

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

Tuesday, September 6, 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 September 6, 2016 in Room 404 of the Government Center, 115 East Washington Street, Bloomington, McLean County, Illinois.

Secretary Morel called the roll, with the following Members answering "present": Messrs. Novosad, Zeunik, Morel, Zimmerman, Funk, Harris, and Farnsworth (arrived at 3:45 p.m.). Chairman Novosad noted the presence of a quorum. Messrs. Good and Schultz were absent.

Also present were Commission Attorney Robert Porter; Commission Treasurer James Mulligan; Assistant McLean County Administrator Hannah Eisner; McLean County Director of Facilities Management Jack Moody; McLean County Director of Administrative Services Eric Schmitt; Project Manager John Bishop of the Farnsworth Group, Inc.; Gerry Guerrero of HOK; and Kristen Zilk of HOK.

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

Chairman Novosad presented the Minutes of the August 9, 2016 Rescheduled Regular Meeting of the Commission for approval. Chairman Novosad asked if there were any corrections, additions, and/or revisions to the Minutes. Hearing none, Chairman Novosad asked for a Motion to approve the Rescheduled Regular Meeting Minutes. It was moved by Mr. Zeunik and seconded by Mr. Zimmerman that the Minutes of the August 9, 2016 Rescheduled 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 then asked Commission Treasurer James Mulligan to present the Treasurer's Report for the fiscal year. Mr. Mulligan initially noted that the August Treasurer's Report did not vary significantly from the July Treasurer's Report. Mr. Mulligan did note, however, that the Treasurer's Report now identifies the outstanding \$600,000.00 capital improvement loan as a receivable.

Mr. Mulligan indicated that the Commission received lease payments from both the County and City, but that the Commission had yet to receive an operation and maintenance invoice from the County. Assistant County Administrator Hannah Eisner indicated that she would discuss this matter with the County Auditor.

Mr. Mulligan then noted that the current month's disbursements were located on page fourteen (14) of the Treasurer's Report.

Chairman Novosad asked about the status of the Commission's six (6)-month internal bank CD at Bloomington-Normal Community Bank and Mr. Mulligan indicated that the CD automatically renewed at the beginning of August. As a result, Mr. Mulligan noted that two (2) of the Commission's internal bank CDs at Bloomington-Normal Community Bank will mature in January 2017.

Chairman Novosad then asked if there were any additional questions for Mr. Mulligan on the Treasurer's Report. Hearing none, Chairman Novosad asked for a Motion to approve the Treasurer's Report and proposed payments as submitted. It was moved by Mr. Harris 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 turned to a discussion of the Commission's "Old Business" and noted that the Commission was being asked to ratify an additional reimbursement for the cost of the trip to review three (3) HOK-designed detention facilities in Douglas County, Forsythe County, and Gwinnett County, Georgia. Chairman Novosad specifically indicated that the Commission had voted to authorize up to \$8,000.00 in reimbursements at its August 9, 2016 meeting, but that additional receipts had been submitted to the Commission for a total of \$9,089.08 in travel expenses.

Chairman Novosad then asked if there were any questions or comments regarding the additional reimbursement request. Hearing none, Chairman Novosad asked for a Motion authorizing the Treasurer to pay up to \$9,089.08 in expenses for the trip to review three (3) HOK-designed detention facilities in Douglas County, Forsythe County, and Gwinnett County, Georgia, the receipts of which were previously submitted to the Commission, from the Series 2015 Public Building Revenue Bond Issue's "Project Fund." It was moved by Mr. Zimmerman and seconded by Mr. Harris to authorize the Treasurer to pay up to \$9,089.08 in expenses for the trip to review three (3) HOK-designed detention facilities in Douglas County, Forsythe County, and Gwinnett County, Georgia, the receipts of which were previously submitted to the Commission, from the Series 2015 Public Building Revenue Bond Issue's "Project Fund." Upon a roll call vote, all Commissioners voted in favor of the Motion.

Chairman Novosad next asked Attorney Robert Porter to address the investment of the Commission's Heartland Bank & Trust Co. "Law & Justice Center Debt Service Account." Mr. Porter reminded the Commission that this was an issue that he and Mr. Mulligan first raised with the Commission at the July 5, 2016 meeting. Mr. Porter further reminded the Commission that a consideration of better investment options for the Commission's "Law & Justice Debt Service Account" at Heartland Bank & Trust Co. began when he, Mr. Mulligan, Chairman Novosad, and Mr. Zeunik were approached by representatives of Heartland Bank & Trust Co.

