

Minutes of the Property Committee Meeting

The Property Committee of the McLean County Board met on Thursday, June 5, 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

Other Members Present: Members Berglund and Bass

Staff Present: Mr. John M. Zeunik, County Administrator;
Mr. Terry Lindberg, Assistant County Administrator;
Ms. Lucretia Wherry, County Administrator's Office

Department Heads/

Elected Officials

Present: Mr. Bill Wasson, Director, Parks and Recreation Department;
Mr. Jack Moody, Director, Facilities Management
Department; Mr. Eric Ruud, Chief Civil Assistant State's
Attorney; Mr. Bill Gamblin; Director, E-911; Mr. Tony
Cannon, Director, MetCom; Mr. Paul Kinsella; Veteran's
Assistance Officer, Veteran's Assistance Commission;
Ms. Phyllis Nelson, Chief Deputy, Circuit Clerk's Office;
Mr. Bob Keller, Director, McLean County Health Department

Others Present: Mr. Sammy Ferrara, Ms. Karen Daudlin, United Way;
Ms. Cathy Woosely, Bloomington Municipal Credit Union,
Mr. David Burnison, Farnsworth Group; Mr. John Moses,
P.J. Hoerr; Mr. Andy Kaufman; P.J. Hoerr

Chairman Bostic called the meeting to order at 3:03 p.m. Chairman Bostic called the roll and declared that a quorum was present.

Chairman Bostic presented the minutes of the May 1, 2003 meeting. Hearing no objections or amendments, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Eric Ruud, Chief Civil Assistant State's Attorney, presented a request for a lease agreement between the County of McLean and the McLean County State's Attorney on the fourth floor of the 200 W. Front Street Building for the Child Support Enforcement Division. The term of the lease is from July 1, 2003 through November 30, 2003 to be in sync with the Child Support Enforcement Grant.

Motion by Owens/Selzer to recommend approval of a request for a lease agreement between the County of McLean and the McLean County State's Attorney on the fourth floor of the 200 W. Front Street Building for the Child Support Enforcement Division. Motion carried.

Mr. Jack Moody, Director, Facilities Management, presented a request for approval of an AIA Contract Proposal from PJ Hoerr to replace the Exterior Envelope of the 200 West Front Street Building. There were 4 bids received, all of which were over the architects estimate. PJ Hoerr was the low bidder. Mr. Moody reported that he met with Mr. Andy Kaufman, P.J. Hoerr; and Mike Sparks, Farnsworth Group to discuss cost saving measures. Mr. David Burnison, Farnsworth Group, presented the changes.

Mr. Burnison stated that the new design consist of only two panel types. The first is a 1-1/2" thick undulating metal panel with rigid insulation at the top, the two entrance canopies and the penthouse. The rest of the building will be paneled with 2" stucco colored metal panels. The look of the building will resemble the Law and Justice Center. Mr. Moody added that the Atrium roof will be covered to reduce the heat from the sun.

Mr. Owens asked if the newly recommend panels would hold up as well as the formerly recommended panels. Mr. Kaufman responded that quality would not be compromised by the change in metal panels. The warranty and longevity of the 1-1/2" panels is the same, however, the look does not exactly match that of the Law and Justice Center.

Mr. Owens asked if the funds are included in the bid amount to cover any water damage to the walls. Mr. Kaufman replied that an allowance for water damage is included the bid. If there is no water damage to the wall, the fund allocated for the repairs of the water damage would be returned to McLean County. Mr. Moody explained that the east side of the building is expected to be the biggest problem where water damage might be found.

Motion by Selzer/Moss to recommend approval of an AIA Contract Proposal from PJ Hoerr to replace the Exterior Envelope of the 200 West Front Street Building. Motion carried.

Mr. Moody presented a revised project schedule from Wiss, Janney, Elstner and Associates on the restoration and renovation of the dome and roof areas of the McLean County Museum of History. Wiss, Janney, Elstner and Associates has not changed the time period for the bid process, it will remain 10 weeks. The bids are expected to be open during the week of July 13, 2003. Tours of the Government Center are being given daily to general contractors and subcontractors. The Illinois Department of

Natural Resources has visited the McLean County Museum of History and was impressed by the facility.

Mr. Moody updated the Committee on the progress of the removal of the WWI Memorial plaque from the McBarnes Building. The removal of the plaque is complete and is in the process of being restored. After being restored, the WWI memorial plaque will be stored until 2004, when the plaque will be mounted as a permanent exhibit in the Museum of History.

Chairman Bostic asked if there would be a visual record of the restoration. Mr. Moody replied that at this point, the paint that was used to hide the fire damage is being removed. Once that paint is removed, Mr. Moody stated that he would take pictures.

