

Proceedings  
of the  
County Board  
Special Meeting  
of  
McLean County,  
Illinois

July 7, 2015

*Subject to approval at  
August 18, 2015  
County Board Meeting*



**July 7, 2015**

A Special Meeting of the McLean County Board met on Tuesday, July 7, 2015 at 3:00 p.m. in Room 400 of Government Center, 115 East Washington Street, Bloomington, Illinois, with Chair Matt Sorensen presiding.

**The following Members answered to roll call:**

Members Randall Martin, John McIntyre, Catherine Metsker, Sondra O'Connor, Benjamin Owens, Carlo Robustelli, Susan Schafer, Paul Segobiano, James Soeldner, George Wendt, Richard Buchanan, William Caisley, Don Cavallini, Chuck Erickson, Paul Finch, Victoria Harris, Mark Johnson, and Matt Sorensen.

**The following Members were absent:**

Erik Rankin and George Gordon

The special meeting was called to request approval of a Resolution calling for Public Hearing concerning the Intenet of the County Board to enter into a Lease Agreement with the Public Building commission of McLean County.



Member, Owens presented the following:

**OFFICE OF THE ADMINISTRATOR**

(309) 888-5110 FAX 888-5111

115 E. Washington St., Room 401 P.O. Box 2400 Bloomington, IL 61702-2400

TO: Honorable Chairman Matt Sorenson and Members, McLean County board  
FROM: Bill Wasson, County Administrator  
DATE: July 7, 2015  
RE: Public Building Commission Leases – Public Hearing

Attached is a Summary of PBC Funding for Public Facilities since its creation in 1967.

- The Illinois Legislature enacted the Public Building Commission Act in 1955 , *50 ILCS 20/1* et seq, to provide a mechanism for financing the construction of public buildings in recognition of the fact that many government offices were located in outmoded spaces, in scattered sites with inadequate facilities for the safekeeping of important public documents.
- Public Building Commissions have the authority to acquire property, construct improvements, lease and provide for the operation and maintenance of improved properties.
- Section 18 the Public Building Commission Act, *50 ILCS 20/18*, requires counties to levy and collect taxes sufficient to pay the annual rents payable under leases with the PBC and that any tax so levied may not subject to any statutory limitation as to rate and amount.
- The McLean County Board created a Public Building Commission (PBC) in September, 1967 in response to the need to build new County facilities to replace the outdated circa 1903 Court House and McLean County has relied upon the funding mechanism afforded by the PBC on numerous occasions since its creation to make much needed improvements to County facilities.

- The Law and Justice Center was constructed by the PBC in 1976 with \$8.5 million in bonds and the County leased the original four story structure containing 8 courtrooms, the county jail and civil defense offices from the PBC making rent payments sufficient to repay the debt and cover the cost of operation and maintenance of the structure.
- The Law and Justice Center was expanded in 1988 by adding three floors to accommodate County offices that were still housed in the old Court House, constructing two pods to modernize the jail and building a public parking deck adjacent to the facility, which expansion was financed by the PBC through the issuance of \$20 million in bonds and the existing lease with the County was extended and amended to increase the rents sufficiently to repay the new bond debt and cover operation and maintenance expenses.
- In 1993 the County was required to construct a separate juvenile detention facility in response to a court order prohibiting the housing of juveniles under the same roof as adults and the PBC financed construction of this Juvenile Detention Center using \$4.3 million earned from investment of the proceeds of the previous bond issues.
- The PBC purchased the five story building at 200 W. Front Street 1996 at a cost of \$1.1 million to move the Health Department from the aging former Tuberculosis Sanitarium building in Fairview Park to a more central location in close proximity to other McLean County offices.
- The County once again relied on the PBC to provide financing for the construction of a centralized communication center in 1996 with a \$3.1 million bond issue which facility was leased to the County with rent sufficient to repay the bonds.
- The County constructed two elevators on the north end of the Law and Justice Center, added four court rooms to the 5<sup>th</sup> floor and created offices for the State's Attorney on the sixth floor in 1997 using funds provided by the PBC.
- The PBC issued \$11 million in bonds to finance the purchase of the building at 115 E. Washington Street, now known as the "Government Center", the renovation of the building into government offices for the County and the City of Bloomington and the construction of two more levels on the Lincoln Parking Deck in 2003 and the County and the City in turn leased the building from the PBC making rent payments sufficient to repay the debt and cover the cost of operation and maintenance of the structure.

- When the County needed additional funds in 2003 to restore the dome on the old courthouse when bids came in much higher than anticipated the PBC advanced the \$1.2 million to the County to complete the repairs which the County repaid through a ten year lease agreement with the PBC that provided for payment of rent sufficient to repay the debt.
- The County believes it would be beneficial to restate and amend the existing leases by putting all County facilities under a single lease with rent sufficient to pay all outstanding bond obligation and any future obligations incurred by the PBC for construction of new County facilities.

