



City of Wilmington
Finance, Administration & Land Acquisition Committee
July 19, 2022 at 6:30 p.m.

In Person & Via Zoom

join by video at:

<https://us02web.zoom.us/j/83646675834?pwd=ODFOMWk2RXNXOCtwUmJBOG9JNHVrZz09>

join by phone at:

1-312-626-6799

Meeting ID: 836 4667 5834 / Passcode: 914356

Location & Time

Council Chambers
1165 S Water St
Wilmington, IL 60481

6:30 p.m. 07/19/2022

Agenda

1. Call to Order
2. Review and Approve Previous Meeting Minutes
3. Review Accounting Reports as Presented by Finance Director
4. Review UB Memo Prepared by Finance Director
5. Discussion – Consider Approval and Execution of the AT&T Agreement to Vertical Bridge 500, LLC
6. Other Pertinent Information
7. Public Comment
(State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01)
8. Adjournment

**Finance,
Administration &
Land Acquisition
Committee Members**

Kevin Kirwin, Co-chair
Ryan Jeffries, Co-chair
Dennis Vice
Ryan Knight
Leslie Allred
Jonathan Mietzner
Todd Holmes
Thomas Smith

CITY OF WILMINGTON
FINANCE, ADMINISTRATION & LAND ACQUISITION COMMITTEE
Tuesday, June 21, 2022, at 6:30 p.m.
Wilmington City Hall, Council Chambers
1165 S. Water Street, Wilmington IL

Committee Members in Attendance:

Co-Chair, Kevin Kirwin
Co-Chair, Ryan Jeffries
Dennis Vice
Tom Smith
Todd Holmes

Committee Members via Zoom:

Ryan Knight

Committee Members Absent:

Leslie Allred
Jonathan Mietzner

Other City Officials in Attendance:

Mayor Ben Dietz, City Administrator Jeannine Smith, Finance Director Matt Hoffman, Public Works Director James Gretencord, Chief of Police Joe Mitchell and Deputy City Clerk Joie Ziller

The meeting of the Finance, Administration & Land Acquisition Committee was called to order at 6:30 P.M. by Alderman Kirwin.

Approve Previous Meeting Minutes

Alderman Kirwin made a motion and Alderman Jeffries seconded to approve the May 17, 2022 meeting minutes as written and have them placed on file. Upon the voice vote, all yes, motion passed.

Review Accounting Reports

The Committee reviewed and discussed the reports as prepared by Finance Director Hoffman.

Other Pertinent Information

Chief Mitchell presented his memo requesting the Council to consider increasing the minimum penalty for those violating the Exclusionary Zone at the Kankakee River. The ordinance will be presented for approval at the July 5, 2022, City Council meeting.

Director Gretencord stated the crew is maintaining the curve on RT 53 and RT 102 entering the City to give the gateways a better appearance. He is still looking for seasonal employees to assist with grass cutting and weed control.

Administrator Smith stated the Council will see an MOU for approval with the Heritage Corridor Convention and Visitors' Bureau for the EV Parking Lot Grant at the July 5, 2022 City Council meeting.

Public Comment

No public comment was made.

Adjournment

The motion to adjourn the meeting was made by Alderman Kirwin and seconded by Alderman Jeffries. Upon voice vote, all yes, the motion carried. The meeting was adjourned at 6:57 P.M.

Respectfully submitted,
Joie Ziller
Deputy City Clerk



MEMO

Date: July 19, 2022
To: City Council
From: Matt Hoffman, Finance Director
Re: Utility Billing – Delinquent Accounts

As of July 1, 2022 we have a total of 545 accounts with past due balances. This is a decrease of 15% (97) vs. May. Of those accounts, 84% are less than 90 days past due. After a sharp decline in February, the number of delinquent accounts steadily rose to a 10-month high. The trend then reversed itself and fell to a more or less historical average. Ostensibly, this is due to the rising inflationary pressure in the broader economy.

Since the meter replacement program began in late July of 2021, we have replaced 336 meters. Of those meters replaced, 261 were residential and 90 were for commercial properties. Approximately, 100 meters are still being estimated.

		Days Past Due					
		30	60	90	120+	Total #	
		357	99	54	35	545	
\$	45,573	\$	10,963	\$	5,930	\$	37,798

JUNE Total # of Accounts: 2,373
% of Accounts Diligent: 23%

	#	\$
% 30 Days Past Due	66%	45%
% 60 Days Past Due	18%	11%
% 90 Days Past Due	10%	6%
% 120+ Days Past Due	6%	38%



MEMO

Date: July, 15 2022

To: Jeannine Smith, City Administrator

From: Matt Hoffman, Finance Director

Re: AT&T Agreement Assignment

AT&T has submitted notification to the city that assignment of the lease agreement recently entered into by the City of Wilmington and AT&T will be assigned to Vertical Bridge 500, LLC. upon our consent. The lease agreement stipulates that the City's consent is required for any entity with a net worth of at least fifty million dollars (\$50,000,000). After reviewing the Consolidated Income and Balance Sheet Statements provided by Vertical Bridge, City staff has determined that the criteria for assignment/sublease have been met. City staff recommends that the consent sought by AT&T be given.

AT&T Mobility Corporation
Real Estate & Construction Dept.
95 W. Algonquin Road
Arlington Heights, IL 60005



City of Wilmington
Mayor Ben Dietz
1165 S. Water Street
Wilmington, IL 60481

RE: **Project Notification** – Option and Land Lease Agreement dated April 15, 2022 (“Agreement”) between the City of Wilmington, an Illinois municipality (“Landlord”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company (“AT&T”).

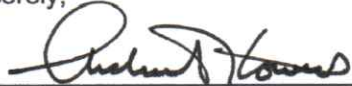
Site: Site Address: 601 E. Kankakee River Drive, Wilmington, IL 60481
AT&T Site ID: IL1635 / Wilmington Downtown
FA#: 12876025

Dear Mayor Ben Dietz

Please accept this notification that AT&T Mobility (“AT&T”) will be assigning the Agreement to Vertical Bridge 500, LLC. Their contact information is:
750 Park of Commerce Drive
Suite 200
Boca Raton, FL 33487
(561) 948-6367

Consent Required: Pursuant to Paragraph 16 of the Agreement ***your consent is required*** for this assignment. Vertical Bridge 500, LLC has a net worth of at least Fifty Million Dollars (\$50,000,000). Therefore, please indicate your consent by dating and signing below and returning this letter within 15 days from receipt. Landlord’s consent below also confirms that this assignment is an assignment and not a sublease and therefore the Revenue Share provision of Paragraph 4(c) does not apply to this assignment.

Please return this completed form to me by email. Should you have any questions, please feel free to contact me.

Sincerely,


New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager
By: 

Print Name: Andrew T. Flowers
Its: Sr Real Estate & Construction Manager
Date: 4/15/2022

Sincerely,

City of Wilmington
an Illinois municipality

By: _____
Print Name: _____
Its: _____
Date: _____