

CHAMPAIGN COUNTY BOARD FACILITIES FINANCE PLANNING AGENDA

County of Champaign, Urbana, Illinois

Wednesday, August 3, 2016 – 6:00 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members: Chris Alix, Stan Harper, Josh Hartke, Gary Maxwell, Jon Schroeder, Rachel Schwartz, Pattsy Petrie (Chair)

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda/Addenda**
- IV. Approval of Minutes**
 - A. July 12, 2016**
- V. Public Participation**
- VI. Discussion of County facilities/financing building maintenance and IT**
- VII. Recommendation to County Board**
 - A. Proposed question for a ¼ cent facilities sales tax for the November 8, 2016 ballot**
- VIII. Adjourn**

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**Champaign County Board
Facilities Finance Planning Committee
County of Champaign, Urbana, Illinois**

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Tuesday, July 12, 2016
TIME: 6:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Chris Alix	
	Josh Hartke
Stan Harper	
Gary Maxwell	
	Jon Schroeder
	Rachel Schwartz
Pattsi Petrie (chair)	

County Staff: Rick Snider (County Administrator), Dana Brenner (Facilities Director), Tami Ogden (Deputy County Administrator of Finance), Dan Walsh (Sheriff), Tammy Asplund (Recording Secretary)

Others Present: Jim McGuire (County Board)

I. Call to Order

Committee Chair Petrie called the meeting to order at 6:00 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Agenda and Addendum

MOTION by Mr. Maxwell to approve the agenda as distributed; seconded by Mr. Alix. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

MOTION by Mr. Harper to approve the minutes as distributed; seconded by Mr. Maxwell. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

VI. Discussion

Ms. Petrie reviewed the timeline for the committee, reminding all that the deadline for putting forward a referendum is August 21, 2016.

Mr. McGuire entered the meeting at 6:04 p.m.

Mr. Snider started the discussion with a recap of potential plans for the elimination of the downtown jail. These include modification of the satellite jail with addition of storage, a medical facility, a renovated intake area, and gender separation. Architects are working on design plans, with input from the Sheriff's office. Sheriff Walsh clarified this plan would add 2 pods; one for medical/mental health and one flexible pod for gender separation. This would add enough capacity to allow for closure of the downtown jail. There was discussion regarding staffing implications. Mr. Snider reviewed the plan for potential renovations at the ILEAS building to house the Sheriff's office, in conjunction with the plan to expand the satellite jail.

Mr. Snider talked about the consolidation of garage facilities and the tour of office space at Lincoln Square. He noted that all of the properties being reviewed are within the TIF district.

Mr. Snider then started a discussion about all of these potential changes will be financed. He stated he does not see a way of doing all the things that are critical within the existing revenue streams. He referenced the potential for a ¼ cent sales tax as an option. There was additional discussion on the idea of a sunset clause.

There was discussion on the life of the bonds currently in place. By 2029, most bonds will be paid. Ms. Petrie referenced the Peoria County referendum regarding the ¼ cent sales tax recently passed. Mr. Snider talked about the change in state law regarding sunset language and restrictions.

Mr. Snider talked about his experience in New Mexico and the funding of Mental and Behavioral Health Services there. He said there was a 5% excise tax on liquor that was applied to all packaged and retail sales. It was used to fund programs directly related to Mental and Behavioral Health issues in the community. There was discussion about cooperation with other local government entities. Ms. Petrie talked about the IGA in McClean County that deals with these programs.

Mr. Maxwell stated he agreed with Mr. Snider; the existing revenue stream is not sufficient to cover all that is needed with regard to the County facilities. He stressed the need for additional study regarding the Nursing Home. There was discussion regarding the information shared by DeKalb County Nursing Home, which is also managed by MPA. Mr. Snider stated the breakeven for the Champaign County Nursing Home is a census of 175. The committee also discussed other options, such as private nursing homes and assisted living, available to Champaign County residents. There was discussion on the operation and management of the Nursing Home, as compared to De Kalb.

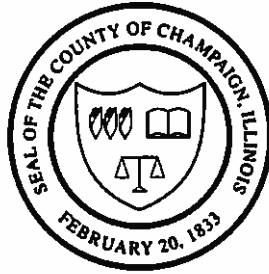
VII. Other Business

None

VIII. Adjournment

MOTION by Mr. Harper to adjourn; seconded by Mr. Maxwell. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Harper adjourned the meeting at 7:30 p.m.

Richard S. Snider
County Administrator



Brookens Administrative Center
1776 East Washington Street
Urbana, Illinois 61802

**OFFICE OF THE
COUNTY ADMINISTRATOR**

29 July 2016

MEMORANDUM

To: Ms. Patti Petrie, County Board Chair; and
Honorable Members of the Facilities Finance Special Committee

From: Rick Snider, County Administrator

RE: Action Plan to Address County Facilities Deficiencies

Champaign County Government is responsible for the execution of many critical public tasks such as election operations, record keeping, judicial and law enforcement services, regional coordination, tax collection and disbursement, grant administration, and social services including public health and care for children and the elderly. Performance of these administrative, intergovernmental, and social service functions requires utilization of both human and capital resources. The county must invest heavily in both brick and mortar facilities and information systems technology in order to achieve its policy objectives and comply with statutory obligations. County investment in its portfolio of courthouses, office buildings, jails, records storage, and nursing homes exceeds \$150 million. In order to fulfill its mission, Champaign County relies on these facilities as the tools essential for effective delivery of public services.