As always, our staff is available to you if you have any questions.

RESOLUTION calling a public hearing concerning the intent of the County Board of The County of McLean, Illinois, to enter into an amended and restated lease agreement with the Public Building Commission of McLean County, McLean County, Illinois, relating to acquiring, constructing, improving, altering, equipping, repairing, maintaining, operating and securing buildings, offices and parking facilities, including, but not limited to, the Old County Courthouse, the Government Center and Parking Garage, the Law and Justice Center, the County Building located at 200 West Front Street, the McLean County Nursing Home, the Federally Qualified Health Center, the Juvenile Detention Center, the Emergency Management Garage, the Highway Department Office Building and Garages and the McLean County Animal Control Center.

\* \* \*

WHEREAS, the County Board (the "*Board*") of The County of McLean, Illinois (the "*County*"), is a duly organized and existing county created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Counties Code of the State of Illinois, and all laws amendatory thereof and supplementary thereto, including the Local Government Debt Reform Act of the State of Illinois, as amended; and

WHEREAS, the Board intends to enter into an amended and restated lease agreement (the "*Lease*") with the Public Building Commission of McLean County, McLean County, Illinois, relating to acquiring, constructing, improving, altering, equipping, repairing, maintaining, operating and securing buildings, offices and parking facilities, including, but not limited to, the Old County Courthouse, the Government Center and Parking Garage, the Law and Justice Center, the County Building located at 200 West Front Street, the McLean County Nursing Home, the Federally Qualified Health Center, the Juvenile Detention Center, the Emergency Management Garage, the Highway Department Office Building and Garages and the McLean County Animal Control Center; and

WHEREAS, the Public Building Commission Act of the State of Illinois, as amended, requires the Board to hold a public hearing concerning the Board's intent to enter into the Lease before any taxes can be extended with respect to the Lease (the "*Hearing*");

NOW, THEREFORE, Be It and It is Hereby Resolved by the County Board of The County of McLean, Illinois, as follows:

*Section 1. Incorporation of Preambles.* The Board hereby finds that all of the recitals contained in the preambles to this Resolution are full, true and correct and does incorporate them into this Resolution by reference.

*Section 2. Hearing Called.* The Board hereby calls the Hearing to be held at 3:00 o'clock P.M. on the 23rd day of July, 2015, in the Government Center, Room 400, 115 East Washington Street, Bloomington, Illinois (to be held directly following two other public hearings related to the Lease), concerning the Board's intent to levy and have extended taxes to make the rental payments due on the Lease and to receive public comments with respect thereto.

*Section 3. Notice of the Hearing.* Notice of the Hearing shall be given by the County Clerk by publication at least once at least 15 days before the date of the Hearing in *The Pantagraph*, the same being a newspaper of general circulation in the County.

*Section 4. Form of Notice.* Notice of the Hearing shall be in substantially the following form:

*Section 5. Hearing Requirements.* At the Hearing all persons residing or owning property in the County shall have an opportunity to be heard orally, in writing, or both.

*Section 6. Severability.* If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

*Section 7. Repeal.* All resolutions and parts thereof in conflict herewith be and the same are hereby repealed, and this Resolution shall be in full force and effect forthwith upon its adoption.

Adopted July 7, 2015.

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Chairman, County Board

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County Clerk

Member Owens/Segobiano moved the County Board to set a public hearing on a proposed amended and restated lease agreement between the County of McLean, Illinois, and the Public Building Commission of McLean County, McLean County, Illinois. Clerk Michael shows all members present but not voting in favor until July 23, 2015 at 3:00 p.m. Meeting adjourned till July 23, 2015. Clerk Michael shows all members in favor of the meeting for July 23, 2015. Motion carried.



**NOTICE OF PUBLIC HEARING on a proposed amended and restated lease agreement between The County of McLean, Illinois, and the Public Building Commission of McLean County, McLean County, Illinois.**

A public hearing regarding a proposed amended and restated lease agreement between The County of McLean, Illinois, as lessee, and the Public Building Commission of McLean County, McLean County, Illinois, as lessor, will be held by the County Board of said County on the 23rd day of July, 2015, at 3:00 o'clock P.M. in the Government Center, Room 400, 115 East Washington Street, Bloomington, Illinois. The largest yearly rental payment set forth in the proposed amended and restated lease will not exceed \$14,000,000. The maximum length of the proposed amended and restated lease is 20 years.

The purpose of the lease is to acquire, construct, improve, alter, equip, repair, maintain, operate and secure buildings, offices and parking facilities to be leased by said Commission to said County.

By order of the County Board of the County of McLean, Illinois.

Dated this 7th day of July, 2015.

Kathy Michael, County Clerk