



## Property Committee

Max Schneider, Chairman  
James Carius Community Room  
101 S. Capitol Street  
Pekin, Illinois 61554  
Tuesday, February 18, 2025 – 3:30 p.m.

- I. Roll Call
- II. Approve the minutes of the January 21, 2025 meeting
- III. Public Comment
- IV. New Business
  - P-25-03 A. Recommend to Approve Second Amendment to the Lease Agreement with Proctor Health Systems to Include Partial Waiting Area
  - B. Discussion: Pekin Campus Landscaping
- V. Reports and Communications
- VI. Unfinished Business
- VII. Recess

Members: Chairman Max Schneider, Jon Hopkins, Dave Mingus, Nancy Proehl, Mike Harris, Eric Schmidgall, Eric Stahl, Kim Joesting



*Minutes pending committee approval*

**Property Committee Meeting**

Tazewell County Highway Department  
Tuesday, January 21, 2025 – 3:30 p.m.

Committee Members Present: Chairman Max Schneider, Jon Hopkins, Dave Mingus, Kim Joesting, Nancy Proehl, Mike Harris, Eric Schmidgall, Eric Stahl

Committee Members Absent: Vice Chair Bill Atkins

**MOTION MOTION BY MEMBER STAHL, SECOND BY MEMBER SCHMIDGALL**  
to approve the minutes of the August 24, 2015 Ad-Hoc Property committee meeting and the November 12, 2024 meeting

Administrator Mike Deluhery stated that the rules were changed last year. He stated that if a committee does not meet for one year, the minutes need to be brought to the parent standing committee to be approved.

**MOTION MOTION BY MEMBER HARRIS, SECOND BY MEMBER HOPKINS**  
to amend to include the August 24, 2015 Ad-Hoc Property committee meeting and the November 12, 2024 meeting

On voice vote, **AMENDMENT CARRIED UNANIMOUSLY**

On voice vote, **MOTION AS AMENDED CARRIED UNANIMOUSLY.**

**PUBLIC COMMENT** County Clerk John Ackerman stated that he wanted to mention two dates. First, April 16, 2025 is the 80<sup>th</sup> anniversary of the invasion of Okinawa. He stated that there was a US Naval ship during World War II named for our county, USS Tazewell. He stated that we will have a portrait of the ship commissioned to us and we will have it framed and placed in the courthouse for the public to view and have a ceremony on it.

County Clerk Ackerman stated that on June 25, 2025, they are looking at holding an event for the 75<sup>th</sup> anniversary of the Korean War. He stated that a lot of our Korean War veterans feel forgotten. He said they would invite the remaining Korean War veterans to the courthouse. He noted that this is the same night as the Board meeting, so we could invite them to the meeting, and the Board could show their appreciation to them as well.

**DISCUSSION: LANDSCAPING BID**

Chairman Schneider stated that last year, we set aside \$50,000 in the final budget for landscaping at the county, which is mainly aimed at the courthouse.

Administrator Deluhery stated that we drafted a Request for Proposal from landscaping companies. He stated that after the bidding process, it will come to the Board for approval. He stated that the landscaper will review the grounds and make recommendations. He stated that we are asking for their qualifications, references, and a cost sheet.

Member Proehl questioned whether it would be worth including the cost to maintain the property in their landscaping proposal.

Member Joesting questioned if this includes the planters outside of the courthouse and Chairman Schneider confirmed that it does.

Facilities Maintenance Director Schone stated that their department goes through and trims the shrubs and freshens up the grounds.

Finance Director Darcy stated that the bids are due back on February 11, 2025 and the interviews will be on February 13, 2025.

**DISCUSSION: ANIMAL CONTROL BUILDING & TOUR**

Animal Control Director Libby Aeschleman provided a PowerPoint presentation on the current condition of the animal control facilities. She provided a background and history and provided the committee with the department's needs.

Director Aeschleman took committee members and several employees on a tour of the Animal Control facility.

**RECESS** Chairman Schneider recessed the meeting at 4:36 p.m.

(transcribed by S. Gullette)

**COMMITTEE REPORT**

P-25-03

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committees have considered the following RESOLUTION and recommends that it be adopted by the Board:

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**RESOLUTION**

WHEREAS, the First Amendment to the Medical Office Space Lease with Proctor Health Systems for the Broadway building was approved by the board on January 31, 2024 with a commencement date of January 1, 2025; and

WHEREAS, Proctor Health Systems has requested a second amendment to the contract to include a partial waiting area; and

WHEREAS, Proctor Health Systems is requesting an additional 221 square feet of the current shared wait area, as shown on the attached map; and

WHEREAS, the lease term would remain five (5) years as of the revised commencement date with the tenant having the option for three (3) extensions of five (5) year terms; and

WHEREAS, the revised monthly rent amount will be \$3,713.08 for the initial term, \$4,040.71 for the first renewal option, \$4,368.33 for the second renewal option, and \$4,695.96 for the third renewal option.

