

DON GRAY

CAPITAL TOWNSHIP CLERK

200 SOUTH NINTH STREET – ROOM 101
SPRINGFIELD, ILLINOIS 62701
TELEPHONE: 217-753-6700/FACSIMILE: 217-535-3233

MINUTES

CAPITAL TOWNSHIP BOARD OF TRUSTEES

OCTOBER 13, 2020

CALL TO ORDER/ROLL CALL

The Capital Township Board of Trustees met by phone due to the Governor’s Executive Shelter in Place Order regarding COVID-19. The following members answered to roll call: Joe Aiello, Richard Berning, Brad Carlson, Alysse Aiello Hewell, and Lakeisha Purchase-Williams. Mark Crawford was also present. Bruce Stratton and Justin Reichert were present as Legal Counsel.

MINUTES

A motion was made by Trustee Purchase-Williams, seconded by Trustee Aiello Hewell, for approval of the Minutes of the September 14, 2020 meeting. Upon a roll call vote, there were 5 Yeas – 0 Nays.

SUPERVISOR/GENERAL ASSISTANCE EXPENDITURES

A motion was made by Trustee Carlson, seconded by Trustee Purchase-Williams, to approve payment of the Supervisor/Collector/General Assistance Administration Expenditures in the amount of \$1,057.88. Upon a roll call vote, there were 5 Yeas – 0 Nays.

TOWN CLERK/TOWN ASSESSOR EXPENDITURES

A motion was made by Trustee Aiello Hewell, seconded by Trustee Carlson, to approve payment of the Township Clerk/Township Assessor’s Administration Expenditures in the amount of \$688.88. Upon a roll call vote, there were 5 Yeas – 0 Nays.

BUDGET AMENDMENT

A motion was made by Trustee Carlson, seconded by Trustee Berning, to place the Transfer of Appropriation Ordinance on the floor. Mark Crawford briefly explained that they need to amend the budget to reflect their expenditures every year. One adjustment was with dental insurance in the Town Clerk's Office. They also spent more than budgeted in the General Assistance budget for contractual services. This is the smallest budget transfer they have done. They are in good shape on all other line items. A motion was made by Trustee Berning, seconded by Trustee Purchase-Williams to approve the Transfer of Appropriation Ordinance. Upon a roll call vote, there were 5 Yeas – 0 Nays.

LEASE AGREEMENT

Supervisor Aiello discussed the lease agreement at 901 S 11th Street. They decided it was not necessary to spend the money on conducting an additional meeting to discuss this. A motion was made by Trustee Berning, seconded by Trustee Carlson, to put the ordinance on the floor. Trustee Purchase-Williams asked if they would pay for any improvements or alterations to the building and if they would remove the signage that is there. Supervisor Aiello stated the Veteran's Office will pay for any improvements and the signage can be removed and stored in the building. The Veteran's office can put their temporary signage in the window at their own expense. Trustee Purchase-Williams asked if they would require a deposit. Supervisor Aiello stated they could ask for one. He does not think that will be a problem. Trustee Berning stated the deposit is usually in the lease agreement, so they should add that to this agreement. A motion was made by Trustee Purchase-Williams, seconded by Trustee Berning, to add the requirement of a deposit in the lease agreement under Paragraph 2-Rental. Supervisor Aiello asked for a roll call vote on the amendment of the lease agreement. Upon the roll call vote, there were 5 Yeas – 0 Nays. Supervisor Aiello asked for a roll call vote to approve the lease agreement as amended. Upon the roll call vote, there were 5 Yeas – 0 Nays.

