

MARINA COMMITTEE MEETING

DATE OF MEETING: April 5, 2023 at 5:01 p.m. County Building

MEMBERS PRESENT: Dan Matthews – Chair, Terry Ferguson, Joe Witte, and Brian Riddle. Also, present, Dee Dee Rentmeister, County Administrator, and Joe Caldwell, Marina Operator.

MEMBERS ABSENT: Tom Farris

SUMMARY OF DISCUSSION:

- Jerry Chrispen with the Sailing Association spoke to the committee about the Association and expressed their appreciation for the support that the county has given them over the years. The current lease structure has allowed the association to expand their club. The Club is volunteer driven, and they are interested in a longer-term lease. Mr. Chrispen indicated that he was the education director and he then introduced Dick Henson – Harbor Master, Pat Wilke – Treasurer, and Kevin Rasmus – with the educational office with Mid Illini Sailing. Should the county decide to sale the property the Sailboat Association would like to see the five acres that they are currently leasing split and see what the appraisal of that area is so that they could determine if they could purchase. They would like the first option to purchase.
- Motion by Witte, 2nd by Ferguson to approve last month's minutes. Voice vote, motion carried.
- Motion by Riddle, 2nd by Witte to approve the claims. Voice vote, motion carried.
- Discussion on the rip rap project. Matthews asked if we wanted to move forward or wait until it was determined what the county is going to do with the property. Consensus of committee to wait on this project and see how things pan out. No action.
- Culvert project – Ferguson indicated that he had Mark Mathon, County Engineer, look at the project and Mark will be getting him information – specs. Joe Caldwell indicated that a company in Decatur was interested in doing this work. The committee indicated that a couple of companies will look at the specs put together by the county engineer. Motion by Ferguson, 2nd by Witte to authorize culvert work not to exceed \$5,000.00. Voice vote, motion carried.
- Discussion on purchasing new locks for the gate closures on the docks. Joe indicated that 4 were needed and the price he found was between \$560-\$690 apiece. Joe indicated that a residential lock costs between \$160-\$170. Joe stated that the locks are Kaba/simplex locks. Motion by Riddle, 2nd by Ferguson to purchase 5 locks for the gate closures on the docks. Voice vote, motion carried.
- Discussion on the next step concerning the possible sale of the property.
 - Matthews indicated that he met with the power plant to confirm that there was nothing in place to prevent the county from selling the property and that the restrictions are the same as with the property that the county sold. Matthews stated that he did ask about their willingness to lease the northeast property to the next lessee or property owner. They indicated that they would get back to him.
 - Matthews met with the State's Attorney and Supervisor of Assessments about the appraisers that he had contacted. Webster & Associates out of Champaign indicated that they would perform an appraisal of the land, assets and business aspect for \$4,000.00. Sandy Schlosser, Supervisor of Assessments, stated that one appraisal would be sufficient to start with and didn't recommend spending the money for two. Matthews stated that the appraisal would be for the entire property to start without separating the area leased by the Sailboat Association.
 - Matthews stated that the road leading into the marina is owned by the county and the county should think about areas that should be kept and not sold, i.e., parking lots and ramp and how to turn the road into a township road instead of private. County could keep the ramp, parking lots and courtesy docks and use the money from the sale for upkeep and repairs.
 - Ferguson stated that county needs to make sure the facility is always open to the public and by keeping the ramp and parking lots that could ensure that it's kept public. Could possibly

- lease the ramp and parking lots back to the new owner of the marina.
- The appraisal will take up to 6 weeks. Should the county put the property out for bid, auction. Matthews stated that he had been contacted by a broker out of Florida and would market the sale and they would get a percentage of the sale. Matthews stated that he had a lot of information on a flash drive that he would get to Dee Dee so that it can be sent out to the board.
 - Witte asked what the next step would be, i.e. getting brokers in place, do we sale or lease, sealed bids, land auction. This needs to be determined in May.
 - John Werts asked if the committee was still looking at other options besides selling. He feels that the committee should continue looking at keeping the marina and leasing out areas, i.e., restaurant, boat repairs, and hiring a manager with summer help. Discussion among members about the cost for the county to run the marina vs a private business. Matthews informed Mr. Werts that if he had another plan then he could present it to the committee. Witte stated that the county would pursue the sale and if it doesn't come in where the county thinks it should then other options should be looked at.
- Motion by Riddle, 2nd by Ferguson to adjourn at 6:11 p.m. Voice vote, motion carried.

COMMITTEE ACTION:

- Approve last month's minutes.
- Approve the claims.
- Authorize culvert work not to exceed \$5,000.00.
- Purchase 5 locks for the gate closures on the docks.

RECOMMENDATIONS TO THE BOARD: None

DATE OF NEXT MEETING: May 2, 2023 at 5:00 p.m. at the County Building