



**Property Committee Agenda**  
**Room 400, Government Center**  
**Thursday, December 3, 2009**  
**3:45 p.m.**

1. Roll Call
2. Chairman's Approval of Minutes – November 5, 2009
3. Departmental Matters:
  - A. Terry Lindberg, County Administrator
    - 1) Items to be Presented for Action:
      - a) Request Approval of Attachment Number 19 to the Amendment to the Lease and Operation and Maintenance Agreement for the Law and Justice Center 1
      - b) Request Approval of Lease and Contract Extension Agreement No. 7 Extending the Lease of the Courthouse Building and the Contract for Operation and Maintenance all Dated December 3, 2002 2
    - 2) Items to be Presented for Information:
      - a) Government Center Operation and Maintenance Agreement 3-7
      - b) General Report
      - c) Other
4. Other Business and Communications
5. Recommend Payment of Bills and Transfers, if any, to County Board
6. Adjournment

ATTACHMENT NUMBER 19 TO THE AMENDMENT TO THE LEASE AND  
OPERATION AND MAINTENANCE AGREEMENT FOR THE  
LAW AND JUSTICE CENTER

Pursuant to the provisions of that certain AMENDMENT TO THE LEASE AND OPERATION AND MAINTENANCE AGREEMENT for the Law and Justice Center, dated December 18, 1990 between the undersigned parties, the parties hereby declare that the provisions of said agreement are hereby extended to the period beginning on January 1, 2010 and ending December 31, 2010, and the County agrees to pay the Public Building Commission for operation and maintenance for such period the sum of \$1,979,855.00.

This ATTACHMENT NUMBER 19 is executed this 5<sup>th</sup> day of January, 2010, by the officers of the Public Building Commission of McLean County, Illinois and on December \_\_\_\_, 2009 by the officers of the County of McLean.

ATTEST:

APPROVED:

\_\_\_\_\_  
Peggy Ann Milton, Clerk of the County  
Board, McLean County, Illinois

\_\_\_\_\_  
Chairman of the County Board  
Matt Sorensen, Chairman

ATTEST:

APPROVED:

\_\_\_\_\_  
John L. Morel, Secretary of the PBC

By: \_\_\_\_\_  
Robert W. Rush, Chairman

LEASE AND CONTRACT EXTENSION AGREEMENT NO. 7 EXTENDING  
THE LEASE OF THE COURTHOUSE BUILDING AND THE CONTRACT  
FOR OPERATION AND MAINTENANCE ALL  
DATED DECEMBER 3, 2002

The undersigned as parties to that certain lease between them dated December 3<sup>rd</sup>, 2002, being a one year lease to the County commencing January 1<sup>st</sup>, 2004 for the Courthouse Building, and as parties to that certain Contract for Operation and Maintenance dated December 3<sup>rd</sup>, 2002, do hereby agree to extend said lease and contract terms for one additional year beginning January 1<sup>st</sup>, 2010 at an annual rent and payment of \$175,724.00 by each party to the other. All of the other terms of the lease and the contract shall remain in full force and effect and the County agrees to take such action as is required of it under the lease as is necessary to levy the necessary taxes to pay the rent of \$175,724.00.

This Extension Agreement No. 7 is executed this 5<sup>th</sup> day of January, 2010 by the Officers of the Public Building Commission of McLean County, Illinois and on December \_\_\_\_, 2009 by the Officers of the County of McLean, Illinois.

(AFFIX CORPORATE SEAL)

PUBLIC BUILDING COMMISSION  
OF MCLEAN COUNTY, ILLINOIS

ATTEST:

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Chairman

(AFFIX CORPORATE SEAL)

ATTEST:

County of McLean, Illinois

\_\_\_\_\_  
County Clerk of McLean  
County, Illinois

By: \_\_\_\_\_  
Chairman, County Board  
of McLean County, Illinois

(AFFIX CORPORATE SEAL)



McLean County

OFFICE OF THE ADMINISTRATOR  
(309) 888-5110 FAX (309) 888-5111  
115 E. Washington, Room 401 P.O. Box 2400 Bloomington, Illinois 61702-2400

OCT 16 2009

October 14, 2009

Mr. David C. Wochner  
Costigan & Wollrab  
Attorneys at Law  
308 East Washington Street  
Bloomington, Illinois 61701

Re: Approval of Fiscal Year 2010 Recommended Budget – Old County Courthouse, Law and Justice Center and Government Center

Dear Mr. Wochner:

Enclosed is a copy of the Fiscal Year 2010 Recommended Budget for the Facilities Management program at the Old County Courthouse, Law and Justice Center and the Government Center. The proposed budget and the annual debt service payments and additional rental payments due to the Public Building Commission require the approval of the Public Building Commission. The County Board is expected to approve the FY'2010 Recommended Budget at their regular meeting on Tuesday, November 17, 2009.

I will also mail the Fiscal Year 2010 Recommended Budget and the supporting documentation to each member of the Public Building Commission. Please prepare the Fiscal Year 2010 Amendments to the Lease Agreement for approval by the Public Building Commission and the McLean County Board. Listed below are the FY'2010 additional rental payments due to the Commission from the County for each building:

Old County Courthouse -	\$ 175,724
Law and Justice Center -	\$1,979,855
Government Center -	\$ 412,305

Should you have any questions concerning this matter, please call me at 888-5110.

Sincerely,

Walter F. Lindberg  
County Administrator

/encl.

cc: Members of the Public Building Commission of McLean County

October 15, 2009

Mr. David Hales  
City Manager  
City of Bloomington  
109 East Olive Street  
Bloomington, Illinois 61701

Re: Government Center: 2010 Maintenance and Operations Budget

Dear David:

For your information and review, I am enclosing the recommended Fiscal Year 2010 Maintenance and Operations budget for the Government Center Building, 115 East Washington Street. The projected 2010 maintenance and operations expense for the City of Bloomington totals \$412,305. This expense is calculated by dividing the total maintenance and operations budget for the Government Center Building equally between the County and the City. The County Board will take final action on the FY'2010 Recommended Budget at their regular meeting on Tuesday, November 17, 2009.

