

MCHENRY COUNTY CONSERVATION DISTRICT
RESOLUTION #20-10

AUTHORIZING THE EXECUTION OF A MONTH-TO-MONTH RESIDENTIAL LICENSE
AGREEMENT BETWEEN THE MCHENRY COUNTY CONSERVATION DISTRICT
AND VARIOUS EMPLOYEES FOR THE FIVE ONSITE RESIDENCES
FOR THE TERM ENDING MARCH 30, 2021 AT THE RATES PRESENTED

WHEREAS, the McHenry County Conservation District (hereinafter referred to as the "DISTRICT"), is authorized to acquire and hold lands for Conservation District Act purposes as set forth in the Conservation District Act (70 ILCS 410, et. seq.); and

WHEREAS, the District is a unit of government authorized by the Illinois Constitution (II Const. Art VII §10); and

WHEREAS, the District is authorized to manage and use such real property in such manner and with such restrictions as will leave it unimpaired for the benefit of future generations; and

WHEREAS, the District has determined that it is in the best interest of the District and the benefit of future generations to maintain certain residences for habitation by staff at license rates approved by the District; and

WHEREAS, it is in the best interest of the District to license the Hollows, Rush Creek, Coral, and Glacial Park residences within the Conservation Areas with the same names and at the rates provided in the attached board summary and which rates are based on certified rental appraisals for the period beginning April 1, 2020 through March 31, 2021 unless terminated earlier.

NOW, THEREFORE BE IT RESOLVED, by the Board of Trustees, the Executive Director is hereby authorized to enter into and execute all documents necessary to complete the transactions in said Month-to-Month Residence License Agreements between the District and listed employees Conservation Area residences.

DATED at Woodstock, Illinois, this 25th day of February, 2020.

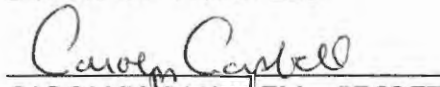
Ayes: 7

Nays: 0

Absent: 0

Abstain: 0


VERNON SCACCI, PRESIDENT
BOARD OF TRUSTEES


CAROLYN CAMPBELL, SECRETARY
BOARD OF TRUSTEES

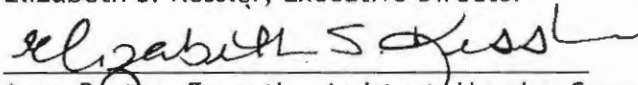


McHenry County
 CONSERVATION DISTRICT

BOARD SUMMARY

DATE: February 25, 2020

TO: Board of Trustees

FROM: Elizabeth S. Kessler, Executive Director

 Anne Basten, Executive Assistant, Housing Committee Chair

RE: Resolution #20-10 - Authorization to Execute Residential License Agreements for April 1, 2020 through March 31, 2021

SUMMARY:

The District currently has five residences that are licensed to staff members and their families. The license agreements coincide with the Fiscal Year. There are currently no vacancies.

The rental values are calculated based on several factors beginning with the Monthly Rental Appraisal Value. To determine the Monthly Rental Appraisal Value, each residence is appraised every three years by a third party appraiser who specializes in the rental market. The appraisals were conducted December of 2019 and license agreements with the new rates are being presented to you at this meeting. The District does not calculate nor maintain an actual Fair Market Value appraisal for the buildings since they cannot be sold and are not taxed as residential. The next rental appraisals would be in FY 2023.

The biggest benefit of having these buildings occupied by staff is security. Two of the houses are adjacent to Ranger/Maintenance Shops where there are valuable pieces of equipment and gas pumps. One residence is on a major highway away from park entrances but is highly visible to the public. Two are at the entrances to major parks and visitors frequently stop the residents for information or knock at the door. The District has established an across the board value of 50% of the appraised value being credited for security. The two residences where visitors frequently stop, receive an additional credit of \$60/month based on the documentation in the form of log sheets detailing the public contact due to the location of their residences.

The District's housing committee has reviewed the rate increases and the consensus was that the increases are reasonable since there have been no increases for the past three years and there have been some upgrades to the interiors of some of the residences since they were last fully appraised.

If the Board is amenable, the staff would seek approval to issue Housing Licenses for the period of April 1, 2020 through March 31, 2021 based on the current housing license formula and the recommendations of the Housing Committee and authorize the Executive Director to execute those revised contracts once they are executed by the residents.

The following is a list of the licenses showing the proposed rate changes.

Residence Loc	Appraisal Value 2016	Appraisal Value 2019	Security Credit	Info Point/ Other	Monthly Rent 2016	Monthly Rent 2020	Notes
Glacial Park	\$1,500	\$1,650	(\$750)	(\$60)	\$690	\$765	
Annex House	\$1,400	\$1,600	(\$700)	\$100	\$800	\$900	Rents 2 garages
Coral Woods	\$950	\$1,000	(\$475)		\$475	\$500	
Hollows	\$1,500	\$1,700	(\$750)	(\$60)	\$690	\$790	
Rush Creek	\$850	\$925	(\$425)		\$425	\$460	

RECOMMENDATION:

Staff recommends approval of the listed residential licenses and seeks authorization for the Executive Director to execute the licenses as presented for the term of April 1, 2020 through March 31, 2021.

MOTION:

Consent Agenda. Resolution #20-10 authorizing the Executive Director to execute the five Month-to-Month Residence License Agreements as presented through the term of April 1, 2020 through March 31, 2021.

Motion Made By: _____ Seconded By: _____

Ayes: ____ Nays: ____ Abstentions: ____ Motion: Passed Failed Tabled