



**Property Committee Agenda**  
**Room 400, Government Center**  
**Thursday, April 5, 2012**  
**3:45 p.m.**

1. Roll Call
2. Chairman's Approval of Minutes – No minutes
3. Departmental Matters:
  - A. Jack Moody, Director, Facilities Management
    - 1) Items to be Presented for Information:
      - a) General Report
      - b) Other
  - B. Mike Steffa, Director, Parks and Recreation Department
    - 1) Items to be Presented for Information:
      - a) Report on Proposed CornBelt Electric Substation at COMLARA Park 1
      - b) Update on Energy Efficient Grant (EECBG) and Streambank Stabilization & Wetland Demonstration Area 2
      - c) 2012 Calendar of Events at COMLARA Park and Evergreen Lake 3
      - d) General Report
      - e) Other
  - C. Bill Wasson, County Administrator
    - 1) Items to be Presented for Information:
      - a) Report on Chamber of Commerce Building: Negotiations with Tenants 4
      - b) General Report
      - c) Other
4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment



**DEPARTMENT OF PARKS AND RECREATION**  
(309)434-6770 FAX (309)726-2025 [www.mcleancountyil.gov](http://www.mcleancountyil.gov)  
13001 Recreation Area Dr. Hudson, IL 61748-7594

TO: Honorable Chairman and Members, Property Committee

FROM: Michael J. Steffa, Director of Parks and Recreation

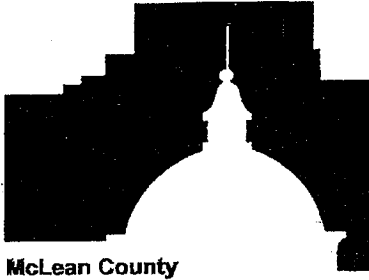
DATE: March 28, 2012

RE: Proposed CornBelt Electric Substation at COMLARA County Park - Informational Item

Last year the Parks & Recreation Department learned of a proposed CornBelt Electric Substation to be located on the west side of COMLARA County Park property leased from the city of Bloomington. The Parks Department was opposed to this plan primarily because of proposed overhead transmission lines could hinder or block the ability to obtain critical grant funding. Secondly, the Department felt that overhead transmission lines visually impact the park, thus greatly impacting the natural setting that is part of the Park's goals, to identify, conserve, and preserve natural areas. To run these transmission lines and poles, CornBelt would also be required to cut down hundreds of trees, thus impacting habitat for many species of birds and animals.

The Parks & Recreation Department does recognize that there was a need for CornBelt to build a substation to provide adequate service to the residents in this area. A meeting was held with the Parks & Recreation Department, Highway Department, City of Bloomington staff, and CornBelt staff. An alternative compromise was worked out with all parties involved. The new proposed substation site would be located between the Pumphouse and the Spillway area (north end of the park) in a location that has little or no recreational use and very few, if any, trees would need to be cut down. There would also be very limited overhead transmission lines that would need to be built. CornBelt has also agreed to plant native shrubs in front of the fenced-in area to help it blend in aesthetically.

In conclusion, the Parks & Recreation Department supports this new proposed location for the CornBelt substation, as it substantially resolves Departmental concerns. It is anticipated that the City will enter into an agreement to sell the substation site to Cornbelt and an amendment to the City/County Property lease would be brought back to the Property Committee.



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TO: Honorable Chairman and Members, Property Committee

FROM: Michael J. Steffa, Director of Parks and Recreation

DATE: March 28, 2012

RE: Updates on Energy Efficient Grant (EECBG) and Streambank Stabilization & Wetland  
Demonstration Area – Informational Item

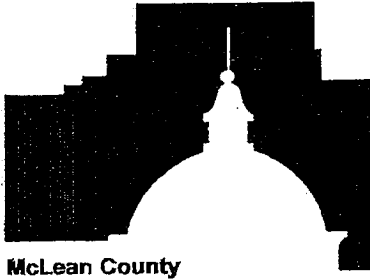
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The Parks Department is pleased to announce that the Energy Efficient Grant Project has been completed and the County should get reimbursement from Tri-County Regional Planning within the next two weeks. The Parks Department completed the following during this project:

1. Replaced 80 T-12 Ballasts with T-8 Ballasts
  2. Replaced 183 T-12 Lights with T-8 Lights
  3. Replaced 29 Windows with Energy Star Windows
  4. Replaced 12 Doors with Energy Star Doors
  5. Replaced 3 Pieces of Concession Equipment (2 Freezers & 1 Commercial Refrigerator) with Energy Star-Equipment
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In March of 2011 the McLean County Board authorized construction of a Streambank Stabilization & Wetland Demonstration Area on the south end of COMLARA Park. This project would be funded by the McLean County Soil & Water Conservation District, the City of Bloomington, and grant monies from a Conservation Innovation Grant. The Parks Department will be responsible for seeding prairie grass when the project is completed, and seed donations have been secured through Pheasants Forever.

The Parks Department is pleased to announce that this project is moving forward and the letting of the bids for construction of this took place on March 19, 2012. There will be a site showing for interested bidders on March 29, 2012. The bids will be opened on April 5, 2012. We are very optimistic that the first three phases of this project will be completed by the middle of the summer, and phases four through six will be completed by late fall.



DEPARTMENT OF PARKS AND RECREATION  
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TO: Honorable Chairman and Members, Property Committee  
 FROM: Michael J. Steffa, Director of Parks and Recreation  
 DATE: March 28, 2012  
 RE: 2012 Calendar of Events for COMLARA Park/Evergreen Lake – Informational item

**2012 CALENDAR OF EVENTS**  
**McLEAN COUNTY PARKS**

DEC-FEB	CROSS COUNTRY SKI TRAILS OPEN
JAN.....13-15	AVAILABLE WHEN CONDITIONS PERMIT DEER MANAGEMENT PROGRAM -SHOTGUN COMLARA PARK- CLOSED TO GENERAL USE
FEB.....11	EVERGREEN LAKE ICE FISHING TOURN. COMLARA PARK-ON-SITE REGISTRATION AVAILABLE
APRIL.....7	CAMPING RESERVATIONS ACCEPTED
APRIL.....14	IN PERSON 11:00 AM TO 12:00 PM FRIDAY APRIL 14 (REGISTRATION WILL BE ACCEPTED MONDAY APRIL 15)
APRIL.....21	BOAT RENTAL/BAIT SHOP OPENS – WEEKENDS ONLY GPS/GEOCACHING CLASS
MAY.....5	PRE-REGISTRATION REQUIRED, IN-PERSON, ON-LINE, OR MAIL PADDLING AT THE PARK-INTRO TO KAYAKING
MAY.....19	PRE-REGISTRATION REQUIRED, IN-PERSON, ON-LINE, OR MAIL MACKINAW RIVER CANOE TRIP
MAY.....26	PRE-REGISTRATION REQUIRED, IN-PERSON, ON-LINE, OR MAIL SWIMMING BEACH OPENS – 7 DAYS/WEEK BOAT RENTAL OPENS – 7 DAYS/WEEK
JUNE & JULY	ARCHERY DEER HUNT APPS.. AVAILABLE
JUNE.....2	TRI SHARK TRIATHLON <small>SWIM, BIKE &amp; RUN (www.trishark.com)</small>
JUNE.....9	BEACH BLOWOUT/WACKY WATER OLYMPICS
JUNE.....23	U OTTER RUN 5K TRAIL RUN -COMLARA PARK
JULY & AUG.	FIREARM DEER HUNT APPS. . AVAILABLE
JULY.....7	COMLARA PARK ICE CREAM SOCIAL ICE CREAM, SOFT DRINKS, CHILDREN'S GAMES, & MORE
JULY.....14	EVERGREEN LAKE INTERNATIONAL TRIATHLON- <small>SWIM, BIKE &amp; RUN (www.trishark.com)</small>
JULY.....28	TAKE A KID FISHING TOURNEY - <small>EVERGREEN LAKE</small> PRE-REGISTRATION REQUIRED IN-PERSON, ON-LINE, OR MAIL
JULY..31	ARCHERY DEER HUNT APP. DEADLINE
AUGUST...4	CENTRAL ILLINOIS OPEN WATER SWIM (CIOWS)
AUGUST...6	SWIMMING BEACH CLOSED WEEKDAYS
AUGUST..11	EVERGREEN LAKE 5K RUN -COMLARA PARK
AUGUST..31	FIREARM DEER HUNT APP. DEADLINE
SEPT.....3	LAST DAY SWIMMING BEACH OPEN
SEPT.....3	BOAT RENTAL CLOSED WEEKDAYS
SEPT.....9	MUD, SWEAT & GEARS -COMLARA PARK OFF-ROAD MOUNTAIN BIKE RACE
SEPT.....16	EVERGREEN LAKE ULTRA MARATHON TRAIL RACE – COMLARA PARK/EVERGREEN LAKE
SEPT.....22	ORIENTEERING CLUB PROGRAM
SEPT.....23	THE REDBIRD CHALLENGE -ADVENTURE RACE COMLARA PARK- PRE-REGISTRATION REQUIRED. (www.lsc.edu/leeward/shell/node/)
SEPT.....23	BOAT RENTAL CLOSED FOR SEASON
OCT. 1-NOV.11	DEER MANAGEMENT PROGRAM-ARCHERY COMLARA PARK – DESIGNATED AREAS CLOSED
OCT.....13	LAST DAY BAIT SHOP OPEN
OCT.....13	FALL COLORS FAMILY DAY- <small>COMLARA PARK</small> MARSHMALLOW & WIENER ROAST, HAYRACK RIDES, MUSIC, CHILDREN'S GAMES, HAUNTED HAYRACK RIDES, CHILDREN'S CANDY HUNT & MORE
OCT.....14	LAST DAY – CAMPING RESERVATIONS
NOV.....10	GPS/GEOCACHING CLASS PRE-REGISTRATION REQUIRED, IN-PERSON, ON-LINE, OR MAIL
NOV. 16 – 18	DEER MANAGEMENT PROGRAM- <small>SHOTGUN</small>
& NOV. 29-DEC 2	COMLARA PARK – CLOSED TO GENERAL USE
DEC.....8	DA DEER RUN, RUN-8K X/C RACE COMLARA PARK



