

## **Minutes of the Property Committee Meeting**

The Property Committee of the McLean County Board met on Thursday, April 3, 2003 at 3:00 p.m. in Room 700, Law and Justice Center, 104 West Front Street, Bloomington, Illinois.

Members Present: Chairman Bostic, Members Selzer, Dean, Ahart, Moss and Owens

Members Absent: None

Staff Present: Mr. John M. Zeunik, County Administrator;  
Mr. Terry Lindberg, Assistant County Administrator;  
Mrs. Carmen Zielinski, County Administrator's Office

Department Heads/  
Elected Officials  
Present:

Mr. Bill Gamblin, Director, ETSB; Mr. Jack Moody, Director, Facilities Management Department; Ms. Peggy Ann Milton, County Clerk; Ms. Maria Pascua, County Clerk's Office

Others Present: Mr. Gene Asbury, Young Architects; Mr. Paul Young Architect, Young Architects

Chairman Bostic called the meeting to order at 3:04 p.m. Chairman Bostic called the roll and declared that a quorum was present.

Chairman Bostic presented the minutes of the March 6, 2003 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Bill Gamblin, Director, ETSB, presented the monthly reports for the ETSB Department. Mr. Gamblin informed the Committee that the State is closer to providing guidance regarding the 725 Building Security issue. In a letter received from the Illinois Commerce Commission, the ICC announced that an ICC Workshop for network providers will be held on April 8, 2003, in Springfield, IL. At this workshop, the language changes will be reviewed. In the past, these meetings have been the precursor to the rules being established. Mr. Gamblin noted that these changes will provide guidance to ETSB regarding some outstanding issues such as the grandfathering of standing rules, etc.

Mr. Jack Moody, Director, Facilities Management, stated that at the February meeting of the Property Committee there was some discussion regarding the "security" measures being considered for the first floor open office areas assigned to the County Clerk and Supervisor of Assessments in the new Government Center. The Committee asked Mr. Gene Asbury, Young Architects, to determine possible methods of providing glass screens on the mezzanine and increasing the height of the walls around those

departments assigned to the first floor, plus the additional cost for those determinations. Mr. Asbury distributed some photos of the present look of the sections being discussed. Mr. Asbury mentioned that the County Clerk has expressed her concerns for safety and would be satisfied with a vertical glass wall of 7 feet or so in height. The approximate cost for the wall would cost approximately \$8,500.00. With the use of a set of drawings, Mr. Asbury pointed out some of the sections being discussed.

Mr. Selzer asked if this glass wall addition was being added to provide security or to help resolve the noise\sound issue. Mr. Asbury answered that the glass wall addition is being constructed for security issues, but will help with the noise/sound issue also.

Motion by Selzer/Owens to recommend approval  
of the Recommendations received from Mr. Gene  
Asbury, Young Architects, regarding the Government  
Center Mezzanine and First Floor. Motion carried.

Mr. Moody stated that on March 18, 2003, the County Board approved relocating the McBarnes World War I Memorial Plaque to the first floor of the Old McLean County Courthouse. The proposal included the need to contract with the architectural firm of Wiss, Janney, Elstner Associates, Inc., Chicago, Illinois, (WJE) to accommodate the large case bronze plaque into a marble wall on the first floor of the Old Courthouse. The work of cutting existing marble and designing an appropriate surrounding for the plaque is specialty work that requires the use of outside contractors and an approved design. WJE would need to design the needed supporting structure inside the marble wall to hold a thousand-pound (1,000 lb.) bronze plaque. WJE has quoted \$3,000.00 as their fee for this work. The estimated cost for remodeling the marble wall is \$6,000.00.