This report will examine the infrastructure of Champaign County Government through a study of its facilities and their current and expected capital requirements. A look at past history indicates that these needs have not received sufficient allocations of resources to maintain the infrastructure. The intent of this document is to provide guidance on the prioritization and timeline of necessary projects and the anticipated financial commitments to remedy deficiencies in these critical facilities.

Background

Champaign County possesses a varied portfolio of buildings that it has built or acquired for the conduct of county business. This portfolio is comprised of two dozen structures that

comprise approximately 840,000 square feet under management. Primary county-owned facilities include:

- ***Champaign County Courthouse and Annex.*** The original courthouse was constructed in 1901 and features the soaring bell towers that are iconic of our county government. In 2002, this building received extensive renovation in conjunction with the erection of the modern courthouse annex. This complex of over 146,000 square feet serves as the judicial administration center, with courtrooms and office space for judges, Circuit Clerk, State's Attorney, Public Defender, and Court Services and Probation.
- ***Sheriff's Office and Main Corrections Facility.*** This 1980 structure features 55,000 square feet on two levels and houses the headquarters for law enforcement operations as well as custody facilities for 131 inmates.
- ***East Campus.*** This expansive area located on the grounds of the original county poor farm has been developed as part of a master plan to cluster county facilities. The following groups are located on this campus:
 - ***Brookens Administrative Center.*** Formerly a middle school, the county acquired and remodeled this 93,000 square foot building in 1999. It houses the offices of the Clerk, Treasurer, Auditor, Recorder, Supervisor of Assessments, and the Administrative Services Department. In addition, space is leased to the Regional Planning Commission, the Mental Health Board, the Attorney General, and the Urbana Park District.
 - ***Champaign County Nursing Home.*** Built in 2005 at a cost of \$30 million, this 133,192 square foot building houses a 243-bed skilled nursing facility that serves long-term residents, short-term rehabilitation patients, and adult day care clients.
 - ***Satellite Jail.*** In 1996, the county built this facility to provide additional space for corrections services. This 57,000 square foot building contains the county's booking desk and houses up to 182 inmates.
 - ***Juvenile Detention Center.*** Built in 2000; 31,000 SF.
 - ***Highway Department.*** Built in 2007, this is one of the newest buildings owned by the county and features office space for the County Engineer and staff, and houses the trucks and equipment, vehicle maintenance and shop facilities.
 - ***METCAD.*** The Champaign County 9-1-1 operation and Emergency Management Agency (EMA) are both located here along with the Emergency Operations Center.
 - ***ILEAS Building.*** This large building is comprised of two sections: the original 105,000 square foot county nursing home, and the 1971 annex that added 95,000 SF. The building is currently leased by the Illinois Law Enforcement Alarm System, a training and education organization serving the needs of police agencies in Illinois and the Midwest. The annex was partially renovated in 2008 for ILEAS. The old portion of the ILEAS building is used solely for the conduct of tactical training exercises and is not otherwise occupied. Its poor

condition and extensive rehabilitation requirements render this portion of the building as unsuitable for renovation and should be demolished.

- *Other buildings.* The remainder of the structures on the campus include Animal Control; Coroner; Election Storage; Highway Salt Dome; and several garages used by the Sheriff's Office, Highway Department, ILEAS, and EMA.
- *Technology.* The county developed its own mainframe computer based software tools to support the business operations of the organization. These include accounting, budgeting, payroll, tax collection, and many other functions. Unfortunately, the forty-year-old software is now beyond the end of its useful life and, due to the age of the architecture, will soon become impossible to maintain or operate.

While many of the buildings have been constructed in the last twenty years, the county has invested scant resources in proper maintenance of these facilities. Consequently, the buildings have begun to exhibit the symptoms typical of structures that have suffered neglect. The list of deferred maintenance problems is long and extends to the building envelopes, mechanical and electrical systems, building controls, parking lots and sidewalks, interior finishes (walls and flooring), and business/continuity of operations systems. Deterioration of roofing, seal failures, and cracking of walls and foundations are several examples of the types of problems that currently exist.

The lack of investment may be the result of poor management practices, but it is more likely to be a consequence of the extended period of flat or declining revenues in which we find ourselves. These fiscal challenges are unprecedented in modern times and have impacted governments across the country. Operations have focused on supporting the most critical public services at the expense of routine facility maintenance expenditures. Regardless of the reasons why preventive maintenance has not been completed on a timely schedule, the resulting problems remain to be addressed.

The inadequacies and defects in county facilities are detrimental to efficient and effective delivery of services. Inadequate maintenance of facilities leads to undesirable consequences. For example, deferred maintenance of mechanical systems could ultimately end in destruction of irreplaceable property and records, interruptions in service delivery that inconvenience the public, or in the worst case, jeopardize safety. Lack of regular planned replacements of equipment could result in unbudgeted expenditures for the repair or replacement of critical infrastructure that would strain county finances.

