

CASS COUNTY BOARD MEETING

May 1, 2020

Special Board Meeting

The Cass County Board met via teleconference, on Monday, May 1, 2020 at the hour of 1:00 P.M.

Present: Mike Barnett  
Chairman

Attest: Shelly Wessel  
Cass County Clerk

The meeting was called to order by Chairman Barnett, who directs the Clerk to call roll.

Roll Call:

Barnett	Present	Noe	Present	Schaefer	Present
Massie	Absent	Hagloch	Present	Merriman	Present
Starkey	Absent	Douglass	Present	Hance	Present
Wessel	Present	Brannan	Present		

As a result of the roll call, the Clerk states that all board members are present except for Massie and Starkey.

Chairman Barnett now leads the board in the Pledge of Allegiance.

Chairman Barnett states there is a quorum. Chairman Barnett presents the Fair Housing Resolution for approval.

A motion to approve the Fair Housing Resolution is made Douglass by and seconded by Hance.

The Chairman directs the clerk to call roll.

Roll Call:

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes

Douglass Yes      Massie Absent      Brannan Yes

Hance Yes

As a result of the roll call the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

(See Attached Resolution)

## Fair Housing Resolution

LET IT BE KNOWN TO ALL PERSONS of the County of Cass, IL that discrimination in the sale, rental, lease, advertising of sale, rental or lease, financing of housing or land to be used for construction of housing, or in the provision of brokerage or rental services because of race, color, religion, sex, disability (physical or mental), familial status (children) of national origin is prohibited by Title VIII of the federal Fair Housing Amendments Act of 1988. It is the policy of the County of Cass, IL to support the Fair Housing Amendments Act of 1988 and to implement a Fair Housing Program to ensure equal opportunity in housing for all persons regardless of race, color, religion, sex, disability (physical and mental), familial status (1. Children, and 2. Actual or perceived sexual orientation, gender identity or marital status or its members), or national origin. Therefore, the County does hereby pass the following Resolution:

BE IT RESOLVED that within the resources available to the County through county, state, federal and community volunteer sources, the County will assist all persons who feel they have been discriminated against because of race, color, religion, sex, disability (physical and mental), familial status (children) or national origin in the process of filing a complaint with the Oregon Civil Rights Division or the U.S. Department of Housing and Urban Development, Seattle Regional Office Compliance Division, that they may seek equity under federal and state laws.

BE IT FURTHER RESOLVED that the County shall publicize this Resolution and through this publicity shall cause real estate brokers and sellers, private home sellers, rental owners, rental property managers, real estate and rental advertisers, lenders, builders, developers, home buyers and home or apartment renters to become aware of their respective responsibilities and rights under the Fair Housing Amendments Act of 1988 and any applicable state or local laws or ordinances.

THE FAIR HOUSING PROGRAM, for the purpose of informing those affected of their respective responsibilities and rights concerning Fair Housing law and complaint procedures, will at a minimum include, but not be limited to: 1) the printing, publicizing and distribution of the Resolution; 2) the distribution of posters, flyers, pamphlets and other applicable Fair Housing information provided by local, state and federal sources, through local media of community contracts; and 3) the publicizing of locations where assistance will be provided to those seeking to file a discrimination complaint.

### EFFECTIVE DATE

This Resolution shall take effect May 1, 2020

The Chairman directs the Clerk to call roll.

### Roll Call:

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Yes	Noe	Yes
Douglass	Yes	Massie	Yes	Brannan	Yes
Hance	Yes	Merriman	Yes		

The Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

Attest:

  
Shelly Wessel  
Cass County Clerk

  
Michael Barnett, Chairman  
Cass County Board

The Chairman next presents for approval to submit the Downstate Small Business Stabilization Grant Application for Siding Concepts, Inc, to the State of Illinois Department of Commerce and Economic Opportunity for consideration and approval.

Wessel makes the motion to approve the submittal of the application for Siding Concept's Inc and Merriman seconds the motion.

The Chairman directs the clerk to call roll.

Roll Call.

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

The Chairman next presents a Board Resolution of Support No. CDBG-04 for Siding Concepts, Inc.

Schaefer makes the motion to approve the Resolution of Support No. CDBG-04 for Siding Concepts, Inc. and Noe seconds the motion.

The Chairman directs the clerk to call roll.

Roll Call.

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

(See Attached Resolution)

The Chairman presents for approval to submit the Downstate Small Business Stabilization Grant Application for Triple Creek Farm to the State of Illinois Department of Commerce and Economic Opportunity for consideration and approval.