Mr. Bill Gamblin, 911 Director, ETSB presented a status report on JCAR. There have been some changes in the language in regards to the fire code and how to handle the building collapsing. However, these changes will not effect MetCom. Also, a clause grandfathering structural changes within two years was added. Work will continue in Springfield on JCAR now that the State Budget is finished.

Mr. Bill Wasson, Director, Parks and Recreation, presented a request for approval of a Loader lease with Cross Implement. The lease amount is \$3,500. By leasing the equipment, McLean County saves money on capital cost and maintenance.

Motion by Selzer/Dean to recommend approval of a Loader lease agreement with Cross Implement.

Chairman Bostic asked if equipment is insured. Mr. Wasson answered that the equipment is insured. Ms. Jen Ho, Risk Manager, and Mr. Eric Ruud, First Assistant State's Attorney, have reviewed the lease.

Motion carried.

Mr. Wasson updated the Committee on park usage noting that watercraft registration is down. However, the revenue generated to date is still on budget for 2003. Mr. Wasson stated that there are a number of activities scheduled at the park this summer, including the McLean County Employee's Picnic on July 31, 2003.

Mr. Tony Cannon, Director, MetCom presented a request for approval of a construction project at the MetCom facility. The project cost is \$760.00 and would provide employees with an outdoor break space. The MetCom Board has approved the request.

Motion by Owens/Ahart to recommend approval of a request for of a construction project for an employee outdoor break area at the MetCom facility.

Chairman Bostic asked if the construction of the break area would interfere with any the JCAR regulations. Mr. Cannon replied that the break area would not interfere with JCAR regulations.

Mr. Selzer asked if it is designated as a smoking area. Mr. Cannon replied that the area would be used for all employees smoking and non-smoking. The break area will boost morale of the employees since employees of MetCom cannot leave the property while working.

Chairman Bostic asked if there were any other questions or comments. Hearing none, Chairman Bostic called for the question.

Motion carried.

Mr. Zeunik presented a request for approval of a Emergency Appropriation Ordinance amending the McLean County FY 2003 Combined Annual Appropriation and Budget Ordinance for the General Fund, County Board Department 001, McBarnes Building Capital Lease Fund 0350, McBarnes Building Department 0085. The Committee has addressed this issue before. However, the dollar amount was not correct. The amendment will correct the amount to be charged in Fiscal Year 2003.

Motion by Owens/Selzer to recommend approval of a request of a Emergency Appropriation Ordinance amending the McLean County FY 2003 Combined Annual Appropriation and Budget Ordinance for the General Fund, County Board Department 001, McBarnes Building Capital Lease Fund 0350, McBarnes Building Department 0085. Motion carried.

Mr. Zeunik presented a request for approval of an Operating Agreement between McLean County and the Bloomington Municipal Credit Union to operate a Customer Convenience Site in the lobby of the Law and Justice Center. Ms. Cathy Woosely stated that the Bloomington Municipal Credit Union would like to be more accessible to McLean County Employees. The Credit Union would bring a laptop computer and a small amount of money to have available to employees. The Credit Union's bond would cover the County from any liability. Ms. Phyllis Nelson, Chief Deputy Circuit Clerk, stated that this would be a great benefit to employees especially with the current parking situation.

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Mr. Owens asked if the proposal would effect the tax cycle. Mr. Terry Lindberg replied that the Treasurer would control scheduling of the booth, so that the Credit Union would not conflict with the tax cycle.

Mr. Moss asked if any money would be stored on sight. Ms. Woosely replied that no cash would be left in the booth. The Credit Union might leave forms and perhaps a printer in the booth. Mr. Lindberg added that 400 employees currently have accounts with the Credit Union.

Motion by Selzer/Moss to recommend approval of a request for an Operating Agreement between McLean County and the Bloomington Municipal Credit Union to operate a Customer Convenience Site in the lobby of the Law and Justice Center. Motion carried.

Mr. Zeunik presented the future use and disposition of the McBarnes Memorial Building for discussion. Mr. Eric Ruud explained the Legal Opinion written by Mr. Brian Hug. Based on the past practice by the McLean County Board, Mr. Hug recommends that the Committee declare the property as surplus. The Building does not have to be appraised; however, the building can not be gifted and has to be sold to the highest bidder. The Committee discussed how the purchase price of the building could be determined. Mr. Selzer asked what the current rental rates are in the area. Mr. Zeunik replied that current rates are \$8.00 to \$15.00 per square foot. Chairman Bostic suggested that the Committee ask the Supervisor of Assessments office to provide an estimate of the building's value. Mr. Ruud reminded the Committee that it is difficult to compare the value of a private building to a government building.

