COMMITTEE REPORT

COMMITTEE: **Ad-Hoc Jo Daviess County Courthouse Committee**

CHAIRPERSON: **LaDon Trost**
DATE/TIME: **April 25, 2023 at 4:00 p.m.**

PRESENT:

☒ LaDon Trost - Chair	☒ Don Zillig	☒ Kathy Phillips
☒ Melisa Hammer 4:02	☒ John Lang	☒ Kevin Turner
☒ Scott Toot	☒ John Schultz 4:01	☒ Angie Kaiser 4:03

Others: Steve Endress, Diane Gallagher, Joseph Heitkamp, and John Grizzoffi

1. **Call to Order –** The meeting was called to order at 4:00 p.m.

2. **Roll Call** – A quorum was established.

3. **Approval of Minutes** – Minutes of the March 11, 2023 Ad-Hoc Jo Daviess County Courthouse Committee meeting – **Don Zillig made a motion to approve the minutes of the March 11, 2023 Ad-Hoc Jo Daviess County Courthouse Committee meeting. Seconded by John Lang and motion carried following a voice vote. Ayes – 5: LaDon Trost, Scott Toot, Don Zillig, John Lang and Kevin Turner. Nays – 0. Abstain – 1: Kathy Phillips**

4. **Citizens Comments** – None.

5. **Unfinished Business**
   - **a.** Update on Courthouse Renovation meetings with Shive-Hattery, Baird and Chapman and Cutler, LLP – Scott Toot said he didn't have any updates as of right now; just to stick with the schedule they have. They have a couple meetings coming up soon and there will be an update the next time the committee meets.

6. **New Business –**
   - **a.** Discussion and possible action to recommend approval to the County Board, a Professional Services Agreement between Jo Daviess County and Shive-Hattery regarding the Courthouse Renovation Project. (The Agreement has been reviewed by the State's Attorney). – Toot spoke about the agreement and said that State's Attorney Allendorf reviewed it. He explained that there were some changes and everyone was in agreeance on the final document. There were questions on Conlon Construction being used as our construction manager. Trost explained to the committee that Shive-Hattery recommended using Conlon and that we would be meeting with them next week. **Kevin Turner made a motion to recommend approval to the County Board, a Professional Services Agreement between Jo Daviess County and Shive-Hattery regarding the Courthouse Renovation Project. (The Agreement has been reviewed by the State's Attorney). Seconded by John Schultz and motion carried following a roll call vote resulting in all ayes. Ayes – 9: Scott Toot, Angie Kaiser, John Schultz, Kevin**

Turner, Melisa Hammer, John Lang, Kathy Phillips, Don Zillig and LaDon Trost. Nays – 0.

b. Discussion regarding the Arndt Municipal Consulting Report regarding Bonding Payment Cost. – Toot explained how Arndt made a recommendation of what we could afford regarding the Bonding Payment Cost. It was recommended that we could afford up to $800,000 a year, however, at one point it would reduce our availability of unfunded requests in the future. It was finally recommended that a $600,000/year capacity for payment is where we want to be and all the information is contained in the report provided in the packet. Everything is preliminary, but it was felt that the 25-year term was reasonable and would provide us with enough money to move forward with it and complete the project. The 30-year carried out the interest too far, and the 20-year didn't really provide us with enough funding for the project. Hammer said there is an early penalty for the first 10 years if you pay it off early, but not after that.

c. Discussion and possible action regarding the Bonding Preliminary Official Statement – Toot mentioned that this is the Preliminary Official Statement, and that there will be a second statement and then a final decision is made. This is for a $600,000 annual debt service and would provide a deposit of $8,590,413 to the project. Combined with what we have set aside for FY2023 and a remaining fund balance of a million dollars above and beyond the minimum fund balance requirement, we would have $16,850,000 available for the project. Between ARPA funding, what's in Fund 42 and other funds to help support the project. Toot said he spoke with Chapman & Cutler on this and they advised to not take any action on this at the moment, and just have discussion. Kaiser said that she has gone through some of it and already noticed a mistake; Toot said he already had that corrected. No action was taken at this time.

d. Discussion and possible action to request the County Board amend Resolution 2023-2 allowing for the Ad-Hoc Courthouse Committee to continue to meet and make recommendations regarding the Courthouse Renovation Project going forward to project completion – **Kevin Turner made a motion to request the County Board amend Resolution 2023-2 allowing for the Ad-Hoc Courthouse Committee to continue to meet and make recommendations regarding the Courthouse Renovation Project going forward to project completion. Seconded by John Schultz and motion carried following a voice vote resulting in all ayes. Ayes – 9: Scott Toot, Angie Kaiser, John Schultz, Kevin Turner, Melisa Hammer, John Lang, Kathy Phillips, Don Zillig and LaDon Trost. Nays – 0.**

7. **Citizens Comments** - None.

8. **Committee Concerns** – Toot said that we will move forward and he can't believe we're at this point, and it's going to be well worth it after it's completed. Zillig said that he hears a lot of comments, but he doesn't see anyone showing up to these meetings to speak. Lang spoke about how he was happy to see other Board Members that attended these meetings to make themselves more informed with what is going on. He thanked them. Schultz said that there are people that complain about what is happening, but don't know the facts. Once they find out what is going on, their argument basically disappears. Trost mentioned that he's very

happy we’re at this point and if everything goes as planned, we’ll be able to break ground in September. There has been discontent over what we’re doing and it was mentioned that we should have an open, public meeting. We held a public meeting for those who wanted to come and express their views, but nobody showed up. He said we are going forward and that’s the way it’s going to be. He also brought up parking being an issue. He had an idea for Transit to be available 5 days a week, all day long to do shuttles for parking elsewhere. More to come on that in future meetings.

9. **Next regular meeting** – TBD

10. **Adjourn** – Kevin Turner made a motion to adjourn. Seconded by John Schultz. Motion carried with a voice vote resulting in all ayes. Meeting adjourned at 4:30 p.m.