Douglass makes the motion to approve the submittal of the application for Triple Creek Farm and Wessel seconds the motion.

The Chairman directs the clerk to call roll.

Roll Call.

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

The Chairman next presents a Board Resolution of Support No. CDBG-05 for Triple Creek Farm.

Douglass makes the motion to approve the Resolution of Support No. CDBG-05 for Triple Creek Farm and Hance seconds the motion.

The Chairman directs the clerk to call roll.

Roll Call.

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

(See Attached Resolution)

The Chairman next presents for approval to submit the Downstate Small Business Stabilization Grant Application for Hamann Electric to the State of Illinois Department of Commerce and Economic Opportunity for consideration and approval.

Wessel makes the motion to approve the submittal of the application for Hamann Electric and Schaefer seconds the motion.

The Chairman directs the clerk to call roll.

Roll Call.

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

The Chairman next presents a Board Resolution of Support No. CDBG-06 for Hamann Electric.

Noe makes the motion to approve the Resolution of Support No. CDBG-06 for the Hamann Electric and Hance seconds the motion.

The Chairman directs the clerk to call roll.

Roll Call.

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		



As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

(See Attached Resolution)

The Chairman next presents for approval to submit the Downstate Small Business Stabilization Program Grant application for Conner Family Amusements, Inc. to the State of Illinois Department of Commerce and Economic Opportunity for consideration and approval.

Noe makes the motion to approve the submittal of the application for Conner Family Amusements, Inc. and Schaefer seconds the motion.

The Chairman directs the clerk to call roll.

Roll Call:

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

Chairman Barnett next presents a Board Resolution of Support No. CDBG - 08 for Conner Family Amusements, Inc.

Douglass makes the motion to approve the Resolution of Support No. CDBG - 08, for Conner Family Amusements, Inc. and Hance seconds the motion.

The Chairman directs the Clerk to call roll.

Roll Call:

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes

Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

(See Attached Resolution)

Chairman Barnett presents for approval to submit the Downstate Small Business Stabilization Program Grant application for Four All Seasons to the State of Illinois Department of Commerce and Economic Opportunity for consideration and approval.

Hance makes the motion to approve the submittal of the application for Four All Seasons and Noe seconds the motion.

The Chairman directs the Clerk to call roll.

Roll Call:

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

Chairman Barnett presents a Board Resolution of Support No. CDBG - 09 for Four All Seasons.

Wessel makes the motion to approve the Resolution of Support No. CDBG - 09, for Four All Seasons and Douglass seconds the motion.

The Chairman directs the Clerk to call roll.

Roll Call:

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

Chairman Barnett next presents for approval to submit the Downstate Small Business Stabilization Program Grant application for Annie's Sazarac, Inc. to the State of Illinois Department of Commerce and Economic Opportunity for consideration and approval.

Schaefer makes the motion to approve the submittal of the application for Annie's Sazarac, Inc. and Noe seconds the motion.

The Chairman directs the Clerk to call roll.

Roll Call:

Barnett	Yes	Schaefer	Yes	Wessel	Yes
Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

Chairman Barnett presents a Board Resolution of Support No. CDBG - 10, for Annie's Sazarac, Inc.

Schaefer makes the motion to approve the Resolution of Support No. CDBG - 10 for Annie's Sazarac, Inc. and Wessel seconds the motion.

The Chairman directs the Clerk to call roll.

Roll Call:

Barnett	Yes	Schaefer	Yes	Wessel	Yes
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Hagloch	Yes	Starkey	Absent	Noe	Yes
Douglass	Yes	Massie	Absent	Brannan	Yes
Hance	Yes	Merriman	Yes		

As a result of the roll call, the Clerk states that all board members present have voted in the affirmative. The Chairman declares the motion carried.

(See Attached Resolution)

The Chairman states there is no need for executive session at this time.

A motion to adjourn at 1:35 p.m., is made by Wessel and seconded by Douglass. The vote is by acclamation and declared carried.

  
Shelly Wessel  
Cass County Clerk

DOWNSTATE SMALL BUSINESS STABILIZATION PROGRAM GRANT  
MINUTES OF PUBLIC HEARING  
HELD ON May 1, 2020, AT 1:00 P.M.

This public hearing was called to order at 1:00 p.m., by Cass County Board Chairman, Michael Barnett.

Chairman Barnett announced to those attending the public hearing that a notice of public hearing had been duly given by publication in the newspaper, for Siding Concepts, Inc., Triple Creek Farm, Hamann Electric, Conner Family Amusements, Inc., Four All Seasons, Annie's Sazarac, Inc.