Mr. Zeunik stated that \$103,522.60 is owed to the general fund. In Fiscal Year 2001, the McBarnes Building operated on a \$68,000.00 deficit. Chairman Bostic asked if the costs to replace the boiler is included in the deficit. Mr. Zeunik replied that the cost of the boiler is in addition to the \$68,000.00.

Mr. Ruud indicated that the Committee should decide on an opening bid amount before the bid process begins. If the Committee would like, the bid specifications could be written so that once all the bids are opened, bidders could choose to bid more similar to an auction.

Mr. Selzer asked if the opening bid amount should be made public. Mr. Ruud replied that the opening bid amount did not need to be made public. The amount could be set in Executive Session.

Mr. Selzer stated that he would like for the market value to determine the selling price of the McBarnes Building.

Mr. Owens asked if the building could be rezoned in order to keep the old façade. Mr. Ruud stated that the request could be made to the City of Bloomington, but the request would have to be done before the building is declared surplus. Mr. Selzer noted that of the buildings in downtown Bloomington, the historical names have persevered.

Chairman Bostic recognized Board member Bass.

Mr. Bass stated that he is a veteran. During this process, he would like the Committee to remember the feelings of the Veteran's. Mr. Bass asked who built the McBarnes Building. Mr. Moody explained that Mr. McBarnes used \$150,000.00 of his own money and the Citizen of McLean County matched the amount of \$150,000.00. Mr. Bass asked who owns the McBarnes Building. Mr. Ruud replied that the County has owned the McBarnes Building since July 11, 1974.

Mr. Bass asked why the plaque is being moved. Mr. Selzer replied that the plaque was a gift to the people of McLean County. It is being moved to the McLean County Historical Museum so that everyone has access to it. Mr. Bass stated that the Law and Justice is more accessible to the public. Mr. Bass asked why the plaque is not being moved to the Law and Justice Center, which is free for the public. Chairman Bostic replied that the Museum of History is growing, while traffic to the Law and Justice Center will be decreasing due to the opening of the Government Center.

Chairman Bostic stated that the McBarnes Building is obsolete because the third floor and elevators do not meet ADA requirements. If we lose the current tenants, no source of revenue would come in. Mr. Bass asked if the United Way would leave. Chairman Bostic replied that the County needs to decide if the County should be a landlord.

Mr. Bass asked how the money from the sale of the McBarnes would be used.

Mr. Owens stated that his opinion is that the money should be used to repay the amount owed to the General Fund.

Ms. Berglund stated that she was originally against the move of the plaque to the Museum of History. However, the survey sent to the Veteran's organizations did not clarify where the plaque should go. Out of 22 Veteran's Organization surveyed, only 9 responded. Four wanted the plaque to go to the VFW, 4 to the Museum of History, and 1 did not know where it should go. Ms. Berglund stated that she now agrees with the decision to display the plaque at the Museum of History. Chairman Bostic noted that while the plaque is readily available to the Veteran's at the McBarnes Building, the children do not see it. At the Museum, all the children who come though will get to see the plaque and have its significance explained to them.

Mr. Bass noted that the Veteran's organizations were asked to help pay for the cost of moving the plaque. Chairman Bostic noted that the taxpayers of McLean County are responsible for paying the deficit of the McBarnes Building.

Mr. Sammy Ferrara, former Veteran's Assistance Officer, asked if the McBarnes Building is sold would the Chamber of Commerce Building be included. Mr. Zeunik explained that the lot has already been subdivided. The subdivision is on record in the McLean County Recorder's Office.

Mr. Ferrara stated that he has lived in McLean County for 82 years. He thinks it is a shame that the McBarnes Building has been neglected while money has been put into the Government Center. Mr. Selzer asked who neglected the McBarnes Building. Mr. Ferrara replied that McLean County Government neglected the McBarnes Building. Mr. Selzer stated that it is his understanding that the Veteran's organizations owned the Building when the fire took place. The McLean County Government stepped in to repair the building.

Mr. Ferrara asked why the jail could not use the McBarnes Building to house weekend inmates and those on work release. Mr. Zeunik replied that, due to State regulations, the McBarnes Building is not feasible. It does not meet ADA requirements, meal preparation area, showers, or an outdoor exercise area. Mr. Zeunik continued by saying that it is more fiscally feasible to purchase a precast modular building, which is immediately ready because it meets 100% of the State regulations for prisoners.

Mr. Ferrara stated that he feels that the plaque belongs in the McBarnes Building. He is concerned because the Museum is only open at limited times and there is an admissions fee. Mr. Owens said that he has been on the Property Committee for 2 years. The discussion regarding the McBarnes Building has not changed. The Museum of History will expose the plaque to the school children. The Museum requests a donation at the entrance, not an admission. Mr. Kinsella, Veteran's Assistance Officer, stated that on the Museum of History's website, admission prices are listed. The website does not say donation. Chairman Bostic stated that the school children do not pay a fee to visit.

