



DeWitt County Board

201 W. Washington St.
P.O. Box 439
Clinton, IL 61727
(217) 935-7770

Dan Matthews, Chairman

Terry Ferguson, Vice-Chair

Dee Dee Rentmeister, County Administrator

Below are County Responses (highlighted in yellow) to questions received related to the potential sale of Clinton Lake Marina along with attachments.

County Provided Information

- Total Slip Rent received 2022 and 2023- attached (County kept 45%)
- Ramp Fees Received 2022 and 2023 – attached (County received 48%)
- Transient Fees Received 2022 and 2023 – attached information (County received 10%)
- Dryland storage – attached information (County received 48%)
- CLSA Dryland Storage – attached information (County received 30%)
- Insurance Paid – attached for 2022 and 2023.
- Any other fees associated with Gas Dock, Water or Septic System \$705 for annual underground tank test and \$235 for IEPA annual pollution control site fee.
- Provide Company name most familiar with Septic – J&S Wastewater Systems installed the wastewater treatment system in June 2018
- Fuel Provider for Gas Dock – Evergreen FS
- Electrical Bills – Corn Belt Energy – approximately \$16,000/yr.

RFP Questions from Interested Parties

I appreciate the RFP and will certainly submit a proposal. I noticed that the RFP does not include the lease for the sailing association nor the rent role for the boat slips. It's my understanding that the lease with the operator of the marina was terminated so I understand that we will likely not have any revenue data related to fuel sales or retail sales.

Can you also please share operating expenses over the past few years? I have regularly read the meeting minutes over the past two years so I am aware of the capital expenditures and improvements during theta time. Lastly, given the properties current ownership structure property taxes are a unique topic on this asset. Has the county considered what the likely real estate tax assessment would be once privately owned?

County Response – The lease with the Clinton Lake Sailing Association was included in the RFP packet but have attached again.

Operating Expenses – Various reports are attached for FY22 and Fy23

Real estate tax assessment has not and cannot be determined. Tax bill for 22 payable 23 is attached.

Multiple requests for audit. Documentation received from the auditing firm is attached. Please note that insufficient audit evidence could not be obtained, therefore the audit is incomplete.

1. Is there an agreement/lease with Constellation Energy Generation and the use of the lake? I guess what I am asking is there ever a chance that the owner of the power plant could shut down the entire lake?
2. Who is the power provider, and can we get a copy of the power bills for the last 12 months?
3. Who provides water and is there a 12-month bill available?
4. Who provides gas and is there a 12-month bill available?
5. I am assuming that there are no charges for septic as it has a leach field. Has this been inspected within the last 10 years, and do you know when it was installed?
6. Can I get your UST number from the state so I can pull up the history of the system? Do you know when this system was installed and who was the installer?
7. Do you have a fuel provider for the gas dock and if so, can you let me know who this is I would like to contact them to understand the volumes sold.
8. Is there a current liquor license in place for the facility that could be transferred and if so, can I get a copy of this? If not, I would assume that the DeWitt County would have jurisdiction over this, basically I would require a liquor license if I was to purchase this property as it would need to be in place for the restaurant.
9. Are the mineral rights part of the land or have these been sold off?
10. Is there a list of RFP holders that is available?

County Response

1. No agreement/lease is in place with Constellation Energy Generation. Any governmental or regulatory entity with authority over the Clinton Power Station including the State of Illinois may shut down the lake.
2. Corn Belt Energy is power provider. The county does not have access to the past 12 months of billing.
3. There is a well on the property for water.
4. Evergreen FS provided the gas. The county does not have access to the past 12 months of billing.
5. Leach has been inspected annually. Wastewater treatment system was installed in June 2018.
6. UST number – 4024245. No records of who the installer was – install date 1980.
7. Evergreen FS
8. No current liquor license is in place. Liquor license will be subject to requirements of DeWitt County and the State of Illinois.
9. No mineral rights have been registered with the Supervisor of Assessments office.
10. Attachment of known RFP holders – Disclaimer – there may be others due to the request being on the county's website.

I would like to add the following questions to the Clinton Lake Marina RFP if others have not already requested.

- 1) Expenses for the last three years
- 2) Current Waitlist
- 3) Known or outstanding deferred maintenance
- 4) All building and or utility plans (as-builts)

County Response

1. Attached for 2 years
2. Not available from past operator.
3. Routine maintenance will continue along with the removal of the old gas dock
4. None available

1. Can we have a copy of any financial audits and reports of marina operations and finances? If the financial audits are incomplete, can we get actual revenue numbers for boat slip, dry land (mast-up) storage, and ramp fees and an explanation how those fees were shared with the former marina operator?
2. Please share any information you have about maintenance projects and improvements necessary in the near term?
3. Who all has expressed interest in buying the marina?
4. What are the prohibitions surrounding development in place by the energy company and nuclear power plant?
5. Are the dollar amounts listed on page 16 of the RFP PDF the annual revenue per slip per row?
6. Is there an expectation from the buyer to keep both the harbors dredged and accessible?

County Response

1. Attached
2. Routine maintenance will continue along with removal of old gas dock
3. Attachment of known RFP holders – Disclaimer – there may be others due to the request being posted on the county's website.
4. None that are known. Have included Declaration of Use Restrictions for the sale of the timber property. Parcel 08-35-400-009 is referenced.
5. The dollar amounts listed on page 16 are not annual – have attached a sheet showing the annual amounts.
6. No agreements in place for dredging and accessibility.

How will proposals be scored/evaluated?

Will there be an interview/negotiation process?

Is there a first right or refusal document for the former operator (Barefoot Cove) and is it available to view?

Are there deed restrictions currently placed on the property or neighboring properties?

Will there be any zoning restrictions?

Is there a proposed purchase agreement document?

Are there records available for boat ramp sales?

Is the county willing to offset property taxes against improvements of the property?

County Response

1. Proposals will be evaluated on the purchase price, financial security, experience operating similar business, proposed business plan/running/developing the property.
2. Yes
3. Not applicable – no current lease in place with an operator
4. See Declaration of Use of Restrictions referencing parcel 08-35-400-009.
5. Property is currently zoned RD-2. Any zoning restrictions will apply to uses in the RD-2 district.
6. No
7. Included in the financial reports
8. If interested in pursuing the offset of property taxes include in your proposal.