Facilities Assessment

In 2015, Champaign County undertook a comprehensive assessment of current facility conditions. The study conducted by the architectural firm Bailey Edward targeted the following objectives:

- Perform a full assessment of the current condition of county buildings;
- Provide an inventory database of current and short term maintenance, repair, and replacement needs;
- Identify deferred maintenance needs;

- Determine a Facilities Condition Index (FCI) to establish the relative condition of each building as compared to a national benchmark;
- Provide a basis for decision making regarding maintenance, renewal, and functional improvements on existing facilities;
- Determine the overall estimated annual cost needed to keep buildings maintained.

For the purposes of evaluating building conditions, the consultants used the following scale:

- FCI is less than 5%: Building is in “GOOD” condition and typically represents a newer building requiring little more than routine maintenance;
- FCI is between 5 and 10%: Building is in “FAIR” condition, representing a slightly older building and requiring more substantial maintenance;
- FCI is greater than 10%: Building is in “POOR” condition with significant deficiencies requiring major repairs or replacements.

The consulting team made on-site surveys of facilities, and reviewed building drawings and maintenance records. This information was organized and categorized using nationally accepted practices as recommended by the Association of Physical Plant Administrators (APPA). The resulting 300-page report establishes an excellent resource for understanding current conditions and offers a roadmap to remediating the deferred maintenance issues.

Key Findings and Data

- Overall countywide current replacement value (CRV), or the estimated cost to replace existing facilities, is \$150,864,177. This amount excludes the original portion of the ILEAS Building (expected to be demolished in the future), ILEAS Boiler House (unused), and the Sheriff’s Office/Correctional Center.
- The CRV for county-wide facilities implies that annual maintenance investments should average about \$3 million. Currently, the county allocates \$532,000 annually or less than 18% of the expected cost for maintenance.
- The average Facilities Condition Index of the facility portfolio is 6.3% (Fair). However, several facilities have significant deferred maintenance backlogs that will require funding well above routine expenditures.
- The projected annual cost to keep the FCI at the current level is \$4,525,895, which is 3% of the CRV. We note that this dollar figure is simply a guideline and is not necessarily indicative of the actual required investment.

Strategy

The facility needs identified in the assessment cannot be addressed exclusively through the commitment of currently available revenues. Presently, the county is only able to allocate between \$500,000 to \$600,000 annually for maintenance, which is woefully inadequate; using the standard formula discussed in the assessment, the current replacement value of county facilities dictates an average expenditure level closer to \$3 million annually for this work. Clearly, some additional funding source will be required to fully implement recommended maintenance and replacement projects. The course ultimately selected depends upon the willingness of the public to make the necessary investments.

Furthermore, existing county debt service is projected to decline beginning in 2025, and all extant bonds should be retired by the end of 2028. At that time, the county would be debt-free and revenues previously dedicated to satisfying debt service would become available for reallocation to programs or to reduce property tax levies. Additional facility needs that were previously unforeseen could also be funded through the released revenue streams.

This implies that we should pursue a medium-term plan for facilities provisioning that establishes a bridge to the future and avoids excessively large investments that may not provide value in the future. Changing demographics and uncertain economic conditions suggest that capital expenditures should be made with a conservative philosophy. Where possible, flexibility should be sought to accommodate evolving needs that may not be readily apparent at the present time. Therefore, the best course may be to prioritize those projects offering the greatest return on investment over the next 12 years.

In order to maximize available funding, the following principles should guide selection and prioritization of facilities projects:

- Reduce space utilization by consolidation or elimination of inefficient or underutilized offices;
- Construct, renovate, or remodel facilities only to the extent that is absolutely necessary to serve current requirements; and
- Address deferred maintenance issues in existing facilities to prevent further deterioration of physical plant.

If the recommendations are fully implemented, it should be feasible to reduce overall space usage by 250,000 SF, or about 28% of the total space currently used by the county. This would greatly decrease the ongoing cost of maintenance.

Project Proposal

Due to the large scope of this program, we have elected to group projects by priority. Group A projects are the most critical, followed by groups B and C.

Group A Projects

The following projects are considered critically important and for which there are no feasible alternative solutions.

1. *Enterprise Resource Planning (ERP) System Replacement.* Champaign County government administration is reliant on an antiquated technology platform that is now forty years old and in desperate need of replacement. The custom-developed mainframe-based software suite supports financial services (budgeting, payroll, accounts payable/receivable), human resources, and tax administration functions among others. The software code base is written in a language that is neither taught nor well supported today, and due to the age of the language, is associated with a rapidly declining pool of software developers as professionals retire and depart the

workforce. Within three to five years, it will be impossible to continue operating and maintaining the software. The county must migrate to a modern governmental system that takes advantage of current technologies such that it can be maintained in the future. The estimated cost for acquiring and migrating to a new ERP platform is approximately \$1.2 to 2 million.