THEREFORE BE IT RESOLVED that the County Board authorizes the Chairman to execute an Agreement substantially similar to the attached Contract.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, the Finance Office, the Treasurer, and the Auditor of this action.

PASSED THIS 26<sup>th</sup> DAY OF FEBRUARY, 2025.

ATTEST:

\_\_\_\_\_  
Tazewell County Clerk

\_\_\_\_\_  
Tazewell County Board Chairman

February 12, 2025

Mr. Mike Deluhery  
County Administrator  
Tazewell County  
11 South 4th Street Suite 432  
Pekin, IL 61554

Dear Mike:

Thank you for your time and for the coordination of the members of your team to discuss our request for additional space within the 1800 Broadway Building. Your continued partnership and your cooperation as a landlord mean a great deal us.

Attached please find two floor plans to assist the Tazewell County Board and the Tazewell County Health Department in the consideration of this request for additional space, which is limited to the approximate 221 square feet of the current shared wait area. Floor plans include:

- Floor plan with label “Area in ‘White’ is the Current Contracted Lease Space”:
  - Includes a purple shaded portion of the current shared Waiting Area.
    - Carle requests this space be allowed to be walled off and used as an additional exclusive use space for the Express Care Clinic to be opened in the building.
    - The wall will be a glass wall, it will have stenciled signage to avoid any confusion for patients and guests seeking services from either Carle Health or Tazewell County Health.
- Floor plan with label “Requested Amended Space and Floor Plan”:
  - Highlighted with a yellow border, this revised plan shows a door entry to the Carle Express Care space to be built in place the current reception window.
    - This will allow access to an open Wait Area within the Express Care Clinic offering sections for both a Sick Waiting Area and a Well Waiting Area.
    - It also allows for direct and unquestioned access to the reception desk within Carle Express Care Clinic.
    - With this addition of 221 square feet of exclusive use square feet, the total rentable square feet will go from approximately 2,400 square feet to approximately 2,621 square feet.

In addition, and at the invitation of either the Tazewell County Board or the Tazewell County Health Department, Carle Health stands ready to attend any committee meeting and any full board meeting to answer the questions and concerns regarding this request. Furthermore, Carle Health is

prepared to draft the needed 2<sup>nd</sup> Amendment to the lease upon approval of this request with the commencement date to coincide with the agreed date of the start of construction. Finally, below please find the current rent schedule and a revised rent schedule. Carle Health will begin paying the amount listed in the revised rent schedule upon commencement of construction. It is noted that the revised rent will result in an additional \$313.08 per month or \$3,757.00 per year in the initial term of the lease

### Current Rent Schedule

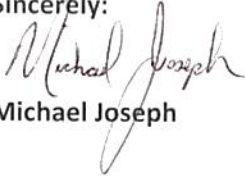
Term	Cost			
	per Sq. Ft	Total Sq Ft	Annual Rent	Monthly Rent
Initial Term	\$17.00	2,400	\$40,800.00	\$3,400.00
1st Renewal Term	\$18.50	2,400	\$44,400.00	\$3,700.00
2nd Renewal Term	\$20.00	2,400	\$48,000.00	\$4,000.00
3rd Renewal Term	\$21.50	2,400	\$51,600.00	\$4,300.00

### Revised Rent Schedule

Term	Cost			
	per Sq. Ft	Total Sq Ft	Annual Rent	Monthly Rent
Initial Term	\$17.00	2,621	\$44,557.00	\$3,713.08
1st Renewal Term	\$18.50	2,621	\$48,488.50	\$4,040.71
2nd Renewal Term	\$20.00	2,621	\$52,420.00	\$4,368.33
3rd Renewal Term	\$21.50	2,621	\$56,351.50	\$4,695.96

Once again, we thank you for your time and for the time of each of those present at the meeting on Monday, February 10<sup>th</sup>. Carle Health is excited to be a part of the services provided along with the Tazewell County Health Department at 1800 Broadway in Pekin. Please feel free to contact me if you have any questions or concerns or if you would seek additional information in preparation of the upcoming committee and board meetings to decide this request.