Mr. Moody noted that as a result of the 1972 fire in the McBarnes Building, the architect chose to repair the plaque by painting it instead of refinishing it. Mr. Moody noted that on February 25<sup>th</sup>, he met with Mr. Randy Reid, Professor of Fine Arts, Illinois State University, who teaches metal art. Mr. Reid stated that the plaque can be refinished by using a chemical called "liver of sulfur" which would remove the paint and bring back the original patina. The metal would then be heated to return the original bronze luster to the surface of the plaque. Mr. Reid is willing to do the work of restoration on the plaque, however, he is committed to other projects through May, 2003. Mr. Reid quoted a cost of \$3,000.00.

Mr. Moody noted that the Fiscal Year 2003 budget for the Old Courthouse does not contain sufficient budgeted funds for this project. At this time, Mr. Moody is recommending that the scope of work be limited to refinishing the plaque at a cost of \$3,000.00. Funds for the refinishing of the plaque will come from the McBarnes Capital

Improvement account. Mr. Moody informed the Committee that the Facilities Management staff can, under the direction of Mr. Reid, remove the plaque from the McBarnes lobby wall, deliver it to his studio and upon completion of the restoration, deliver the plaque to a secure location in the basement of the Old Courthouse for storage. The remaining work of contracting professional services to design and remodel the marble wall at the Old Courthouse can be budgeted in the Fiscal Year 2004 Old Courthouse budget.

Mr. Moody informed the Committee that he had received a \$100.00 donation towards this project from the American Legion Post #573 of McLean, Illinois.

Motion by Selzer/Dean to recommend approval  
of a Restoration Proposal for the McBarnes World  
War I Memorial Plaque by Mr. Randy Reid, Professor  
of Arts, Illinois State University, in the amount of  
\$6,000.00.

Mr. Dean asked if Mr. Moody had heard from any other Veterans' organization regarding this matter. Mr. Moody answered that letters were sent to twenty-four (24) Veteran's organizations on March 18, 2003. Enclosed with the letter was a list of the 173 veterans listed on the plaque and a color digital photo of the plaque as it stands now.

Chairman Bostic asked if there were any other questions or comments. Hearing none, Chairman Bostic call for the vote on the previous motion.

Motion carried.

Mr. Selzer stated that he has heard positive comments regarding the move of the plaque after the newspaper article was printed.

Chairman Bostic suggested that a thank you note be sent to the American Legion Post #573 of McLean, Illinois, for their donation. Mr. Moody concurred.

Mr. Moody reminded the Committee that the first tour of County facilities is scheduled for April 11<sup>th</sup>. This tour will visit the Health Department, the Old Courthouse and the McBarnes Building, from 1:30 p.m. to 4:30 p.m.

Mr. Moss asked for an update on the Parking Deck Project. Mr. Zeunik distributed an update. Mr. Moody stated that the first contractor's meeting was held on Monday, March 31<sup>st</sup>, to develop procedures and schedules. The construction schedule is basically driven by the arrival date of the precast concrete scheduled for the middle of June. Kajima

Construction Services, the general contractor, stated that they need a one-month notice to begin stair construction. This schedule is a month later than originally thought, however Kajima Construction Services believes that they will be able to beat the original completion date of October 1, 2003. Mr. Moody noted that the new schedule allows parking to remain in the building longer and will still allow parts of the parking deck to remain open for part of the first month of the project. The far south ground level parking can remain in use for all except the few days of removal and replacement of asphalt paving in that area.

Mr. John Zeunik, County Administrator, presented a request for approval of a Request received from the Illinois State University to use the Law and Justice Center Courtrooms, beginning on Friday, November 7<sup>th</sup> through Sunday, November 9<sup>th</sup>, 2003, for the Collegiate Mock Trial Tournament. Mr. Zeunik stated that he received a letter from Mr. Tom Eimermann, Educator Coach of the ISU Mock Trial Team, requesting the use of the Law and Justice Center again this year. Mr. Zeunik noted that ten schools participated in 2002. The coaches from the schools were very complimentary about the quality of the facilities, the judges and the level of competition. Based on lessons learned last year, there is a good chance that more schools and more attorney/judges volunteers will get involved.