2. ***Downtown Sheriff's Office and Correctional Center Replacement.*** Located in downtown Urbana, the Sheriff's Office building contains the headquarters for the Sheriff's Department as well as the main corrections facility. This building suffers from deferred maintenance and an obsolete design that is neither efficient for staffing or inmate care nor is it easily expandable. Having staff divided between this building and the Satellite facility also creates inefficiencies. Furthermore, in May 2011, an assessment by the National Institute of Corrections found the facility to be in a "deplorable" state with risks of significant legal liability and other concerns. This leads us to believe that this facility should not receive any further investment and should be replaced in total. Such action would result in a cost avoidance of over \$2 million in deferred maintenance items. Two major initiatives would be required to effect the closure of the downtown facility:
 - a. **Consolidate services at the Satellite Jail.** A thoughtful and modest expansion of the Satellite facility would support a number of unmet needs and would address concerns of both the corrections staff and community advocates. We propose the addition of a new booking area that incorporates humane design features to ameliorate the effects of incarceration. In addition, a new 30-bed medical and behavioral health pod would allow the delivery of improved healthcare for inmates. A flexible 70-bed pod would accommodate women inmates, maximum security inmates, and separation of incompatible prisoners. Additional space would offer storage spaces for inmate property, administrative functions, and a more welcoming area for families visiting inmates. Practices implemented by the Sheriff's Office, State's Attorney, and the presiding judge have produced significant reductions in the corrections population. Consequently, we have been able to reduce the footprint of the expansion with a smaller capacity than the combined 313 beds in the downtown and satellite facilities. The revised floor plan of the jail would add about 40,000 SF with 252 beds and the 30-bed medical unit. Using a construction cost factor of \$250-325/square foot implies a construction cost range of about \$10-13 million. Focusing the project on the most critical needs results in substantial cost reductions over previous proposals.
 - b. **Sheriff's Office relocation to the ILEAS Building.** The ILEAS Building is well constructed and has sufficient unused floor space that could be remodeled for a relocation of the Sheriff's Office. Required changes include the construction of a new public entrance and a secure entrance for law enforcement personnel; office and conference space, records and evidence storage; and changing areas for law enforcement personnel. A new parking lot would be constructed to accommodate visitors and staff.
3. ***Nursing Home Deferred Maintenance.*** The facilities assessment has identified approximately \$2 million in projects to be completed over the next 10 years,

including a \$400,000 project to replace compromised boiler systems. In addition, the home is repaying the General Fund for debt service related to additional work completed following the initial construction phase. We recommend consideration of relieving the home of the balance of these payments through 2025, which would require about \$282,000 per year.

4. *Demolition of Old Nursing Home structure (original portion only)*. The original portion of what is now the ILEAS Building has not been occupied in many years and has since suffered water intrusion due to major failures of the roofing system. This coupled with the age and condition of the building indicates that the cost for restoring this building to a useable condition will exceed \$10 million. The recommendation is to raze this building; the estimated cost of demolition including abatement of asbestos is approximately \$750,000. The removal of this building would permit the construction of a new tactical training center to support ILEAS and other agencies. Funding for this proposal has not been identified although the county may wish to consider forming a partnership with ILEAS.

Group B Projects

The projects in this group have a high priority but are not necessarily on a critical timeline, and could be implemented once Group A projects have been completed.

5. *Funding of Deferred Maintenance Backlog Projects*. The county has an extensive backlog of deferred maintenance projects as mentioned earlier. Using the data from the facilities assessment, our staff has assembled a ten-year plan to bring all facilities to a level where they can be maintained with routine expenditures. The ten-year cost of these projects is estimated at \$27,620,000 not including remedial work for the downtown law enforcement building, nursing home, or the demolition of the old nursing home. A substantial portion of these costs could be avoided depending upon implementation of the foregoing recommended projects.
6. *County Government Relocation to Downtown Urbana*. A recent census of General Fund and GIS staff indicates there are 72 employees housed at the Brookens Administrative Center. Maintaining a 93,000 SF building to house this staff and lease the remaining space to other organizations does not make financial sense. The building itself is not well suited to its function as a county facility due to its inefficient use of space, a result of its heritage as a school. This employee group should be able to fit within about 20,000 square feet including space for county board/group meetings and breakout rooms. If the building could be sold or transferred and removed from the county portfolio, it would enable the relocation of the county staff back to downtown Urbana and a location near the Courthouse and Annex. Relocation would provide a number of benefits:
 - a. In the near future, there will be a number of opportunities to lease space at a cost that would offer a net financial benefit; the county would avoid deferred maintenance expenditures of nearly \$5 million anticipated for Brookens over the next ten years.

- b. A large portion of the county staff is housed at the Courthouse complex. Bringing the other major departments in close proximity would likely result in many organizational synergies enabling better collaboration and reduced time wasted in traveling between East Campus and downtown;
- c. Many candidate facilities in downtown would include expanded parking facilities over that offered on East Campus. Coupled with excellent public transportation options available downtown, this would facilitate access to the offices of the Clerk, Treasurer, Recorder and other departments that have frequent interaction with the public.
- d. The East Campus lacks amenities such as restaurants, stores, fitness centers, and other desirable services. Access to downtown businesses would improve the county's ability to recruit and retain an able workforce. Furthermore, the addition of the county workforce and the foot traffic generated by visitors would likely result in increased economic activity for downtown merchants.

The cost of relocation and preparing office space could be offset by any revenues attained through the sale or transfer of Brookens. There may also be opportunities to obtain incentives.