MORATORIUM ON EVICTIONS

The board discussed the rental program. Supervisor Aiello explained that the moratorium on evictions would be lifted at some point. Landlords are getting ready and are starting the eviction process. The moratorium may be extended again. He has talked with Justine at the General Assistance Office, and the feedback from landlords is they want to get people out and get new assistance. The tenants are getting money from the government but are not paying their landlords. Should they structure a program where they pay the money directly to the landlords, knowing that the moratorium would be lifted and the courts will be full of evictions? They can craft something for assistance of \$350 for the first month and \$350 for the second month to the landlords. The landlords would sign the agreement. Some will not sign the agreements, but will just want the tenants out because of their history. Trustee Purchase-Williams stated she would like more details about this. Supervisor Aiello stated right now they provide \$300 in rental assistance and \$400 for a family. They do this one time every two years. They could discuss this assistance and craft something like the landlord would get \$350 the first

month and \$350 the second month. Obviously, the landlord would sign an agreement and accept responsibility. Some landlords won't sign the agreement. They just want the tenants out because of their history. It is about the benefit, the dollar amount, and when they pay it.

Trustee Purchase-Williams asked how long the process would take Capital Township to issue checks to the landlords. Supervisor Aiello stated they could get it done in a week or two if the landlord gives them the information they need. The tenant has to first give them the information and the landlord would then give it to Capital Township. Trustee Purchase-Williams stated they would need accountability by a certain amount of time. Supervisor Aiello agreed. Supervisor Aiello stated they could add a time frame to this. Trustee Berning stated he has been a landlord but does not accept Section 8 anymore. He thinks they could work something up, but he is not ready to make a decision today. Trustee Purchase Williams agreed. Supervisor Aiello stated he would put something together within the next two weeks and will send it out to the group so they can vote on it at the next meeting. Trustee Berning stated they will need more discussion on this and will maybe need to have a special meeting. Trustee Purchase-Williams suggested they add something saying this will only be temporary and not permanent since they do not know when the moratorium will be lifted. Supervisor Aiello stated they will have ongoing discussions about this and will talk about it again next month.

Trustee Purchase-Williams asked how the utility program is going. She is getting calls. Supervisor Aiello stated he would have Justine from General Assistance on the call next month to explain some things.

LEGAL COUNSEL REPORT

Justin Reichert stated he would make the updates to the lease as amended. He also gave an update on the moratorium. The state had October 17th as the date on the moratorium. He imagines the Governor will extend the state moratorium. The federal moratorium goes through December 31st. There is a certificate on that moratorium where the tenants are supposed to fill out a certificate stating they qualify. They would have to be affected by COVID or have been making efforts to pay in order to qualify for that moratorium. It is possible that landlords may start filing things as early as October 18th. Trustee Purchase-Williams stated there has been some updates on how you can evict a tenant. They may want to add something to their draft. If someone creates bodily harm to someone, they can still be evicted. A judge can determine when they can be evicted. Provisions were made as to what can be added. Justin Reichert suggested they might be able to with an order of protection.

Supervisor Aiello discussed more on the lease agreement. The one thing they did was reach out to TOIRMA, who insures them, and explained the situation to them. He believes they are going to put another clause in the agreement related to the insurance. He asked Mark Crawford to explain. Mark Crawford explained that TOIRMA wanted to make sure there was a certificate of insurance provided by the County to Capital Township and a certificate Capital Township provided to the County for insurance coverage on the building. They want to make this part of the lease agreement. Trustee Berning asked if they need to amend the agreement

for this. Mark Crawford stated they would need to amend the language on what is provided to show proof of insurance. Both parties will provide certificate of insurance document coverage to each other. A motion was made by Trustee Berning, seconded by Trustee Purchase-Williams, to amend Paragraph 6 of the lease agreement to add this language. Upon a roll call vote, there were 5 Yeas – 0 Nays. A motion was made by Trustee Berning, seconded by Trustee Purchase-Williams, for approval of the contract, as amended. Upon a roll call vote, there were 5 Yeas – 0 Nays.