Mr. Owens asked if the County would be reimbursed for some of the expenses incurred by the County. Mr. Zeunik answered that the ISU Mock Trial Team paid \$1,500.00 in 2002 for the use of the building and are hoping that they can use the building for the same amount in 2003.

Motion by Selzer/Moss to recommend approval  
of a request received from the Illinois State  
University to Use the Law and Justice Center  
Courtrooms beginning on Friday evening,  
November 7 through 9, 2003, for the Collegiate  
Mock Trial Tournament. Motion carried.

Mr. Zeunik presented a request for approval of an Intergovernmental Agreement between the Public Building Commission of McLean County and McLean County regarding an Illinois Public Museum Capital Grant Program for the Old County Courthouse Dome and Roof Project. Mr. Zeunik stated that pursuant to the terms of the lease, the Public Building Commission is responsible for the maintenance, operation, upkeep and safekeeping of the Old Courthouse during the year 2003. It has been determined that extensive repairs are needed to the dome and roof of the Courthouse.

Mr. Zeunik explained that the County, as the fiscal agent, will be the recipient of a grant of \$500,000.00 payable in two installments of \$250,000.00 from the Illinois Public Museum Capital Grant Program for Fiscal Year 2003 administered by the Illinois Department of Natural Resources to repair the dome and roof of the Courthouse. Pursuant to the regulations governing this grant, the first installment shall be payable only after the County has spent \$250,000.00 on the project and the balance shall be payable after the project is completed and the County has paid an additional \$250,000.00 for the work. Mr. Zeunik mentioned that the County has requested that the Public Building Commission pay, out of its unrestricted funds, for the dome and roof repairs as the work progresses. The County has agreed to pay over to the Public Building Commission the \$500,000.00 of grant money upon reimbursement from the Illinois Department of Natural Resources.

Mr. Dean asked if the Administrator's Office was concerned with actually receiving the funding from the State. Mr. Zeunik answered that the Illinois Department of Natural Resources and the Grant Coordinator have stated that these monies are the result of a Capital Development Board Bond Issue. These monies are not subject to annual appropriation by the Legislature and that the dollars available for these grants has been raised and the money can only be use for the repair of the dome and roof.

Motion by Owens/Ahart to recommend approval  
an Intergovernmental Agreement between the  
Public Building Commission and McLean County  
- Illinois Public Museum Capital Grant Program –  
Old Courthouse Dome and Roof Project. Motion carried.

Mr. Selzer requested that the McBarnes Building, whether to sell or renovate, be briefly discussed today and be placed on the Property Committee agenda for May. Mr. Selzer restated that if the McBarnes Building is not going to house any County departments or the County is not going to spend the money to renovate it to code, so it can actively be rented out, the building should be sold.

Mr. Dean noted that one hurdle has been taken care of now that the World War I plaque is being moved out.

Mr. Owens does not believe that any government should be in the rental business. If a facility building does not house a County department, the County should not hold on to it. He agrees that options regarding this building should be further discussed.

Mr. Owens expressed his concern regarding the actual land where the McBarnes Building sits. With the Chamber of Commerce leasing this land and building on it, what

would happen if the County decided to sell the property. Mr. Zeunik answered the County would have to be certain that this issue was addressed at the time of sale. It may be necessary to formally subdivide the lot in order to separate the north half from the south half where the Chambers of Commerce building is located. Mr. Zeunik explained that the entire lot was intended to be used by the McBarnes Building. The original plans called for an exact copy of what now exists to be built in the back of the building. The south half of the building was supposed to be a theatre.

Mr. Selzer suggested that the County Administrator meet with the Chamber of Commerce and give them a heads up on what the County may be considering with the McBarnes Building. Perhaps, the Chamber of Commerce may be interested in the property themselves.

Mr. Dean asked if the County was actually subsidizing the entities that are presently in the McBarnes Building. Chairman Bostic answered that yes, they are being subsidized by the County. Chairman Bostic noted that the United Way is a service oriented organization, so the money they don't pay out in rent, goes towards actual services for the residents of McLean County. Ms. Ahart noted that the United Way makes the Conference Room available to other organizations for meetings and seminars. Mr. Selzer pointed out that there are 80 non-profit organizations in Bloomington and the United Way only supports 23 of those non-profit organizations. It looks like preferential treatment is being given to the United Way and PATH.

