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MINUTES

SANGAMON COUNTY BOARD
SPECIAL MEETING

NOVEMBER 17, 2026

The Sangamon County Board met in Special Session on November 17, 2026 in the County Board Chambers. Chairman VanMeter called the meeting to order at 5:00 p.m. Invocation was by Mr. Madonia and Mr. DelGiorno led the County Board in the Pledge of Allegiance.

ROLL CALL

Chairman VanMeter asked County Clerk Gray to call the roll. There were 23 Present – 6 Absent.

PUBLIC COMMENT

Speaker 1: Sontae Massey. He was not present.

Speaker 2: Ken Pacha. Mr. Pacha questioned the county's continued pursuit of the convention center expansion and hotel project while STAR bond funding remained uncertain pending the legislative veto session. The speaker raised concerns about the 3 percent hotel tax increase and the proposed expense of hiring a planning consultant before securing full project funding.

He argued that downtown revitalization should focus on attracting permanent residents and supporting businesses throughout the week. Citing difficulties facing existing downtown hotels and the community's current convention space, he questioned whether another hotel and convention center expansion would generate the promised development.

He also urged the Board to consider other investment priorities, including jail conditions and staffing, residential development, and infrastructure. While acknowledging the county's work on public transportation and the sheriff's efforts to improve the jail, Mr. Pacha called for greater investment in services and development that would benefit residents over the long term.

Speaker 3: Adam White. He was not present.

RESOLUTION 1

1. Resolution approving a pre-development professional agreement with Garfield Public/Private Illinois LLC.

Motion was made by Mr. Madonia, seconded by Mr. DelGiorno to place Resolution 1 before the board.

Mr. Madonia made a motion, seconded by Mr. DelGiorno, to Amend Exhibit B in the Resolution to remove the section pertaining to the Brand Total. A voice vote was unanimous on the amendment.

Mr. Cahnman said it was his understanding that the County does have the financial wherewithal with the hotel-motel tax to build this regardless of what the legislature does. Mr. McFadden confirmed that revenue from the county's hotel-motel tax provides the financial capacity to proceed with the BOS Center expansion regardless of the outcome of the Capital Area Tourism Authority legislation. He explained that the proposed contract covers planning and design for the BOS Center expansion. A hotel could become part of the broader project if the legislation passes.

Mr. McFadden said the interim agreement would maintain planning progress through January while the county works toward a master development agreement with Garfield. Suspending work until the legislative outcome was known could delay construction and increase costs by an estimated $4 million. The proposed agreement covers conceptual and schematic design, evaluation of facility options, and financing considerations. A subsequent agreement would govern further design and development.

He also reiterated that the Board approved the 3 percent hotel-motel tax for BOS Center expansion costs and agreed to revisit the rate once the legislative outcome became clearer. In response to a question about cost sharing, he said the county would fund this agreement through the hotel-motel tax. The separate $125,000 study was being split equally with the BOS Center board, while the expansion was estimated at $60 million.

Upon a roll call vote there were 21 YES votes and 1 NO vote. Ms. Clarke voted NO. Resolution 1 was adopted.

MOTIONS PASSED
RESOLUTION ADOPTED

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mr. McGuire asked when all four elevators in the county building would be operational. Mr. McFadden reported that two elevators were working following a control panel failure the previous day. Staff manually operated the elevators for a time before a complete shutdown of approximately 20 to 25 minutes to replace two panels. Court security assisted people during the interruption.

The other two elevators are undergoing complete refurbishment, with completion expected in approximately four months. Once those return to service, the remaining two will be taken offline for about five months for similar work. Mr. McFadden estimated that all four elevators would be refurbished within nine months.

Mr. McFadden explained that the county combined the elevator work with the Hub project to obtain cost savings. A one-year delay in the Hub project also delayed the elevator work.

Sontae Massey arrived and provided more Public Comment. He requested clarification from Mr. McFadden about statements reported in an article concerning the Massey Commission's calls to action. The speaker said their family viewed the statements as insulting and as undermining the Commission's work. They asked for an explanation to share with their family and community members who had raised similar concerns.

A. Resolutions – None

B. Appointments - None

RECESS

A motion was made by Mr. Madonia, seconded by Mr. DelGiorno to stand in recess until the next scheduled board meeting in December. Voice vote was unanimous.

MOTION CARRIED
MEETING RECESSED

Don Gray
Sangamon County Clerk