Mr. Porter noted that the funds remaining in the Commission's "Law & Justice Center Debt Service Account" – identified as "HBT #4230" on the Treasurer's Report – are unencumbered as the Law & Justice Center Bonds were paid in full in November 2015. Mr.

Porter noted that the \$600,000.00 capital improvement loan was drawn from this account and that the Commission has a free hand to invest these funds within the confines of the *Illinois Public Funds Investment Act*. Mr. Porter stated that these funds are currently held in a retail checking account that earns interest at a rate of .05%.

Mr. Porter indicated that achieving a greater yield would be in the best interest of the Commission given the tight budgetary climate, uncertainties of construction costs for the Law & Justice Center Expansion Project, and the desire to maintain a revolving capital improvement fund. Mr. Porter stated that, following the meeting with Heartland Bank & Trust Co., he and Mr. Mulligan solicited investment proposals from Heartland Bank & Trust Co., Busey Bank, and Bloomington-Normal Community Bank as these were the three (3) entities that submitted proposals for the Series 2015 Public Building Revenue Bond Issue's proceeds in September 2015. Mr. Porter noted that Busey Bank was proposing to place the Commission's funds in a mix of brokered CDs and money market funds. Mr. Porter indicated that Busey Bank was offering a five (5)-year maturity schedule with a yield of eighty-eight (88) basis points that becomes seventy (70) basis points when the fee is taken into account. Mr. Porter noted that the Heartland Bank & Trust Co. proposal contains brokered CDs that achieve a yield over three (3) years of 106 basis points that becomes eighty-six (86) basis points after accounting for the fee. Mr. Porter lastly stated that the Bloomington-Normal Community Bank proposal consisted of internal bank three (3)-month, six (6)-month, one (1)-year, two (2)-year, and three (3)-year internal bank CDs.

Mr. Funk asked Mr. Porter whether the Commission had the ability to use its unencumbered funds to buy some of its outstanding bonds. Mr. Funk stated that the earnings that the Commission could achieve by purchasing some of its outstanding bonds would greatly exceed any earnings that could be achieved by investing in brokered CDs.

Mr. Porter indicated that he had not considered the option being proposed by Mr. Funk. Mr. Porter further noted that certain restrictions apply on refinancing the bonds and that he was uncertain if similar restrictions existed on the Commission purchasing its outstanding bonds. Mr. Porter stated that he would look into this option.

Mr. Farnsworth expressed concern over the feasibility of the Commission purchasing its outstanding bonds and questioned whether this approach would present liquidity issues.

Mr. Zeunik noted that the Commission was free to invest in municipal bonds.

Mr. Funk stated that investing in taxable municipal bonds would be preferable to brokered CDs. Mr. Funk asked Mr. Porter to speak with Paul Brown of First Midstate, Inc. as well as Chapman & Cutler, LLP. about the possibility of the Commission purchasing some of its outstanding bonds. Mr. Funk further suggested that a decision on investing the funds remaining in the "Law & Justice Center Debt Service Account" be tabled until additional proposals can be obtained.

Chairman Novosad then asked if there were any additional questions or comments regarding the investment of the Public Building Commission's Heartland Bank & Trust Co. "Law & Justice Center Debt Service Account." Hearing none, no action was taken and the matter

was tabled for further consideration at a subsequent meeting date.

Chairman Novosad then asked Mr. Porter to address the submission of the Petition for Approval of Final Plat to the City of Bloomington for the McLean County Law & Justice Center Expansion Project. Mr. Porter noted that the Commission previously authorized Chairman Novosad to sign off on the Petition for Approval of Final Plat at its meeting on August 9, 2016. Mr. Porter noted that the Farnsworth Group, Inc. furnished the County with the Petition on Friday, September 2, 2016, and indicated that it needed to be submitted to the City on that date. As Chairman Novosad was out of town, Mr. Porter indicated that he signed the Petition and that the Commission now needed to ratify the submission.

Chairman Novosad then asked if there were any questions or comments regarding the submission of the Petition for Approval of Final Plat to the City of Bloomington. Hearing none, Chairman Novosad asked for a Motion to ratify Mr. Porter's submission of the Petition for Approval of Final Plat to the City of Bloomington for the McLean County Law & Justice Center Expansion Project. It was moved by Mr. Funk and seconded by Mr. Zeunik to ratify Mr. Porter's submission of the Petition for Approval of Final Plat to the City of Bloomington for the McLean County Law & Justice Center Expansion Project. Chairman Novosad called for a Motion to ratify Mr. Porter's submission of the Petition for Approval of Final Plat to the City of Bloomington for the McLean County Law & Justice Center Expansion Project and the Motion was unanimously approved by voice vote.