I have also enclosed a Summary of the Recommended Budget that highlights the changes in the budget and itemizes the recurring contractual expenses. Should you have any questions concerning the Maintenance and Operations budget for the Government Center, please do not hesitate to call me at 888-5110.

Thank you for your kind assistance and cooperation.

Sincerely,

Walter F. Lindberg  
County Administrator

cc: Mr. Tim Ervin, City of Bloomington Finance Department

DAVID C. WOCHNER  
ROBERT W. NEIRYNCK  
DAWN L. WALL  
ROBERT S. WHITE  
CARRIE L. BOROWSKI  
GEOFFREY B. DODDS  
BRIAN P. GARWOOD  
PAUL M. SLOAN

OF COUNSEL  
WILLIAM S. BACH  
JOSEPH M. AMBROSE

**COSTIGAN & WOLLRAB, P. C.**

ATTORNEYS AT LAW  
308 EAST WASHINGTON STREET  
POST OFFICE BOX 3127  
BLOOMINGTON, ILLINOIS 61702-3127  
WWW.CWLAWOFFICE.COM  
(309) 828-4310 • FAX (309) 828-4325

Will F. Costigan  
1886-1956

Fred W. Wollrab  
1891-1971

James C. Wollrab  
1919-1989

Paul R. Welch  
1936-2004

October 22, 2009

Mr. Terry Lindberg  
401 Government Center  
115 E. Washington Street  
Bloomington, IL 61701

Dear Terry:

I am enclosing the lease amendments for the O&M on the Law & Justice Center and the Old Courthouse. I am including an original and four copies of each of the two. After the County Board meeting in December when these are approved, you can get them signed and return them all to me and I will get them signed and approved at the January quarterly meeting.

By separate letter which I copied you on, I have written to David Hales and will await his input before I do the one for the Government Center. If that is not satisfactory give me a call. If you hear from him or someone at the City please let me know the outcome.

Very truly yours,

COSTIGAN & WOLLRAB, P.C.



David C. Wochner

DCW:day  
Enc.

DAVID C. WOCHNER  
ROBERT W. NEIRYNCK  
DAWN L. WALL  
ROBERT S. WHITE  
CARRIE L. BOROWSKI  
GEOFFREY B. DODDS  
BRIAN P. GARWOOD  
PAUL M. SLOAN

OF COUNSEL  
WILLIAM S. BACH  
JOSEPH M. AMBROSE

**COSTIGAN & WOLLRAB, P. C.**

ATTORNEYS AT LAW  
308 EAST WASHINGTON STREET  
POST OFFICE BOX 3127  
BLOOMINGTON, ILLINOIS 61702-3127  
WWW.CWLAWOFFICE.COM  
(309) 828-4310 • FAX (309) 828-4325

Will F. Costigan  
1886-1956

Fred W. Wollrab  
1891-1971

James C. Wollrab  
1919-1989

Paul R. Welch  
1936-2004

October 22, 2009

Mr. David Hales, City Manager  
109 E. Olive  
Bloomington, IL 61701

RE: Fiscal year 2010 O & M Budget for Government Center Building

Dear David:

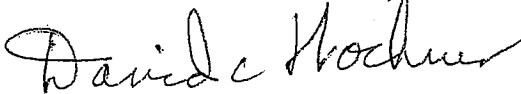
I am in receipt of Terry Lindberg's letter of October 14<sup>th</sup> setting forth the operation and maintenance budget on the Government Center for the calendar beginning January 1, 2010. His letter suggests that the share to be paid for operation and maintenance of the Government Center for the calendar year 2010 by each of the City and the County is \$412,305.00. He has asked me to prepare the necessary documentation for each of the PBC, County and City agreeing to these numbers and, in the case of the City and County, agreeing to pay to the PBC the sum of \$412,305.00 each.

I write this letter because of the City's arbitrary failure to pay its full share of the O & M expenses for 2009. I do not wish to prepare the new agreements for the year 2010 unless the City is in agreement with the figures prepared by the County for the operation and maintenance expenses. Accordingly, I am asking that the City promptly review the information submitted by the County with reference to the operation and maintenance projections for 2010 and advise the County and me whether the City is or is not in agreement. The PBC is unwilling to enter into any kind of obligation to reimburse the County for the operation and maintenance expenses if the funds are not forth coming in accordance with the figures he has submitted.

In the meantime, I would appreciate a response to my earlier letter about the failure of the City to pay the full amount that was budgeted for 2009 operation and maintenance expenses.

Very truly yours,

COSTIGAN & WOLLRAB, P.C.



David C. Wochner

DCW:day

Enc.

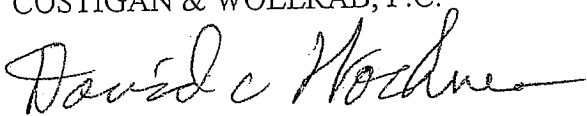
Cc: Terry Lindberg, Bob Rush

Mr. David Hales  
September 29, 2009  
Page 2

I would suggest that for the future the three parties to this O&M arrangement should sit down and discuss these types of things so that these problems don't develop in the future. I look forward to the City's check.

Very truly yours,

COSTIGAN & WOLLRAB, P.C.

A handwritten signature in cursive script, reading "David C. Wochner". The signature is written in black ink and is positioned below the typed name of the firm.

David C. Wochner

DCW:day  
Enc.