Group C Projects

Projects in this group are conceptual only. They require further study relative to the construction and operational costs to be incurred as well as funding strategies.

- 7. *Behavioral Health Services Facility.* Champaign County lacks adequate mental health assessment programs and does not have a detoxification facility. With a population of over 200,000 residents, these represent serious gaps in treatment services. Furthermore, it is believed that the lack of such programs is increasing the level of incarceration as those afflicted with behavioral health disorders end up becoming the responsibility of the criminal justice system. The county does not have the resources to operate this center but could partner with entities such as the Mental Health Board and/or county municipalities to provide recurring revenues for support of operations. The cost to create a 12-16 bed behavioral health services facility would fall in the \$3-5 million range, but a detailed design has not been completed to provide the final cost. The county's contribution could be to provide funding to construct the center, as long as other sources were identified to provide operational support. This project has a high priority and should be considered for study and funding.
- 8. *Animal Control Facility Replacement.* The ten-year deferred maintenance backlog for the Animal Control facility exceeds 50% of its current replacement value. Developing a replacement facility for the long-term may be a wiser course than investing more funds into the current structure. Estimated cost of replacement would be in the \$500,000 to \$1 million range.
- 9. *Central Garage Facility.* The Salt Dome garage, Sheriff's garage, and EMA garage have very high repair and maintenance costs relative to their current replacement

value. Consolidating these facilities into one building would reduce the overhead associated with constructing and maintaining these. These garages could be separated into individual units for security purposes without great expense. The facility could also be used potentially as a temporary tactical training center during the razing of the old nursing home and construction of a new building.

Costs and Financing

We have considered several means to finance the costs of proposed projects.

Internal financing. The county has not exhausted its bonding capacity. However, it has very little revenue available to be dedicated to servicing debt. The next opportunity to bond would arrive in January 2018 after the retirement of one of the Public Safety Sales Tax bonds. Combining the total available revenue released from bond repayment along with existing budgeted revenue for maintenance would yield about \$13 million on a 10-year bond, or \$19 million for a 20-year bond. The advantage to this method is that no additional taxation would be required. Unfortunately, the projected proceeds would be significantly short of fulfilling the bulk of identified needs. It also would leave no room for flexibility in county finances for any program needs beyond facilities maintenance.

Property tax levies. Bonds could be financed through additional property tax levies if approved by voters. The county already has in place levies to support the county nursing home operations as well as debt service for the home construction. The current levy for nursing home operations is \$0.03 that generates \$1.17 million, with a statutory maximum rate of \$0.10. Principal and interest payments for the current bond issues total about \$8.9 million inclusive of FY 2016 through FY 2021.

This option has a number of disadvantages, including competition among taxing bodies for available revenues and the high level of taxation on properties in general. The exclusion of extensive portions of Champaign and Urbana from property tax rolls exacerbates the problem by increasing the relative burden on those properties that are not tax-exempt. Consequently, we believe that it would be unlikely that voters would approve any additional property tax levies.

Facilities sales tax (55 ILCS 5/5-1006.5). One option available to the county would be a voter authorized facilities sales tax. Illinois permits a rate of 0.25% to finance public facilities (eligible expenditures are listed below). Using recent tax data, the estimated revenue generated from the imposition of such a tax is about \$4.5 million annually, which would be adequate to fully implement the facilities plan. The county sustains a large, visiting population that creates service demands on the government. The sales tax levy helps relieve resident taxpayers by creating a more equitable method for all service users to share in those expenses. Furthermore, the tax would not apply to necessities such as food and medicine, nor would it apply to vehicle purchases.

The disadvantage of a sales tax is that rates are already at high levels, particularly in the urban areas of Champaign County. Concerns about raising additional sales tax levies might

be mitigated however, by including a sunset provision in the ballot question. Doing so would assure voters that revenues would be raised only for the proposed projects and only for the time period necessary to implement them. It would prevent any change to the sunset date by a future county board, requiring voter approval for any extension. In addition, inclusion of a sunset provision would allow the county board to discontinue the tax at an earlier date if the revenue is no longer needed.

In addition to sunset provisions, an attractive feature of the sales tax is the possibility of abating tax levies used to retire qualifying facilities-related bonds. A substantial portion of the remaining nursing home bonds could qualify for abatement and provide some relief on property tax levies.

The proposed ballot question for voters might take the following form:

"To pay for public facilities purposes, shall the County of Champaign be authorized to impose an increase on its share of local sales taxes by 0.25% for a period not to exceed 12 years?"

"This would mean that a consumer would pay an additional 25 cents in sales tax for every \$100 of tangible personal property bought at retail. If imposed, the additional tax would cease being collected at the end of 12 years, if not terminated earlier by a vote of the county board."

Under Illinois statutes, "public facilities purposes" means the acquisition, development, construction, reconstruction, rehabilitation, improvement, financing, architectural planning, and installation of capital facilities consisting of buildings, structures, and durable equipment and for the acquisition and improvement of real property and interest in real property required, or expected to be required, in connection with the public facilities, for use by the county for the furnishing of governmental services to its citizens, including but not limited to museums and nursing homes.