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**OFFICE OF THE ADMINISTRATOR**

(309) 888-5110 FAX (309) 888-5111

115 E. Washington, Room 401 P.O. Box 2400 Bloomington, Illinois 61702-2400

Memo to: The Honorable Chairman and Members of the Property Committee  
From: Bill Wasson, County Administrator *WRW*  
Date: March 26, 2012  
Re: Chamber of Commerce Building: Negotiations with Tenants

At the request of Chamber of Commerce officials, I recently met with Chamber representatives to discuss the Chamber's interest in vacating the Chamber building located at 210 South East St. , Bloomington, IL. In general, the Chamber has expressed that while the current building has served the organization well, the need for on-site meeting facilities has lead them to conclude that that they require a larger facility. Unfortunately, the lot size and surrounding area does not lend itself to any expansion of the current building. They would like to move within the next 12 months.

The Chamber building was constructed by the Chamber's predecessor, the Association of Commerce and Industry of McLean County(ACIMC) under a \$1.00 per year ground lease between the ACIMC and the County which commenced in 1972. In return for the lease agreement, the ACIMC agreed to allow the County to hold County Board meetings in the basement of the ACIMC facility during the initial construction of the Law & Justice Center. The Lease runs through the year 2027.

From the perspective of the Chamber, it would be advantageous to have the County compensate the Chamber for improvements to the site and either use of the site for County purposes or declare it surplus property and sell the property. The property, including improvements is currently worth approximately \$220,000 - \$250,000. The County Administrator's Office reviewed space requirements with respect to this building during brief discussions with the Chamber in 2010 and were unable to identify any anticipated space needs that the building could accommodate in the near term.

Negotiations will continue with the tenants with the objective of presenting a proposal to the Property Committee over the next 2-3 months. Options include either to recommend compensating the Chamber for improvements in some fashion or a request to declare the property surplus and sell the property.

Should you have any questions concerning this matter, please call me at 888-5110.