

MINUTES OF THE REGULAR MEETING
OF THE
PUBLIC BUILDING COMMISSION OF McLEAN COUNTY, ILLINOIS

Tuesday, June 7, 2016, 3:30 p.m. CDT

The Regular Meeting of the Public Building Commission of McLean County, Illinois (the "Commission") was called to order by Chairman Novosad on June 7, 2016 in Room 404 of the Government Center, 115 East Washington Street, Bloomington, McLean County, Illinois.

Assistant Secretary Zimmerman called the roll, with the following Members answering "present": Messrs. Novosad, Zimmerman, Funk, Farnsworth, and Schultz. Chairman Novosad noted the presence of a quorum. Messrs. Zeunik, Morel, Harris, and Good were absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; McLean County Director of Facilities Management Jack Moody; Project Manager John Bishop of the Farnsworth Group, Inc.; and Austin Bertschy.

Edith Brady-Lunny of *The Pantagraph* was present. No other representatives of radio or press were present.

Chairman Novosad presented the Minutes of the May 3, 2016 Regular Meeting of the Commission for approval. Chairman Novosad asked if there were any corrections, additions, and revisions to the Minutes. Hearing none, Chairman Novosad asked for a Motion to approve the Regular Meeting Minutes. It was moved by Mr. Farnsworth and seconded by Mr. Schultz that the Minutes of the May 3, 2016 Regular Meeting be approved as submitted. Chairman Novosad called for a vote on the Motion to approve the Minutes and the Motion was unanimously approved by voice vote.

Chairman Novosad next presented the Minutes of the April 7, 2015 Executive Session Meeting for review by the Commission pursuant to 5 ILCS 120/2.06(d). Chairman Novosad noted that the circumstances necessitating the Executive Session on April 7, 2015 had not changed, but that Commissioners could discuss the matter further in Executive Session should they wish. Hearing no Motion for an Executive Session, Chairman Novosad ask for a Motion that the Minutes of the Commission's April 7, 2015 Executive Session remain sealed until further review in accordance with 5 ILCS 120/2.06(d). It was moved by Mr. Schultz and seconded by Mr. Farnsworth that the Minutes of the April 7, 2015 Executive Session remain sealed until further review in accordance with 5 ILCS 120/2.06(d) and the Motion was unanimously approved by voice vote.

Chairman Novosad then asked Commission Treasurer James Mulligan to present the Treasurer's Report for the fiscal year. Mr. Mulligan noted that the Treasurer's Report did not show much activity for the month of May. Mr. Mulligan advised that he, Commission Attorney Robert Porter, Chairman Novosad, and Vice Chairman Zeunik would be meeting with Marty Ahrends of Heartland Bank & Trust Co. on June 23, 2016 to discuss different investment options for the Commission's Heartland Bank deposits. Mr. Mulligan further noted that the Commission made the first interest payment for the Series 2015 Public Building Revenue Bond Issue on June 1, 2016. He also reminded the Commission that its six (6)-month CD at Bloomington-Normal Community Bank matures at the end of July.

Mr. Mulligan also indicated that the Commission's 2015 Fiscal Year Audit had been finalized. The "Draft Audit" received additional review from Chairman Novosad and Commissioners Funk and Good. Mr. Mulligan noted that the Commission's Fiscal Year 2015 Audit and McLean County's Audit had been fully reconciled.

Mr. Farnsworth asked Mr. Mulligan as to why there was difficulty in reconciling the Commission's Audit with the County's Audit. Mr. Mulligan responded by noting that there was some disagreement as to whether to treat the expansion to the Jail as an existing capital asset, but that this issue had since been resolved.

Mr. Mulligan next noted that the Commission's Fiscal Year 2015 Annual Financial Report was filed on time with the Illinois State Comptroller's Office.

Mr. Porter noted that copies of the Commission's Fiscal Year 2015 Audit and Annual Financial Report were filed with the McLean County Clerk's Office. Mr. Porter also noted that he provided copies of the Commission's Audit to McLean County, the City of Bloomington, the District 87 School Board, the Bloomington-Normal Airport Authority, and the Bloomington-Normal Water Reclamation District. He indicated that a notice of the public availability of the Commission's audit also ran in *The Pantagraph*.

Mr. Mulligan noted that he would be distributing payments to McLean County at the conclusion of the meeting, which payments were the previously approved reimbursements from the Commission to the County. Mr. Mulligan also indicated that he would distribute a payment from the Commission to the Farnsworth Group, Inc. for their services for the months of April and May.

Mr. Schultz asked Mr. Mulligan what would happen when the Commission's six (6)-month CD matured and Mr. Mulligan replied that the Commission would have to address that issue in August.

Chairman Novosad then asked if there were any additional questions for Mr. Mulligan on the Treasurer's Report, Fiscal Year 2015 Audit, and/or Fiscal Year 2015 Annual Financial Report. Hearing none, Chairman Novosad first asked for a Motion to approve the Treasurer's Report and proposed payments as submitted. It was moved by Mr. Schultz and seconded by Mr. Funk that the Treasurer's Report and proposed payments be approved as submitted. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then asked for a Motion to approve the Fiscal Year 2015 Audit. It was moved by Mr. Farnsworth and seconded by Mr. Funk that the Fiscal Year 2015 Audit be approved. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next asked for a Motion to ratify submission of the Commission's Fiscal Year 2015 Annual Financial Report to the Illinois State Comptroller's Office. It was moved by Mr. Funk and seconded by Mr. Farnsworth that the submission of the Commission's Fiscal Year 2015 Annual Financial Report to the Illinois State Comptroller's Office be approved by ratification. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then turned to a discussion of the Commission's "Old Business" and asked Mr. Porter to address the issue of the Contract for Operation and Maintenance between the County and Commission. Mr. Porter noted that the County Board had approved the Contract at its meeting on May 17, 2016. He stated that, as a result, the legal responsibility for the performance of operation and maintenance on the Commission's facilities was now vested with McLean County.