Mr. Dean asked why are the United Way and PATH at the McBarnes Building. Mr. Zeunik answered that when the Veteran's Group decided to give the building to the County back in the early 1970's, there was an understanding that the County would repair the damage done by the fire, because the Veteran's Group did not have the funds to repair the building. The McBarnes Building would then be used for County purposes or the building would be used by non-profit organizations. At the time, this action was driven by State law. In the 1970's, State law stated that a non-home-rule County could not own property and lease that property to for-profit entities. Mr. Zeunik informed the Committee that the original County Board action back in 1976, provided that United Way and PATH would move into the First Floor of the McBarnes Building. The old Employment Training Agency resided on the Second Floor and the Museum resided on the Third Floor. All of the tenants, at that time, paid a below market rent and they also made a "capital contribution" that was intended to pay the County back, over a thirty year period, for the cost of repairing the building after the fire. The Museum moved out first, then the Employment Training Agency moved out. When the museum moved out, the Property Committee looked into renovating the building to code. At that time, Property Committee Chairman Gary Riss took the position that unless the County had another governmental entity or multiple tenants that were going to lease the space that

would enable McLean County to recoup some of the expense, the McBarnes Building should not be renovated at the expense of the County.

Mr. Selzer noted that the Property Committee and the County Board eventually voted to declare the McBarnes Building "surplus", but on a motion to reconsider this action, the vote was reversed. At that time, the Board considered that the McBarnes Building may be needed in the future to help with the relocation of some of the County departments that needed more space. At that time, the Government Center had not been discussed or purchased.

Ms. Ahart pointed out that there has been local non-profit organizations that have been able to get started because of low rent facilities, such as the CASA and Planned Parenthood. Mr. Selzer stated that he is not against helping non-profit organizations out, but some criteria needs to be determined in order to do this in a matter where it is also beneficial for McLean County. Mr. Selzer pointed out that \$108,000.00 is still owed from the fire renovation of the McBarnes Building. If the building was put out for bid, to just non-profit organizations, the minimum bid should be around \$110,000.00 in order to pay the fire renovation debt.

Mr. Owens suggested that Mr. Zeunik research the surplus property process and provide information for the Property Committee next month.

Ms. Ahart asked if the building was appraised. Chairman Bostic answered that the McBarnes Building was appraised at around \$200,000.00. Mr. Owens summarized that with a \$108,000.00 debt and an estimated figure of \$250,000.00 to renovate it and bring it up to code, selling this property may be the best option for McLean County.

Mr. Dean wanted an update on the status of the \$108,000.00 debt. Chairman Bostic answered that the debt amount is decreasing slowly now that the Museum moved out. The Museum provided quite a bit of revenue.

Ms. Ahart wondered how long the leases for United Way and PATH were for. Mr. Zeunik explained that the leases run for a year. As the major tenants moved out, the leases were converted to annual leases. United Way is not interested in a long-term lease, because they are still looking at future possibilities of moving to a different facility.

Mr. Owens asked Mr. Zeunik to research the parking situation. Mr. Owens asked if there was a possibility of reserving 10 to 20 spaces in the Parking Deck for the McBarnes Building. Mr. Zeunik answered that they would still have to pay the monthly fee of \$40.00.

Ms. Ahart wondered if the McBarnes Family would be interested in purchasing the property back. Chairman Bostic answered that the McBarnes family died off in the 1920's.

Chairman Bostic presented the bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor.

Motion by Owens/Selzer to recommend approval of the bills as of March 31, 2003, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. Motion carried.

There being nothing further to come before the Committee at this time, Chairman Bostic adjourned the meeting at 3:58 p.m.

Respectfully submitted,

Carmen I. Zielinski  
Recording Secretary