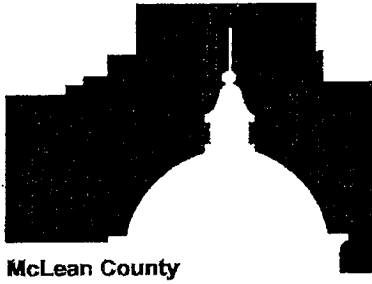




**Property Committee Agenda**  
**Room 400, Government Center**  
**Thursday, June 7, 2012**  
**3:45 p.m.**

1. Roll Call
2. Chairman's Approval of Minutes – May 3, 2012
3. Departmental Matters:
  - A. Mike Steffa, Director, Parks and Recreation Department
    - 1) Items to be Presented for Information:
      - a) General Report 1
      - b) Other
  - B. Jack Moody, Director, Facilities Management
    - 1) Items to be Presented for Action:
      - a) Request Approval of Windstream Tenant Lease Agreement 2-4
    - 2) Items to be Presented for Information:
      - a) General Report
      - b) 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)726-2022 FAX (309)726-2025 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: 05/31/12

RE: General Report

**Parks Facility Usage – YTD as of 05/31/12**

<b><u>Camping Nights</u></b>	<b><u>2012</u></b>	2011	2010	2009	2008	2007	2006
	<b>2075</b>	1776	1959	1782	1670	1695	1579

**Watercraft Registration**

Annual Resident	<b>565</b>	433	485	365	348	448	418
Annual Non-Resident	<b>879</b>	622	584	448	405	588	567
Daily Resident	<b>22</b>	18	23	17	8	22	35
Daily Non-Resident	<b>138</b>	141	120	78	73	107	174

**Shelter Reservations**

	<b>29</b>	27	34	32	46	44	41
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- Hosted Normal Community High School Senior Day – Approx. 400 students
- Hosted Normal West High School Senior Day- Approx. 350 students
- Hosted Bloomington High School Senior Day – Approx. 300 students
- Hosted TREK Bike demo
- GPS/Geocaching Program – 10 Participants
- Paddling at the Park Kayak Program – 12 participants
- Mackinaw River Canoe Trip – 14 Participants
- Hosted 5 fishing tournaments in May
- Streambank Stabilization & Wetlands Project nearly complete

Current Parks based cooperative scientific study program – ISU Biology Dept.  
 Prairie Plant Study (on-going)



**Facilities Management**

104 W. Front Street, P.O. Box 2400

Bloomington, Illinois 61702-2400

(309) 888-5192 voice

(309) 888-4120 FAX [jack.moody@mcleancountvil.gov](mailto:jack.moody@mcleancountvil.gov)

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To: The Honorable Chairman and Members of the Property Committee  
Mr. Bill Wasson, County Administrator

From: Jack E. Moody, CFM  
Director, Facilities Management

Date: April 30, 2012

Subj: **Windstream Tenant Lease Renewal**

On August 24, 2009, McLean County entered into a new lease with McLeodUSA, a tenant located on the 5<sup>th</sup> floor of 200 W. Front Street, Bloomington, Illinois. This firm was merged with PAETEC subsequent to this lease, and now has merged with and become a firm called "Windstream Communications", 11101 Anderson Drive #306, Little Rock, AR 72212-2475. The lease expires on August 31, 2012.

The lease permits the tenant the option to renew the lease, after the initial three year term, for three more terms, each term for three years. Enclosed please find a lease renewal agreement that was typed by the tenant on April 2, 2012, but received by McLean County on April 30, 2012, to exercise the first option to renew the lease for an another three years. The time period would be September 1, 2012 to August 31, 2015. The current rent paid by the tenant is \$563.73 per month for the initial term. The new rent to be paid by the tenant for the next renewal period is \$580.64 per month, as agreed to in the original lease agreement of 2009. This represents a 3% increase in the monthly rent.

This tenant has enjoyed quiet tenancy in this leasehold on the 5<sup>th</sup> floor of 200 W. Front Street since before we acquired the building. That time frame is about 25 years. They do not have any staff present on site and this leasehold is merely a communications hub for their computer and communication equipment.

Because this option is already agreed to by the County and as this tenant has enjoyed quiet tenancy in this facility, and as we have no pressing need for this area of the building for any other purpose or function, we therefore highly recommend and request this tenant option to renew be approved and the documents signed by the County Board Chairman at his earliest convenience. Their rent is part of the FY 2012 Adopted McLean County Budget.

Thank you.



**Tammy Christensen**  
Network Real Estate  
11101 Anderson Drive #306  
Little Rock, AR 72212 - 2475

Tammy.Christensen@Windstream.com  
Phone: 501-748-6985 Fax: 501-748-5869

April 2, 2012

**RECEIVED**

APR 30 2012

**Facilities Mgt. Div.**

Office of the County Administrator  
Government Center – Room 401  
115 E. Washington Street  
Bloomington, Illinois 61702-2400

Re: First Renewal Extension of Lease Agreement (the “Lease”) between County of McLean, “Landlord” and McLeodUSA Telecommunications Services, LLC “Tenant” and concerning a certain piece of land located at 200 West Front Street, Bloomington, Illinois. (WIN LN#: L074-IL-001)

Windstream desires to extend the above referenced Lease Agreement (“Lease”). The lease shall remain in full force and effect under the terms and conditions of the current Lease except the term for the aforesaid Lease shall be extended three (3) years from September 1, 2012 through August 31, 2015. Monthly Rentals will continue as per the Lease Agreement for the 1<sup>st</sup> renewal extension of three years.

If you are in agreement (1) that all rentals and other sums due and payable by Windstream under the Agreement have been paid and satisfied as of April 2, 2012, (2) that Windstream is not in default under the Agreement, and (3) that the Renewal may be exercised hereby, please sign below and return one executed original to Windstream Communications, Inc., at the new address below.

Windstream is also hereby providing official Notice of change of Tenant’s contact information pursuant to the Lease Agreement. The new contact information is:

Windstream Communications, Inc.  
Attention: Network Real Estate  
11101 Anderson Drive, Ste. 306  
Little Rock, AR 72212  
Mail Stop 2523-B5-F03-B

If you have any questions or concerns, please feel free to contact me at the information above.

Thank you for your cooperation.

Sincerely,

Agreed and Accepted: Date: \_\_\_\_\_

By: \_\_\_\_\_

Tammy Christensen

\_\_\_\_\_  
Printed Name of Signatory

Countersigned by:

Glenn Koser  
Glenn Koser, Division Vice President

\_\_\_\_\_  
Printed Title of Signatory

Copy sent to:  
Director, Facilities Management  
McLean County Law and Justice Center  
104 West Front Street – Room 101  
PO Box 2400  
Bloomington, Illinois 61702-2400