for repair.

Agenda Item 5- Discussion- Tuckpointing – Rita B. Garman Vermilion County Courthouse

Steinbaugh advised that the Courthouse is in desperate need of repair as chunks of the building are coming off. Jenkins advised that Maintenance Supervisor, Richards, has been researching for repair of this issue. He has been communicating with local professionals regarding the issue. He should have additional information within next 2 months so that we can move forward for a Request for Proposal. Steinbaugh advised that around a month ago he was able to get a tour of the Courthouse with the Maintenance Supervisor and got to see the North side where there is a definite need for repair. Bodine advised that he has been working with a crew that does this type of work and he will send their information to Jenkins. McFadden asked if this is the entire building or just particular areas of concern. Jenkins advised that when the RFP is displayed it will be for the whole building however, the North side is the primary concern at this point.

Agenda Item 6 – Discussion – Mail Distribution Locker System

Jenkins advised the committee that the current mail distribution that is in place is not working. There are multiple interruptions in the front office area of the County Board office. This is where the Financial Resources Director sits and each time someone comes in they

interrupt her. She is also getting multiple calls a day asking if the mail has arrived yet. Jenkins advised that she has sent out several emails asking that these interruptions be limited however, they are increasing. The locker system, ideally, would be placed in the basement of the JGC building. It would be accessible to all departments and they would have their own access codes to their individual mailboxes. There would also be a space for packages, etc. This would alleviate the amount of interruptions to the Financial Resources Director. Jenkins received a quote however, it is outdated, therefore, she will request a new one and then bring it back to committee for approval.

Agenda Item 7- Joseph G. Cannon Elevator

Steinbaugh advised that we have been waiting for the engineer to update our numbers for the repair/upgrade of the passenger elevator at the Joseph G. Cannon Building. Jenkins advised that on April 16th the engineer came to the JGC Building and did a thorough inspection of the elevator. This inspection will assist Reifsteck, Wakefield, and Fanning in preparing a Request for Proposal. McFadden advised the committee and audience that when this project begins, the County will do whatever they can to make the proper accommodations for the public and employees. Steinbaugh also advised that we would look at the proper timeline for this project to accommodate the public during the busier times at the JGC Building.

Agenda Item 8- Executive Session

Not necessary.

Agenda Item 9- Items of Information and Committee Concerns

Jackson addressed the committee on the subject of how to make Vermilion County lots of money. And save us lots of property taxes. This is on the subject of the small, modular, reactor. This would be a drop in at our Vermilion County power station. This is already ready to go as all of the power transfer lines are in place. You wouldn't need any additional approvals as everything is already in place. All the covenants and all of the right ways for those lines are in place. The present owner of this facility is Luminant. They own 100%. The County has been dealing with this entity for years over the coal ash. This company will pay us to take everything there if we wanted it. They want out due to the clean up that is required. Nuclear energy is what we need. How can we get Springfield on board for permits, etc.? Jackson suggested creating a new committee or Ad-Hoc per say to further this conversation. McFadden advised that a whole new committee is not necessary. As they would do the same thing as the current committee by bringing the subject matter before the County Board.

Jenkins advised that the EMA demolition has begun and will be completed in May.

Agenda Item 10 – Adjournment

Meeting adjourned @ 5:41 P.M.

Minutes by: Jennifer Jenkins, CB Office Manager