Closing Thoughts

The time is now for Champaign County to move forward and embark on the necessary and long overdue repairs and replacements of its facility infrastructure. The alternative is to allow facilities to continue to degrade and to increase the ultimate cost of remedying the problems that are known to exist as well as new problems that are likely to arise through further deferrals of maintenance. Given the extent of the maintenance backlog, the problems cannot be solved without a source of new revenue.

The county has been surviving through a difficult economic climate by neglecting its facility maintenance needs. This has resulted in a deteriorating physical plant that is impacting the ability of the county to deliver services to its residents. When any major building system such as the roof or mechanicals is not properly maintained, it greatly shortens the life asset and wastes the original investment made in it.

Furthermore, allowing systems to decline increases the risk of an unplanned demand on capital resources that may not be easily accommodated in a timely manner. The county does not have the ability to draw on a credit line as would a private business; it can only raise revenues through the means provided by state statute. A system failure could create a significant interruption in services until funding could be sought to effect repairs or replacement.

In the case of the county's correctional facilities, events outside of the county's control might force the county to close the downtown facility without having any ability to house those inmates locally. When the county cannot provide space for persons in its corrections facilities, it must utilize available space in neighboring counties at considerable cost and inconvenience. The sudden loss of the downtown facility's capacity could easily impact the county's finances to the tune of hundreds of thousands of dollars annually in boarding and transportation expenses based upon the current jail population. This expense would not ensure that inmates would receive the improved care that would be made possible by a county investment in its own facilities.

Seeking voter approval for a quarter-cent facilities sales tax is the best available means to properly addressing the facilities challenges. Revenues generated through this tax would be dedicated to facilities-related projects and would not be available for allocation to other activities. A sunset provision should reassure voters that the tax would not be imposed any longer than is necessary or authorized by the public. It also has the potential to provide some relief on property taxes through abatement of qualifying levies.

Building	Project	Cost (Low)	Cost (High)	Year	Priority
Animal Control	Revise Electrical Main Distribution (remove crazy leg 270)	\$ 200,000	\$ 200,000	2019	2
Animal Control	Add air conditioning	\$ 100,000	\$ 100,000	2021	2
Animal Control	Roof Replacement	\$ 65,000	\$ 65,000	2023	1
Animal Control	Replace existing metal siding with new siding, check and replace insulation	\$ 95,000	\$ 95,000	2023	1
Animal Control / Coroner	Floor finish replacement	\$ 300,000	\$ 300,000	2021	5
Animal Control / Coroner	Provide / install generator	\$ 165,000	\$ 165,000	2019	2
Animal Control / Coroner	Parking lot replacement	\$ 40,000	\$ 40,000	2022	5
Art Bartell Road	Replace asphalt	\$ 555,000	\$ 555,000	2023	5
Brookens	Replace Roof POD 100	\$ 250,000	\$ 250,000	2017	1
Brookens	AHU replacement POD 100; replace 13 current units with two multi-zone units with digital controls	\$ 200,000	\$ 200,000	2017	2
Brookens	Replace remaining AHUs and digital controls where not already installed (200-2 multizone units; 300-2 multizone units and 1 unit for meeting room; 400-2 multizone units and 2 smaller units	\$ 500,000	\$ 500,000	2018	2
Brookens	Install digital controls at remaining units in POD 100 and 400	\$ 250,000	\$ 250,000	2019	3
Brookens	Replace soffit and exterior wall panels under mansard roofs, install insulation at exterior wall	\$ 974,000	\$ 974,000	2020	1
Brookens	Parking Lot Replacement	\$ 780,000	\$ 780,000	2023	5
Brookens	Replace T12/T8 light fixtures with new LED fixtures	\$ 100,000	\$ 100,000	2023	2
Brookens	Repoint exterior masonry/replace all sealants; full replacement	\$ 800,000	\$ 800,000	2024	1
Brookens	Paint entire metal panels	\$ 75,000	\$ 75,000	2024	1
Brookens	Replace carpet (90,000SF)	\$ 930,000	\$ 930,000	2025	6
Brookens	Repaint	\$ 95,000	\$ 95,000	2025	6
Courthouse	Replace boilers (2)	\$ 200,000	\$ 200,000	2019	2
Courthouse	Roof Replacement	\$ 700,000	\$ 700,000	2020	1