Sincerely:



Michael Joseph

2/3/2025 10:45:35 AM

1 2 3 4 5



Area in 'White' is the Current Contracted Lease Space

# 1 FIRST FLOOR

SCALE: 1/8" = 1'-0"



PEKIN on BROADWAY  
CARLE HEALTH  
Project Status

SEAL
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DATE	STATUS

DATE	REVISION

PROJECT # 4190  
 FILE: Author  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 SCALE: 1/8" = 1'-0"

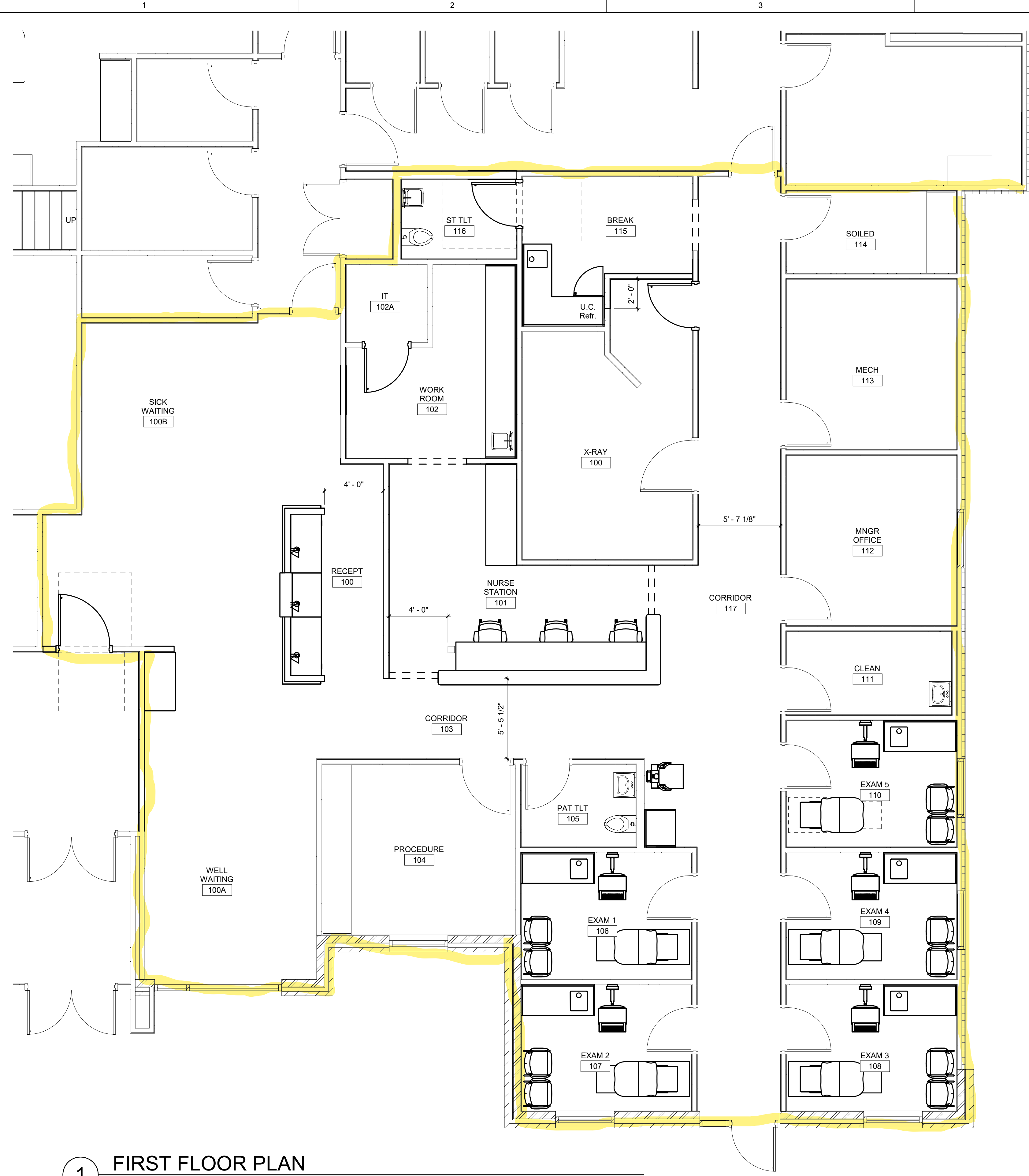
EXISTING FLOOR PLAN

1

1 2 3 4 5



2/3/2025 10:45:35 AM



**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Requested Amended Space and Floor Plan

**GENERAL NOTES**

1. THE LOCATION OF DIMENSION TICK MARKS ARE AS FOLLOWS:  
GYPSUM BOARD PARTITION/FURRING: FACE OF STUD/FURRING.  
EXISTING WALL: FACE OF EXISTING FINISH SURFACE  
DIMENSIONS NOTED AS "CLEAR" OR "CLR.": DIMENSIONS ARE TO FACE OF FINISH SURFACES.  
DIMENSIONS NOTED AS "FINISH" OR "FIN.": DIMENSIONS ARE TO FACE OF FINISH SURFACES.  
ITEMS NOTED AS "ALIGN": FINISH SURFACES SHALL BE IN THE SAME PLANE.
2. ALL NEW DOOR FRAMES ARE TO BE SET 2" FROM CORNER OF STUD WALL UNLESS NOTED OTHERWISE.
3. ALL NEW PARTITIONS ARE TO BE TYPE 0S32 UNLESS NOTED OTHERWISE. REFER TO PARTITION SCHEDULE ON SHEET A5.1.
4. ALL NEW PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE (DECK OR BEAM) UNLESS NOTED OTHERWISE. AT NON-FIRE RATED PARTITIONS INFILL VOIDS OF METAL DECK AT CONCEALED LOCATIONS WITH BATT INSULATION; AT FIRE-RATED PARTITIONS USE FIRE-RESISTIVE JOINT SYSTEMS.

**CONSTRUCTION LEGEND:**

- EXISTING ITEM TO REMAIN
- - - ITEM TO BE DEMOLISHED
- NEW CONSTRUCTION
- ..... TEMPORARY CONTAINMENT BARRIER. NO VISQUEEN BARRIER ALLOWED IN CORRIDOR OR STERILE CORE. PROVIDE EDGE GUARD.

**FLOOR PLAN KEYNOTE LEGEND**



PEKIN on BROADWAY  
CARLE HEALTH  
Project Status

SEAL

DATE	STATUS

DATE	REVISION

PROJECT # 4190  
FILE: \_\_\_\_\_  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: As indicated

**FLOOR PLAN**

A100



## SECOND AMENDMENT TO MEDICAL OFFICE LEASE

This Second Amendment to the Medical Office Lease (the “**Amendment**”) is by and between **County of Tazewell, State of Illinois** (“**Landlord**”) and **Proctor Health Systems**, an Illinois not-for-profit corporation (“**Tenant**”), and is effective as of the date of the last signature below (the “**Effective Date**”).

### Recitals

WHEREAS, Landlord and Tenant entered into a Medical Office Lease (together with its amendment(s), the “**Lease**”) for space in the building known as 1800 Broadway St. Pekin, Illinois which was effective on January 1, 2024;