Chairman Novosad next turned to the Commission's "New Business" and asked County Director of Facilities Management and Ms. Eisner to discuss the McLean County Law & Justice Center Expansion Project, the McLean County Law & Justice Center Expansion Project's schematic design, and the Farnsworth Group, Inc.'s August invoice.

Mr. Moody stated that he has now been a part of multiple meetings with representatives of both the Farnsworth Group, Inc. and HOK and that he would defer to Project Manager John Bishop to brief the Commission on the status of the Project.

Mr. Bishop initially noted that the Project's schematic design was complete and that design development was well under way. Mr. Bishop then showed the Commission images of the schematic design. Mr. Bishop noted that the first (1st) floor of the Jail expansion will contain a service space and area for non-contact visitations. Mr. Bishop indicated that the majority of the first floor will be below grade. Mr. Bishop stated that the second floor of the Jail expansion will contain four (4) different classifications of housing units and recreation space on the east side.

Chairman Novosad asked Mr. Bishop if the mental health-related area of the Jail expansion will be located south of the connecting bridge between the existing Law & Justice Center and the Jail expansion and Mr. Bishop stated that the mental health unit would be located in this area.

Mr. Bishop noted that the third (3rd) floor of the Jail expansion is similar to the second (2nd) floor. Mr. Bishop stated that a mezzanine will be located on the third (3rd) floor and that the penthouse on top of the expansion will house mechanical devices.

Chairman Novosad asked Mr. Bishop where the bridge would enter the expanded Jail and Mr. Bishop responded that the bridge would connect to the second (2nd) floor.

Mr. Bishop indicated that the old linear units would be decommissioned and replaced with an expanded health center. Mr. Bishop then asked Gerry Guerrero of HOK to address the exterior of the Jail expansion.

Mr. Guerrero noted that two (2) exterior facades were currently under consideration – a monolithic exterior versus a more traditional exterior. Mr. Guerrero indicated that the goal was to make the exterior of the building appear to be an office facility as opposed to a jail.

Mr. Guerrero first (1st) showed the Commission the monolithic exterior design and noted that the exterior would feature angled fins. Mr. Guerrero further indicated that there would be ten (10)-foot openings to let air and natural light into the outdoor recreation areas. These openings would contain a security mesh and retractable ceilings. Mr. Guerrero noted that visitors would enter on the northwest side of the building. Mr. Guerrero also indicated that rear chases would allow for more glass frontage on the building's exterior. Mr. Guerrero further stated that there would be a dark brick base on the southwest exterior and that the building would have a slight glow at night.

Mr. Guerrero next showed the Commission the traditional exterior design and indicated that it contained a dark base with vertical fins on the exterior of the building.

Chairman Novosad asked Mr. Guerrero about the material on the exterior of the traditional design and Mr. Guerrero indicated that it consisted of metal paneling and stainless steel fins.

Mr. Bishop indicated that the cells would be set back three (3)-to-four (4) feet from the exterior wall, which means that the outer wall would not be the secured perimeter.

Chairman Novosad then inquired into the location of the recreation yard.

Mr. Bishop indicated that the outdoor recreation area would be located behind the fins. Mr. Bishop noted that the recreation area would include a ten (10)-foot high wall with security mesh that would allow for natural air and light. Mr. Bishop indicated that the wall directs noise up and that coiling doors would be installed to close off the openings if the need arose.

Mr. Funk asked whether the current Jail had an outdoor recreation area and Mr. Bishop indicated that it did.

Mr. Harris then asked who would make the decision as to accepting the Jail expansion's final design.

Mr. Moody stated that the McLean County Administrator's Office and Sheriff's Department would ultimately make a recommendation to the County Board's Property

Committee.

Ms. Eisner indicated that the Commission would ultimately sign off on a design.

Chairman Novosad then noted that the Commission would like to hear that the Property Committee and Sheriff's Department has approved the design before acting. Chairman Novosad then inquired as to whether the Property Committee had in fact approved the schematic design.

Mr. Moody stated that the Property Committee had given the design its informal blessing, but had not taken a vote.

Mr. Farnsworth noted that the Jail expansion would prove to be a powerful lighting element for downtown Bloomington and inquired into how this would be incorporated into the surrounding neighborhood.

Ms. Eisner indicated that the City of Bloomington was currently looking at the Jail expansion's anticipated lighting emission from a residential impact standpoint.

Chairman Novosad next inquired into whether the Project remained on schedule.