Mr. Kinsella stated that he would like to see the plaque moved to the VFW. It would be mounted and lit on the outside of the building where the Veteran's can see it, but the public can view it as well. There would be no fee to view it. Mr. Kinsella stated that he does not want the plaque to stay at the McBarnes Building if the building is sold. A new owner may not want the upkeep the plaque requires.

Mr. Bass thanked the Committee for their time, stating that he had to leave. He added that a lot of time, money and employee resources have been tied up in the Museum of History for the rent of only \$10,000.00 a year. Mr. Bass asked why the McBarnes Building cannot be rented for the same agreement. Chairman Bostic explained that the Committee has openly recruited tenants knowing that repairs would be needed, but none came forward. Mr. Selzer added that the City of Bloomington, the Bloomington

Public Library, the Illinois State Police, Townships, Uniquely Bloomington, and all County Department Heads were asked if they had a need for the space. There was even an article in The Pantagraph. Chairman Bostic stated that this brings the Committee back to the question of whether or not the County should be a landlord. Mr. Bass stated that decision should have been made a decade ago before the building was rented. Chairman Bostic stated that that was before ADA requirements were necessary. The building was fully occupied. Mr. Bass thanked the Committee again and asked that the Veteran's not be forgotten.

Mr. Selzer stated that he hopes that the Veteran's are not forgotten. It is a different world for the Veteran's of today. The Veteran's don't need the plaque to remember the past; the children need it in order to respect the past. Mr. Owens added that he appreciated Mr. Bass and Ms. Berglund attending the meeting. Mr. Owens added that he wished others who voted against declaring the McBarnes Building surplus property would have attended.

The Committee discussed whether or not to declare the McBarnes Building surplus property again and take it back to the Board or to declare it surplus property and recommend selling the property to the highest bidder per the recommendation of the State's Attorney. Chairman Bostic stated that the Board might approve the surplus property more openly if it is not presented with the recommendation of the sale. Mr. Selzer said that he feels that delaying the sale is unfair to the tenants.

Ms. Karen Daudlin, Executive Director, United Way, asked the Committee to take into consideration that if there is a delay, the United Way would have to move during United Way's campaign. The United Way needs time to prepare to move as the United Way could not possibly be the highest bidder.

Mr. Selzer stated that he believes the market should drive the sale price. Ms. Daudlin added that what she has heard this evening goes against everything that she has been told. Ms. Daudlin stated 6 years ago the United Way offered the County \$250,000.00 for the McBarnes Building and never received a reply back.

Mr. Selzer stated that last year; the United Way requested a one-year lease because the United Way wanted to move. Ms. Daudlin disagreed stating that the United Way wanted a 5-year lease. Mr. Selzer stated that Mr. Roger Rheeling, United Way Facility Chairman was here last year and told the Committee that the United Way wanted a one-year lease. Mr. Owens agreed that he remembered the request for a one year lease. Mr. Zeunik stated that the Administrator's Office would pull the minutes of the Property Committee from last year.

Mr. Selzer asked if there could be a pre-bidders meeting explaining the bid process and include a tour of the building.

Motion by Selzer/Moss to recommend that the McBarnes Building declared surplus property and sold to the highest bidder per the legal opinion given by the State's Attorneys Office.

Ms. Ahart asked the Committee if the Committee would like to set a minimum bid. Mr. Selzer stated that he would prefer that if the minimum bid is set, the amount not be made public. Mr. Ruud stated that the Committee could discuss this in Executive Session. The bid specifications could be written to include the minimum bid or not. The Committee could also include the ability to allow the bidders to increase they bids after the bid opening, like an auction. Mr. Selzer suggested that the amount could be set to repay the General Fund. Mr. Moss added that he did not believe that another 30-day delay is necessary.

Mr. Owens called for the question. Chairman Bostic asked for a roll call vote.

Mr. Owens voted "yes".
Mr. Moss voted "yes".
Mr. Ahart voted "yes".
Mr. Dean voted "yes".
Mr. Selzer voted "yes".
Ms Bostic voted "yes".

Motion carried.

For the Committee's information, Mr. Selzer stated that the Finance Committee was made aware of the fact that the Veteran's Assistance Office would probably need more funds in the fourth quarter of 2003.

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

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

Mr. Zeunik asked the Committee if they would like to move the July meeting to July 10, 2003 because of the 4th of July holiday weekend. The Committee agreed to meeting July 10, 2003 as long as the Executive Committee agreed to move the Executive Committee meet on to July 15, 2003.

There being nothing further to come before the Committee at this time, Chairman Bostic adjourned the meeting at 5:00 p.m.

Respectfully submitted,

Lucretia Wherry
Recording Secretary

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