

**MANAGEMENT SERVICES COMMITTEE
McHenry County Administration Building
667 Ware Road
Woodstock, IL 60098**

MINUTES OF TUESDAY, JUNE 6, 2006

Chairman Hill called the Management Services Committee meeting to order at 8:30 a.m. The following members present: Tina Hill; Mary Lou Zierer; Barbara Wheeler; Jim Heisler; Marc Munaretto; Pete Merkel and Richard Klasen. Also in attendance: Peter Austin, County Administrator; Michelle Courier, Assistant States Attorney; a representative from the Workforce Network; and interested public.

Tina Hill, Chairman

Jim Heisler	Richard Klasen
Pete Merkel	Marc Munaretto
Barbara Wheeler	Mary Lou Zierer

MINUTE APPROVAL

Committee members reviewed the minutes of May 9, 2006, 2006. Mr. Heisler made a motion, seconded by Mr. Munaretto to recommend approval of the minutes as presented. The motion carried with all members present voting aye.

PUBLIC PARTICIPATION

None

PRESENTATION

None

NEW BUSINESS

Resolution authorizing a lease agreement with IDES: Committee members reviewed a Resolution authorizing a lease agreement with IDES. Ms. Courier stated this is a five year agreement effective as of July 1, 2006. Mr. Munaretto questioned why the lease was not with the landlord instead of a sub-lease and what is the expected financial impact of this sub-lease to the County. It was noted that the landlord refused to lease to the State and that there would be no financial impact as the State would be paying the same amount as the County for the square footage (\$20 per square foot). The maintenance expenses are also covered by the rent. The owner takes care of the building. Mr. Munaretto stated he wanted to make sure that constituents were not subsidizing the State through this lease agreement. It was noted that this would be the last five years to a fifteen year lease and the lease can be re-examined after the next five years. Ms. Courier stated that if this sub-lease was with anyone else she would not be recommending its approval. Mr. Munaretto stated it appears that this lease creates a financial obligation for the County and that the County has become the banker for the State. He stated that the County should have some rights if the lease is terminated. He also noted that the County Board Chairman should be signing the lease. It was noted that the County currently is the only lease-holder and if funding by the State becomes unavailable, the County can automatically break the lease and the County may not be able to recoup any past due rent. Mr. Klasen made a motion, seconded by Ms. Wheeler, to recommend the County Board approve a Resolution authorizing a lease agreement with IDES. The motion carried with six ayes (Klasen, Heisler, Wheeler, Merkel and Hill) and one nay (Munaretto). Mr. Munaretto, explained he does not agree with the lease structure and the County's financial responsibility, noting his vote was symbolic.

OLD BUSINESS

None

REPORTS TO COMMITTEE

None

EXECUTIVE SESSION

None

ADJOURNMENT

The meeting adjourned at 8:45 a.m. on a motion by Mr. Klasen, seconded by Mr. Heisler, with all members present voting aye.

RECOMMENDED FOR COMMITTEE/BOARD ACTION:

Recommend approval of a Resolution authorizing a lease agreement with IDES

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