

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

The Property Committee of the McLean County Board met on Thursday, March 2, 2006 at 3:00 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

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

Members Absent: None

Staff Present: Mr. John Zeunik, County Administrator; Ms. Jude LaCasse, Assistant to the County Administrator

Department Heads/  
Elected Officials

Present: Mr. Jack Moody, Director, Facilities Management Department

Others Present: Ms. Connie Johnson, Auditor's Office; Mr. Walt Howe, Assistant to the Administrator, Health Department

Chairman Bostic called the meeting to order at 3:02 p.m.

Chairman Bostic presented the Minutes of the February 2, 2006 Property Committee meeting. Hearing no objections or corrections, Chairman Bostic accepted and placed the minutes on file as submitted.

Mr. Jack Moody, Director, Facilities Management, reviewed the remodeling projects at the Law and Justice Center and the Government Center. He reviewed the following important dates:

- Bid Construction Manuals are due March 17<sup>th</sup> on both projects,
- Government Center goes out to bid on March 28<sup>th</sup>, with bid opening date of April 20<sup>th</sup>,
- Law and Justice Center goes out to bid on March 30<sup>th</sup>, with bid opening date of April 26<sup>th</sup>,
- By the end of March, both projects should be on the street,
- By the end of April, the formal bid opening will take place.

Mr. Moody indicated that materials may be delayed due to outside factors, including the rebuilding in New Orleans and other locations in the south.

Mr. Moody indicated that the City of Bloomington's furniture layout schedule for the Government Center 3<sup>rd</sup> Floor is ready. This will assist the electrical engineers as they lay out the design diagram for the floor.

Mr. Moody predicted that construction and remodeling could begin by June. He indicated that the Law and Justice Center project will be done in three or four phases.

Mr. Moody reviewed the project for a new, larger McLean County sign to be located at the Fairview Campus. He noted that The Pantagraph will have a boxed advertisement soliciting proposals from area sign manufacturers. Mr. Moody added that he will mail a copy of the bid packet to all of the area sign companies that are in the phone book.

Mr. Moody indicated that the sign project bid opening is March 24<sup>th</sup> so that the request for approval to proceed with the sign can be included on the April agenda. He stated that, once approved, the work could begin in May and should only take a few days to install. Mr. Moody advised that, once the sign is installed, he will proceed with landscaping.

Mr. Moody reported on the Coffee Shop at the Government Center. He reminded the Committee that initially two firms had expressed an interest in being the vendor for the Coffee Shop; however, one of the firms has reconsidered and is no longer interested in the project. Mr. Moody stated that the other firm has not presented a proposal as yet. For this reason, Mr. Moody recommended that bid proposals be requested from all area vendors.

After some discussion on vendors, the Committee authorized Mr. Moody to request bids for the Coffee Shop at the Government Center.

Mr. Selzer suggested that someone approach The Pantagraph to see if they would be interested in writing a short article on the Government Center's decision to add a coffee kiosk.

Mr. Moody reminded the Committee that the bid specifications for the remodeling of the third floor of the Government Center includes the infrastructure for the area designated for the Coffee kiosk.

Mr. Selzer asked who is doing the concessions at the Arena. Mr. Moss replied that Game Time Food and Beverages is doing the concessions. Mr. Zeunik added that he understands that local restaurants, such as Boo Boo's Hot Dog Stand and Avanti's, have been approached to supply some food kiosks.

Mr. Moody advised that he will write up a request for proposals for the Coffee Kiosk.

Chairman Bostic announced that she spoke with Mr. Steve Parker who recently purchased the Paxton Building. Chairman Bostic stated that Mr. Parker asked her if the County needed any nearby storage as he will have space available in the building. She indicated that Mr. Parker may present a proposal to the Committee on the amount of square footage that is available to see if the County is interested in leasing space. Mr. Moody replied that the County does not need long-term storage space at this time. He suggested that they may need short-term space during the remodeling efforts at the Law and Justice Center.

Chairman Bostic asked if there were any further questions or comments for Mr. Moody. Hearing none, she thanked him for his report.

Mr. John Zeunik, County Administrator, presented an update on the negotiations for a Parking Lot Lease with the US Cellular Coliseum. He noted that the Lease may be presented at a Stand-up meeting prior to the County Board Meeting on Tuesday, March 21. Mr. Zeunik indicated that, with the help of Mr. Eric Ruud, First Assistant State's Attorney, a draft Lease has been prepared which has been sent to the Coliseum management. He stated that a meeting was held with the Coliseum management and they are very interested in procuring a Lease. Mr. Zeunik noted that the Coliseum management sent a proposal listing the dates of scheduled and potential events as well as their expenses. He indicated that Mr. Ruud took their proposal and put it into a form of a Lease which was sent to the Coliseum for their approval.

Mr. Zeunik advised that the Coliseum's first event is scheduled April 1<sup>st</sup>, which is a football game. He indicated that the Coliseum would like to have the parking available by that date. Mr. Zeunik stated that the Coliseum would likely use the spaces available in the Health Department Parking Lot as VIP parking for their season ticket holders and club seat ticket holders who would like to buy a pass to allow them to park in that lot for all events.

Chairman Bostic asked if there were any further questions for Mr. Zeunik. Hearing none, she thanked him.

Chairman Bostic presented the February 28, 2006 Property Committee bills, which have been reviewed and recommended for transmittal to the Property Committee by the County Auditor. The Property Committee Fund total is \$320,816.59 and the prepaid total is the same.

Motion by Ahart/Harding to recommend approval of the bills as of February 28, 2006, which have been reviewed and recommend for transmittal by the County Auditor.  
Motion carried.

Ms. Connie Johnson, County Auditor's Office and Mr. Walt Howe, Assistant to the Administrator of the Health Department, introduced themselves. Mr. Howe noted that he was attending the meeting on behalf of the Health Department should there be any questions regarding the Parking Lot Lease. Mr. Dean asked if the Parking Lot Lease posed any negative impact to the Health Department. Mr. Howe replied that they do not anticipate any problems. Mr. Zeunik added that it would be better to negotiate a Parking Lot Lease with the Coliseum than to have the parking lot left unattended.

Chairman Bostic asked if there was any other business or communication for the Property Committee. Hearing none, Chairman Bostic adjourned the meeting at 3:26 p.m.

Respectfully Submitted,

Judith A. LaCasse  
Recording Secretary