



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 5th 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 3rd, 2002, being a one year lease to the County commencing January 1st, 2004 for the Courthouse Building, and as parties to that certain Contract for Operation and Maintenance dated December 3rd, 2002, do hereby agree to extend said lease and contract terms for one additional year beginning January 1st, 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 5th 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
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COSTIGAN & WOLLRAB, P. C.

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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
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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:

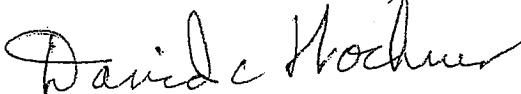
I am in receipt of Terry Lindberg's letter of October 14th setting forth the operation and maintenance budget on the Government Center for the calendar beginning January 1, 2010. His letter suggests that the share to be paid for operation and maintenance of the Government Center for the calendar year 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.

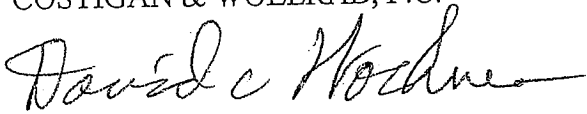
Cc: Terry Lindberg, Bob Rush

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 that reads "David C. Wochner". The signature is written in black ink and is positioned below the typed name of the sender.

David C. Wochner

DCW:day
Enc.