WHEREAS, due to temporary capital financing restrictions, on February 2, 2024 Landlord and Tenant amended the lease to commence on January 1, 2025; and

WHEREAS, Landlord and Tenant wish to further amend the Lease by increasing the useable square foot of leased space from approximately 2,400 square feet to approximately 2,621 square feet and both parties are willing to so amend the Lease.

### Agreement

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. This Amendment and the Lease shall for all purposes be deemed to be one instrument. In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Lease, this Amendment shall control. Except as expressly defined herein, all words and phrases defined in the Lease shall have the same meaning in this Amendment as was ascribed to the words and phrases in the Lease.
2. Section 1(f) of the Lease regarding the Rent Per Usable Square Foot shall be amended to read as follows:

(f) Rent Per Usable Square Foot: Gross lease rent payment (including payment for taxes, insurance and utilities) at the annual rate of \$17.00 per square foot for the Initial Term; \$18.50 for the first Renewal Term; \$20.00 for the second Renewal Term and \$21.50 for the third Renewal Term. Gross Lease Rent for the Initial Term is calculated at the annual rate of \$17.00/square foot for approximately Two Thousand Six Hundred Twenty-One (2,621) square feet in the Leased Premises and shall be payable monthly in the amount of Three Thousand Seven Hundred Thirteen Dollars Eight Cents (\$3,713.08). Monthly rent for the first Renewal Term shall be Four Thousand Forty Dollars Seventy-One Cents (\$4,040.71); Monthly rent for the second Renewal Term shall be Four Thousand Three Hundred Sixty-Eight Dollars Thirty-Three Cents (\$4,368.33); and Month rent for the third Renewal Term shall be Four Thousand Six Hundred Ninety-Five Dollars Ninety-Six Cents (\$4,695.96).

3. Except as modified by this Second Amendment, the Lease shall remain unmodified and in full force and effect.

IN WITNESS HEREOF, the undersigned have executed this Amendment as of the date of the last signature below.

**LANDLORD:**  
**County of Tazewell**

**TENANT:**  
**Proctor Health Systems**

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

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

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

DRAFT