Courthouse	Repair stair at roof access	\$	150,000	\$	150,000	2020	1
Courthouse	Update all controls with digital controls - current controls are 20 years old	\$	800,000	\$	800,000	2022	3
Courthouse	Chiller replacement and relocation (recommended)	\$	500,000	\$	500,000	2025	2
Courthouse	Parking lot replacement	\$	285,000	\$	285,000	2025	5
Courthouse	Replace sealants	\$	100,000	\$	100,000	2026	1
Courthouse Annex	Roof Replacement	\$	1,500,000	\$	1,500,000	2020	1
Courthouse Annex	Paint steel roof structure	\$	50,000	\$	50,000	2020	1
Courthouse Annex	Replace sealant at windows	\$	45,000	\$	45,000	2020	1
Courthouse Annex	Update finishes in courtrooms (wood, lighting)	\$	900,000	\$	900,000	2021	6
Courthouse Annex	Select repointing at masonry and replace sealants	\$	300,000	\$	300,000	2026	1
Courthouse Complex	Paint all areas	\$	250,000	\$	250,000	2021	6
Courthouse Complex	Replace T12/T8 light fixtures with new LED fixtures	\$	200,000	\$	200,000	2023	2
Garages	Roof Replacement (Metal Roof, 5 garages)	\$	400,000	\$	400,000	2020	1
Garages	Install oil interceptors (5 garages)	\$	100,000	\$	100,000	2020	2
Garages	Install exhaust fans (5 garages)	\$	75,000	\$	75,000	2020	2
Highway	Carpet replacement (5,000SF)	\$	150,000	\$	150,000	2025	6
Highway	Floor finish replacement	\$	50,000	\$	50,000	2025	6
Highway	Roof replacement	\$	800,000	\$	800,000	2026	1
ILEAS	Replace 3 AHU's	\$	350,000	\$	350,000	2019	2
ILEAS	Parking Lot Replacement	\$	360,000	\$	360,000	2023	5
ILEAS	Replace T12/T8 light fixtures with new LED fixtures	\$	100,000	\$	100,000	2023	2
ILEAS	Repoint exterior masonry/ replace all sealants; full replacement	\$	950,000	\$	950,000	2024	1
ILEAS	Replace boilers (4)	\$	250,000	\$	250,000	2025	2
ILEAS	Roof replacement if needed (otherwise patch)	\$	1,200,000	\$	1,200,000	2026	1

JDC	Roof Replacement, and replace or coat existing natural gas line on roof- Existing ballasted roof installed 1999	\$	500,000	\$	500,000	2019	1
JDC	Foundation joint repair; drainage tile	\$	250,000	\$	250,000	2019	1
JDC	Replace overhead doors (2)	\$	50,000	\$	50,000	2019	1
JDC	Water Heater (2)	\$	20,000	\$	20,000	2020	2
JDC	Replace and upgrade existing exterior lighting systems	\$	10,000	\$	10,000	2022	1
JDC	Sealant replacement, paint exterior windows	\$	150,000	\$	150,000	2022	1
JDC	Install 10' security chain link/razor wire fence at perimeter of cell area away from windows	\$	50,000	\$	50,000	2022	1
JDC	Replace T12/T8 light fixtures with new LED fixtures	\$	100,000	\$	100,000	2023	2
JDC	Parking Lot replacement (1 lot and drive); remove damages sidewalks and install new	\$	100,000	\$	100,000	2023	5
JDC	Replace Generator	\$	250,000	\$	250,000	2024	2
JDC	Carpet replacement (3,000SF)	\$	90,000	\$	90,000	2025	6
JDC	Replace 7 Aeon (RTU) units	\$	410,000	\$	410,000	2026	2
METCAD	Provide / install generator	\$	250,000	\$	250,000	2019	4
METCAD	Replace AHU at basement; install digital controls	\$	80,000	\$	80,000	2019	3
METCAD	Roof Replacement	\$	300,000	\$	300,000	2021	2
METCAD	Replace T12/T8 light fixtures with new LED fixtures	\$	50,000	\$	50,000	2023	2
METCAD	Repoint exterior masonry/ replace all sealants	\$	50,000	\$	50,000	2024	1
METCAD	Parking lot replacement (2 lots and drives); removed damaged curb and install new	\$	80,000	\$	80,000	2025	5
Physical Plant/Election Storage	Parking Lot replacement	\$	20,000	\$	20,000	2022	5
Salt Dome	Replace existing asphalt around Salt Dome with new asphalt or concrete	\$	210,000	\$	210,000	2026	5

Salt Dome	Repair exterior wood and metal corners	\$	20,000	\$	20,000	2026	1
Satellite Corrections	Replace existing shingle roof with new shingle roof, replace 4' x 8' panels as needed and fascia	\$	30,000	\$	30,000	2026	1
Satellite Corrections	Roof Replacement-Existing ballasted roof installed 1996	\$	800,000	\$	800,000	2019	1
Satellite Corrections	Foundation joint repair; drainage tile	\$	250,000	\$	250,000	2019	1
Satellite Corrections	Replace voice/door/data video security system with updated system	\$	500,000	\$	500,000	2019	2
Satellite Corrections	Replace overhead doors (2)	\$	75,000	\$	75,000	2019	1
Satellite Corrections	Replace 4 condensing units with chillers; replace coils at 4 AHUs	\$	275,000	\$	275,000	2019	2
Satellite Corrections	Water Heater (south)	\$	10,000	\$	10,000	2020	2
Satellite Corrections	Install digital controls	\$	300,000	\$	300,000	2020	3
Satellite Corrections	Return and supply grill replacement	\$	100,000	\$	100,000	2022	2
Satellite Corrections	Replace existing boiler	\$	70,000	\$	70,000	2022	2
Satellite Corrections	Replace existing water heaters (north, 2)	\$	30,000	\$	30,000	2022	2
Satellite Corrections	Replace existing booking desk and area with new millwork; raise desk and area behind desk	\$	75,000	\$	75,000	2022	6
Satellite Corrections	Interior flooring - clean, repair and seal/recoat concrete. Replace carpeted areas	\$	100,000	\$	100,000	2022	6
Satellite Corrections	Replace generator	\$	250,000	\$	250,000	2022	2
Satellite Corrections	Replace 4 AHU's	\$	450,000	\$	450,000	2022	2
Satellite Corrections	Replace T12/T8 light fixtures with new LED fixtures	\$	100,000	\$	100,000	2023	2
Satellite Corrections	Parking Lot replacement (2 lots and drive)	\$	230,000	\$	230,000	2023	5
		\$	23,924,000	\$	23,924,000		