Mr. Bishop indicated that the Project was still substantially on schedule. Mr. Bishop noted that he and other representatives from the Farnsworth Group, Inc. and HOK would meet with the Illinois Department of Corrections in the coming week. Mr. Bishop stated that the schematic design has been set since August 2, 2016 and that the Farnsworth Group, Inc. and HOK has been working on design development since that date.

Chairman Novosad questioned how Mr. Bishop could say that schematic design was complete when a decision had yet to be made as to the exterior façade. Mr. Guerrero responded by saying that everything but the skin of the building has been approved by the Sheriff's Department and County Administration.

Chairman Novosad then asked whether Mr. Bishop still believed that the Law & Justice Center Expansion Project would come in on budget and Mr. Bishop responded that it would. However, Mr. Bishop noted that the cost contingency could be expected to decrease over time.

Mr. Harris stated that he preferred the monolithic exterior design.

Chairman Novosad indicated that the exterior to the building was a critical component as it would be located along the corridor to downtown Bloomington.

Mr. Zimmerman then asked Mr. Guerrero how a budget is determined for a project of this scope and nature and Mr. Guerrero stated that the budget is largely driven by experience and is based on a cost per inmate formula.

Mr. Farnsworth inquired as to whether the shrinking pool of detention equipment contractors could drive up the overall cost of the Project and Mr. Guerrero indicated that this was a concern that the Farnsworth Group, Inc. and HOK were attuned to.

Mr. Farnsworth then inquired as to which entity would sign the final occupancy certificate and Mr. Moody indicated that the City of Bloomington and the Illinois Department of Corrections would be required to sign the occupancy certificate.

Mr. Porter then inquired whether the Farnsworth Group, Inc. and HOK were asking the Commission to approve the schematic design and Mr. Bishop indicated that the Farnsworth Group, Inc. and HOK were in fact seeking the Commission's approval.

Chairman Novosad then asked if there were any additional questions for Messrs. Bishop, Guerrero, and Moody regarding the approval of the schematic design of the McLean County Law & Justice Center Expansion Project. Hearing none, Chairman Novosad asked for a Motion to approve the schematic design of the McLean County Law & Justice Center Expansion Project subject to later approval of the exterior façade. It was moved by Mr. Zimmerman and seconded by Mr. Harris to approve the schematic design of the McLean County Law & Justice Center Expansion Project subject to later approval of the exterior façade. Chairman Novosad called for a vote on the Motion to approve the schematic design of the McLean County Law & Justice Center Expansion Project subject to later approval of the exterior façade and the Motion was unanimously approved by voice vote.

Chairman Novosad then noted that the Commission had been presented with an invoice from the Farnsworth Group, Inc. in the amount of \$409,803.98. This amount represents the fee incurred by the Farnsworth Group, Inc./HOK during the month of August.

Chairman Novosad asked Mr. Moody whether the invoice was in order. Mr. Moody indicated that the invoice was in order and that it represented costs associated with the completion of the final thirty-five percent (35%) of the schematic design phase and the first (1st) twenty percent (20%) of the design development phase.

Chairman Novosad then asked if there were any questions or comments regarding the Farnsworth Group, Inc.'s August invoice. Hearing none, Chairman Novosad asked for a Motion to approve payment to the Farnsworth Group, Inc. in the amount of \$409,805.98 from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for services rendered on the Law & Justice Center Expansion Project during the month of August 2016. It was moved by Mr. Funk and seconded by Mr. Harris to approve payment to the Farnsworth Group, Inc. in the amount of \$409,805.98 from the Series 2015 Public Building Revenue Bond Issue's "Project Fund" for services rendered on the Law & Justice Center Expansion Project during the month of August 2016. Upon a roll call vote, all Commissioners voted in favor of the Motion.

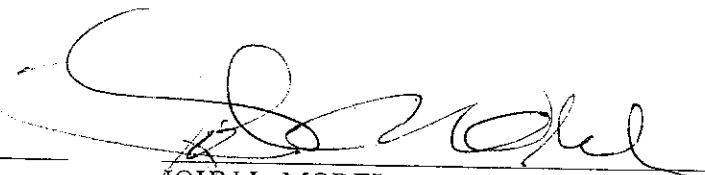
Chairman Novosad lastly noted that the Commission would be electing officers at its upcoming October 4, 2016 Reorganization Meeting. Chairman Novosad asked that those current officers interested in serving another term in their respective offices to contact him prior to the meeting on October 4th.

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. Harris that the meeting adjourn and the Motion

was unanimously approved by voice vote. The meeting was adjourned at 4:45 p.m. The next regular meeting of the Commission will be Tuesday, October 4, 2016, at 3:30 p.m.

APPROVED:

10/4/2016



JOHN L. MOREL,  
Secretary, Public Building Commission