Chairman Barnett also announced that copies of the applications are available in the Cass County Treasurer's office in the Cass County Courthouse.

Chairman Barnett stated that the amount of funds available for the Downstate Small Business Stabilization Program Grant is \$20,000,000, with a maximum of \$25,000 per business, to be used for working capital.

The Following Housing Needs of Cass County were presented  
at the Public Hearing

The Housing Authority of the County of Cass operates 172 rental units throughout the county.

**Public Housing (Riverside in Beardstown 50 Units)**



Riverside has a backlog of \$1.25 million in deferred capital improvements. These items include: site concrete, plumbing upgrades, electrical upgrades, and unit renovations.

**Rural Development (Elderly/Disabled units located county wide 60 Units)**

The Elderly/Disabled units have a backlog of \$500 thousand in deferred capital improvements. These items include: site concrete, window replacement, accessibility improvements, plumbing upgrades, electrical upgrades, and unit renovations.

**Low Income Housing Tax Credits (Welch Woods in Beardstown 42 Units)**

Welch Woods does not have any deferred capital improvement items, but will have approximately \$250 thousand in items due within the next five years.

**Low Income Housing Tax Credits (Sagebrook in Virginia 20 Units)**

Sagebrook does not have any deferred capital improvement items.

**County Wide Housing Needs**

There is an overall need to upgrade the rental housing available in Cass County for not only low income families, but also for moderate income families. All the communities in the county could use upgrades. The two with the most need presently are Ashland and Beardstown.

**Recommendations**

- (1) If funding was available it would be the housing authority's recommendation to demolish the Riverside apartments and construct new apartments at approximately \$10-12 million. Also, to construct a 20-25 home development in Ashland at approximately \$5-6 million. Update Elderly/Disabled and Welch Woods at approximately \$750 thousand. Total need approximately \$16-19 million.
- (2) Update existing rental housing at approximately \$2 million.

Chairman Barnett presented a narrative of the project summary including the costs for Siding Concepts, Inc., Triple Creek Farm, Hamann Electric, Conner Family Amusements, Inc., Four All Seasons, Annie's Sazarac, Inc.

Chairman Barnett stated that Siding Concepts, Inc., applied for and received PPP funds in the amount of \$35,619.57.

Triple Creek Farm, applied for and received PPP funds in the amount of \$7032.62.

Hamann Electric applied for and received PPP funds in the amount of \$29,192.09.

Four All Seasons, applied for and received PPP funds in the amount of 7,971.05

Annie's Sazarac, Inc. applied for and received a Hospitality Emergency Grant in the amount of \$10,000.

Chairman Barnett asked if there was any further discussion or objections.

With no further discussion and no public objections, Chairman Barnett called for a vote by the participants of the hearing to recommend to the Cass County Board for approval of the Resolution of Support for Siding Concepts, Inc..

All participants voted in the affirmative, except for Ben Cox who chose to abstain due to conflict of interest.

With no further discussion and no public objections, Chairman Barnett called for a vote by the participants of the hearing to

recommend to the Cass County Board for approval of the Resolution of Support for Triple Creek Farm.

All participants voted in the affirmative except for Ben Cox who chose to abstain due to conflict of interest.

With no further discussion and no public objections, Chairman Barnett called for a vote by the participants of the hearing to recommend to the Cass County Board for approval of the Resolution of Support for Hamann Electric.

All participants voted in the affirmative except for Ben Cox who chose to abstain due to conflict of interest.

With no further discussion and no public objections, Chairman Barnett called for a vote by the participants of the hearing to recommend to the Cass County Board for approval of the Resolution of Support for Conner Family Amusements, Inc.

All participants voted in the affirmative except for Ben Cox who chose to abstain due to conflict of interest.

With no further discussion and no public objections, Chairman Barnett called for a vote by the participants of the hearing to recommend to the Cass County Board for approval of the Resolution of Support for Four All Seasons.

All participants voted in the affirmative except for Ben Cox who chose to abstain due to conflict of interest.

With no further discussion and no public objections, Chairman Barnett called for a vote by the participants of the hearing to

recommend to the Cass County Board for approval of the Resolution of Support for Annie's Sazarac, Inc.

All participants voted in the affirmative except for Ben Cox who chose to abstain due to conflict of interest.

Chairman Barnett asked if anyone knew of any business that planned to submit an application next week.

Hearing concluded at 1:15 p.m.