SUPERVISOR'S UPDATE

Supervisor Aiello stated he talked to Michelle Higginbotham, with the Enos Park Neighborhood Improvement Association, concerning the TIF district, which expires in December. The Mayor approached him and other governmental bodies about providing a letter of support. At the time, he asked the Mayor if he was finished with trying to take over the duties and functions of Capital Township, and he said no. Capital Township does a good job and has a great track record of service. He is not sure it is in the best interest of the city for them to be running Capital Township. The Mayor said he was not finished with that idea, and may come back with it, but he indicated that he did need a letter. Michelle called on behalf of the Enos Park Association wanting to know if Capital Township would be interested in providing a letter of support to extend the TIF district. They discussed many of the issues with TIF districts in general, such as the City spending three quarters of a million dollars on a new roof or other investments into buildings, properties, and associations that do not create an increment. He told her he was not sure if the township wanted to provide a letter to the City or not, but he would discuss it with the board. One of the comments he heard after talking to people in the district and to Aldermen was if TIF districts were set up for a period and you could not accomplish what you wanted, then maybe it should not be extended. They all probably have a little history with TIF districts. That TIF district probably pulls in around \$500,000 a year out of the taxpayers in that district to reinvest in the Enos Park area. It will be up to the board as a group if they want to do the letter or not. He told the Mayor, in light of his approach, that he did not appreciate what he was trying to do with the township and that there might not be any interest in a letter. The board has to answer to the taxpayers directly, whereas the TIF districts do not.

Trustee Carlson asked if they have reached out to any other governmental bodies. Supervisor Aiello stated they reached out to the larger ones. Park District said no, Sangamon County was reluctant but did, and District 186 wrote a letter and he was told it does not sound like a letter of support.

Trustee Purchase Williams stated that Michelle is still working with the Park District to get a letter of support from them. Supervisor Aiello stated he thinks the Enos Park district had its challenges over the years and they had their challenges paying taxes with the 75 properties they own. Frankly, if the Enos Park district were a business or homeowner, they would be in either bankruptcy court or foreclosure. They have dug a deep hole over there financially. As a taxing body, he is not sure it is the best thing to do to support it. They have some financial issues in the Enos Park TIF district that they cannot seem to resolve.

Trustee Purchase Williams asked what he means by they can't seem to resolve some of those issues. Supervisor Aiello explained they are having a very hard time paying their tax bills. A majority of their taxes were sold at tax sale last year and are going to be bought again this year by the taxbuyers. It just seems like they struggle financially with their money, but he will do whatever the board wants to do.

Trustee Berning stated he is torn a little bit because in his years with the City he was there when the first TIF district was established. He also knows the guy who wrote the legislation on behalf of the General Assembly. He believes the TIF districts can do some good. With that being said, he has also watched the City squander some money from the TIF districts because of what he considers poor accountability. He is not feeling very comfortable at this point saying they should provide a letter.

Trustee Purchase Williams stated she has lived in the Enos Park and has personally seen what Michelle has done, and does know there have been issues with the City. She has seen a great turnover of homeowners being able to purchase. She has seen some improvements as well. They will lose many of those programs if they do not get some support from the other entities.

Trustee Carlson stated he is not sure they need to be the lead on this thing. He asked if this is coming up before the City Council soon. Supervisor Aiello stated he does not think it is a council issue.

Trustee Aiello Hewell asked who all they are waiting on. Supervisor Aiello stated he thinks the park district and them. He doubts if he got one from every taxing district. He just knows of the bigger ones, which are Capital Township, Springfield Park District, and School District 186, who wrote a letter that wasn't very supportive. Trustee Berning asked if they could get ahold of that letter. Supervisor Aiello stated he would try.

Supervisor Aiello discussed the Workfare Program. They will talk about the workfare next month. They are reaching out to some other entities. He knows they have focused on food and restaurants, but they are trying to get into mechanical and auto body, HVAC, and they talked to a window company. They are trying to expand that program and create a little bit of diversity to create more jobs. They will touch on that next month, and will have a little more direction from Justine.

PUBLIC COMMENT

There was no public comment.

ADJOURN

A motion was made by Trustee Purchase-Williams, seconded by Trustee Berning, to adjourn the meeting to November 9, 2020 at Noon. Upon a roll call vote, there were 5 Yeas – 0 Nays.

Don Gray
Town Clerk