Facility	Project Type	Start	End	Cost (Low)	Cost (High)	Comments
Animal Control	Deferred Maintenance	2019	2023	\$ 460,000	\$ 460,000	
Animal Control / Coroner	Deferred Maintenance	2019	2022	\$ 340,000	\$ 340,000	
Art Bartell Road	Deferred Maintenance	2023	2023	\$ 555,000	\$ 555,000	
Courthouse	Deferred Maintenance	2019	2025	\$ 2,735,000	\$ 2,735,000	
Courthouse Annex	Deferred Maintenance	2020	2026	\$ 2,795,000	\$ 2,795,000	
Courthouse Complex	Deferred Maintenance	2021	2023	\$ 450,000	\$ 450,000	
Garages	Deferred Maintenance	2020	2020	\$ 575,000	\$ 575,000	
Highway	Deferred Maintenance	2018	2028	\$ -	\$ -	\$1 million funded through bond retirement.
ILEAS	Deferred Maintenance	2019	2026	\$ 3,210,000	\$ 3,210,000	
JDC	Deferred Maintenance	2019	2026	\$ 1,980,000	\$ 1,980,000	
METCAD	Deferred Maintenance	2019	2025	\$ 1,398,000	\$ 1,398,000	
Physical Plant / Election Storage	Deferred Maintenance	2022	2022	\$ 20,000	\$ 20,000	
Salt Dome	Deferred Maintenance	2026	2026	\$ 230,000	\$ 230,000	
Satellite Corrections	Deferred Maintenance			\$ 3,645,000	\$ 3,645,000	
Downtown Relocation	Savings/Optimization	2018	2019	\$ 1,500,000	\$ 1,500,000	
Relocate Sheriff's Office to ILEAS	Savings/Optimization	2018	2018	\$ 3,000,000	\$ 3,000,000	
Relocate DT Corrections to Satellite	Savings/Optimization	2019	2020	\$ 10,000,000	\$ 13,000,000	
Enterprise Resource Planning System	Modernization	2017	2020	\$ 1,200,000	\$ 1,800,000	
Nursing Home	Deferred Maintenance	2017	2027	\$ 1,787,400	\$ 1,787,400	
Demolition of Old Nursing Home	Savings/Optimization	2019	2019	\$ 500,000	\$ 750,000	
All Projects	TOTAL			\$ 36,380,400	\$ 40,230,400	
Critical Projects	TOTAL			\$ 20,132,400	\$ 23,982,400	

* Includes Contingency and 15% Project Costs

Conceptual Projects						
Behavioral Health Center	New Facility			\$ 3,000,000	\$ 5,000,000	
Garage Consolidation	Savings/Optimization			\$ 1,200,000	\$ 1,500,000	
Animal Control	Replacement Facility			\$ 525,000	\$ 800,000	

RESOLUTION No. _____

RESOLUTION PLACING A REFERENDUM REGARDING THE IMPOSITION OF A SPECIAL COUNTY
RETAILER'S OCCUPATION TAX FOR PUBLIC SAFETY, PUBLIC FACILITIES, OR TRANSPORTATION
ON THE NOVEMBER 8, 2016 BALLOT

WHEREAS, Section 5-1006.5(a) of the Illinois Counties Code (55 ILCS 5/5-1006.5(a)) requires the County Board submit to the electors of the County, for their approval, the imposition of a special county retailer's occupation tax for public facilities; and

WHEREAS, Section 28-2(c) of the Illinois Election Code, 10 ILCS 5/28-2(c), provides that a resolution of a unit of local government which initiates the submission of public questions pursuant to the law must be adopted no less than 79 days before a regularly scheduled election to be eligible for submission on a ballot at such election; and

WHEREAS, the next regularly scheduled election in Champaign County is the General Election to be held on November 8, 2016.

NOW, THEREFORE BE IT RESOLVED by the County Board of Champaign County that the County Board directs the County Clerk of Champaign County, in his capacity as the appropriate election authority, to place the following question on the general election ballot on November 8, 2016:

<i>To pay for public facilities purposes, shall the County of Champaign be authorized to impose an increase on its share of local sales taxes by 0.25% for a period not to exceed 12 years?</i>	YES	
	NO	
This would mean that a consumer would pay an additional 25 cents in sales tax for every \$100 of tangible personal property bought at retail. If imposed, the additional tax would cease being collected at the end of 12 years, if not terminated earlier by a vote of the county board.		

PRESENTED, ADOPTED, APPROVED and RECORDED this ____ day of August, 2016.

Patti Petrie, Chair
Champaign County Board

Attest:

Gordy Hulten, County Clerk and *Ex-Officio*
Clerk of the Champaign County Board