Chairman Novosad next asked Mr. Porter to address the status of the Capital Improvement Agreement between the Commission, the County, and the City of Bloomington. Mr. Porter indicated that the Agreement had been approved by the County Board and would be taken up by the Bloomington City Council in the near future. He noted that the Agreement calls for the Commission to lend \$600,000.00 to the County and City for the replacement of the roofs on the Government Center and Juvenile Detention Center. Mr. Porter asked County Director of Facilities Management Jack Moody as to whether he wished to add anything on this subject.

Mr. Moody indicated that the Bloomington City Council would be considering the Capital Improvement Agreement at its meeting on June 11, 2016. Mr. Moody further stated that he has held meetings with the company that designed the roofs on the Government Center and Juvenile Detention Center. He noted that his intention is to bid out the work within sixty (60) days and he hoped to have the work completed by the fall.

Chairman Novosad then asked Mr. Porter to discuss the Resolution Accepting a Lesser

2016 Rental Payment from the City of Bloomington than Provided For in the Amended and Restated Lease Agreement. Mr. Porter noted that the Commission and County entered into an amendment in January 2016 that reduced the County's rental payment for 2016 from \$10,000,000.00 to \$4,483,889.00. This sum was partly derived by the County reducing the expected 2016 cost of operation and maintenance for the Government Center from \$831,550.00 to \$671,790.00. Mr. Porter indicated that both the Commission and County omitted to include the City of Bloomington in the amendment process. As a result, the City is currently slated to tender to the Commission \$79,880.00 more than is necessary for one-half the 2016 operation and maintenance costs for the Government Center. Mr. Porter noted that the easiest way to resolve this matter is for the Commission to simply resolve to accept less from the City in 2016 than is called for in the Amended and Restated Lease Agreement. Mr. Porter stated that both the City and County were comfortable with this approach and that the Resolution before the Commission stated that the Commission would agree to accept \$1,055,404.00 in rental payments from the City in 2016. Mr. Porter noted that this sum is \$79,880.00 less than called for in the Amended and Restated Lease Agreement. In future years, Mr. Porter noted that the Commission and County would include the City in the annual amendment process should the cost of operation and maintenance for the Government Center be less than what is provided for in the Amended and Restated Lease Agreement.

Mr. Funk asked Mr. Porter whether the alternative to the Resolution would be for the Commission to reimburse the City and Mr. Porter responded that reimbursement could be an alternative.

Chairman Novosad then asked if there were any additional questions or comments concerning the Resolution Accepting a Lesser 2016 Rental Payment from the City of Bloomington than Provided For in the Amended and Restated Lease Agreement. Hearing none, Chairman Novosad asked for a Motion to approve the Resolution Accepting a Lesser 2016 Rental Payment from the City of Bloomington than Provided For in the Amended and Restated Lease Agreement. It was moved by Mr. Funk and seconded by Mr. Farnsworth to approve the Resolution Accepting a Lesser 2016 Rental Payment from the City of Bloomington than Provided For in the Amended and Restated Lease Agreement. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next turned to the Commission's "New Business" and asked Mr. Moody and Project Manager John Bishop to discuss the McLean County Jail Expansion Project and Farnsworth Group, Inc.'s May invoice.

Mr. Moody stated that the Jail Expansion Project's schematic design stage is currently underway and that the Project is on schedule. Mr. Moody indicated that he had processed the Farnsworth Group, Inc.'s May invoice to the Commission for \$121,000.07 and found everything

to be in order. Mr. Moody advised that upcoming meetings will be held between representatives of McLean County, the Farnsworth Group, Inc., and HOK.

Mr. Farnsworth asked about the role that Mead & Hunt would be performing on the Project and Mr. Bishop indicated that Mead & Hunt were serving as security consultants.

Chairman Novosad asked about the timeframe for completion of the schematic design phase of the Project. Mr. Bishop indicated that the targeted completion of the schematic design phase was mid-July 2016. Mr. Bishop further noted that the Farnsworth Group, Inc. would be providing the County with concept designs in the coming days and that he would bring those designs to the next Commission meeting.

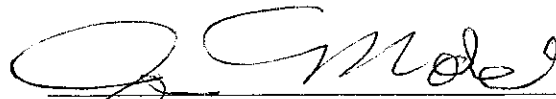
Chairman Novosad next asked whether soil tests had been performed on the site. Mr. Bishop indicated that soil tests had yet to be performed, but that the Farnsworth Group, Inc. would be meeting with the City of Bloomington regarding a site review in approximately one week.

Chairman Novosad then asked if there were any additional questions for Messrs. Moody or Bishop regarding the status of the architectural design, engineering services, and construction administration of the Jail Expansion Project. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of \$121,000.07 from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for services rendered on the Jail Expansion Project during the month of May 2016. It was moved by Mr. Schultz and seconded by Mr. Zimmerman to approve payment to the Farnsworth Group, Inc. in the amount of \$121,000.07 from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for services rendered on the Jail Expansion Project during the month of May 2016. Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad then asked whether any of the Commissioners had any additional questions or comments. Hearing none, Chairman Novosad asked for a Motion to adjourn. It was moved by Mr. Farnsworth and seconded by Mr. Schultz that the meeting adjourn and the Motion was unanimously approved by voice vote. The meeting was adjourned at 3:56 p.m. The next regular meeting of the Commission will be Tuesday, July 5, 2016, at 3:30 p.m.

APPROVED:

July 5, 2016



JOHN L. MOREL,
Secretary, Public Building Commission