



DEKALB COUNTY PUBLIC BUILDING COMMISSION

A MUNICIPAL CORPORATION AND BODY POLITIC ORGANIZED PURSUANT TO THE "PUBLIC BUILDING COMMISSION ACT." ILLINOIS REVISED STATUTES 1977 CHAPTER 85, SECTIONS 1031 THROUGH 1054
CHAPTER 85, SECTIONS 1031 THROUGH 1054
AND CURRENTLY UNDER ILLINOIS COMPILED STATUTES 50 ILCS 20/1 et seq.

MEETING OF TUESDAY, JUNE 30, 2015

A regular meeting of the Board of Commissioners of the DeKalb County Public Building Commission (hereinafter "Commission") was held Tuesday, June 30, 2015, at 8:30 A.M. in Conference Room West of the DeKalb County Community Outreach Building pursuant to written notice to each Commissioner as required by the By-Laws.

ROLL CALL

The meeting was called to order by the Chairman at 8:35 A.M. Commissioners present were Chairman Matt Swanson, Mr. Larry Lundgren, Mr. Mike Larson, Mr. Chuck Shepard and Mr. George Daugherty. Also present were Mr. Gary Hanson, Treasurer, Mr. Jim Scheffers, Facilities Manager, County Board Chairman Mr. Mark Pietrowski, County Board Vice Chairman Mr. Tracy Jones, County Board Member Dianne Leifheit, and Mary Simons, Secretary

APPROVAL OF MINUTES

Chairman Swanson called for a motion to approve the minutes from the last meeting held on Tuesday, October 7, 2014. A motion was made by Mr. Larson to approve the minutes as presented. Mr. Lundgren seconded the motion. The motion carried unanimously.

APPROVAL OF AGENDA

Mr. Daugherty made a motion to approve the agenda as presented. Mr. Shepard seconded the motion. The motion was unanimously approved.

2014 PBC AUDIT REPORT

Mr. Hanson presented copies of the 2014 Commission Audit Report prepared by Mr. Frederick G. Lantz of Sikich, LLP. Mr. Hanson stated that although the Commissioners would want to study the entire report, at this time he would highlight some areas to assist them in this process. He called their attention to page 7 which contains a list of all the PBC funds. He indicated in particular the line which is second from the bottom which shows the fund balances for each fund. He added that the General Fund is relatively low but the Renewal and Replacement funds are substantially higher. This is because we use those funds as needed for major repairs or replacement for our buildings such as a new roof, heating, air conditioning that type of thing. Referring to Page 20, Mr. Hanson explained that this page has to do with our investments and shows how we invest our money and what we do to protect it. Also, Page 21, paragraph 2A indicates all funds are insured within the FDIC guidelines and additional funds are collateralized and held by an independent third party which acts as the agent for the PBC. Mr. Larson asked if any of our funds had been caught up in the recent investment problems. Mr. Hanson responded that our funds are invested in local banks and were not affected. Mr. Hanson then indicated that Pages 30 through 33 shows all the projects the PBC did over the past year and from which funds they were paid. Mr. Hanson requested that the audit be placed on file and asked to post the audit on the County website. Mr. Larson made a motion to place the audit on file and available on the website. Mr. Shepard seconded the motion. The motion passed unanimously.

JAIL EXPANSION PROJECT

Mr. Hanson explained that the reason the subject of the Jail Expansion Project is included on the agenda for this meeting is because the Ad Hoc Jail Solutions Committee has recommended that the Public Building Commission accept the responsibility for the oversight of the jail expansion. Mr. Hanson stated that he has prepared a power point presentation (copy attached) to explain the project and how it will be funded. Mr. Hanson stated that the following companies were previously established for this project by the DeKalb County Board as part of the planning and completion of the Courthouse Addition. Those companies are: Dewberry Architects, Gilbane, Inc as Construction Manager and Dennis Kimme and Associates Jail Planners. Mr. Hanson added that he has invited County Board Chairman Mark Pietrowski and Vice Chairman Tracy Jones who is also the Chairman of the Ad Hoc Jail Solutions
DeKalb County Public Building Commission
Tuesday, June 30, 2015

Committee here today to further discuss the project and answer any questions the Commissioners have. An in-depth discussion followed concerning general and specific questions regarding construction requirements and time-line, needs of both staff and prisoners, operating staff expenses, possibility of renting space to other counties, and duties, responsibilities and meeting schedules for the PBC Commissioners.

At this time, Mr. Daugherty expressed his complete support for the project and added that as much as he would like to remain as a Commissioner throughout the project he is unable to remain a part of it. He added that since he has recently purchased property in Arizona he will not be available for seven months a year and is reluctantly submitted his letter of resignation as a Commissioner effective at the conclusion of this meeting.

It was established that the Illinois Compiled Statutes, referring to Public Building Commissions, require its Commissioners to be "personally experienced in Building Construction, Real Estate Management or Finance" It was decided that names of qualified individuals particularly with construction experience will be submitted to the Chairman of the DeKalb County Board.

With all questions regarding the project adequately addressed, Mr. Larson made a motion that the PBC accept the Jail Expansion Project. Mr. Daugherty seconded the motion. The motion carried unanimously. It was also unanimously agreed that morning meetings for this project would be preferred.

OLD/NEW BUSINESS

Mr. Larson asked if there has been any additional cracking issues at the Community Outreach Building. Mr. Scheffers responded that he has inspected the building on three 3 occasions and found that no additional cracking has occurred. Mr. Daugherty asked about the time-line regarding this issue. Chairman Swanson responded that the time line was set for the end of May 2015, therefore, everything in that area is settled.

ADJOURNMENT

The motion to adjourn was made by Mr. Larson and seconded by Mr. Lundgren. The motion passed unanimously. The meeting was adjourned at 9:44 A.M.

Matt Swanson, Chairman

Mary G. Simons, Secretary

<u>Commissioner</u>	<u>Expiration of Term</u>	<u>Office</u>	<u>Original Appointment</u>
Mr. Matt Swanson	September 30, 2017	Chairman	September 19, 2007
Mr. Larry Lundgren	September 30, 2019	Vice Chairman	April 2, 2010
Mr. George Daugherty	September 30, 2018		September 30, 2008
Mr. Mike Larson	September 30, 2015		November 17, 2010
Mr. Charles Shepard	September 30, 2016		October 1, 2011

Non Voting-Commissioner:

Ms. Mary G. Simons	September 30, 2015	Secretary	March 7, 2000
Mr. Gary H. Hanson	September 30, 2015	Treasurer	February 18, 1984

