

## MINUTES

### KALAMAZOO COUNTY BOARD OF COMMISSIONERS COMMITTEE OF THE WHOLE

OCTOBER 18, 2016

PLACE: Room 207A, County Administration Building

TIME: 3:30 p.m. – 5:05 p.m.

MEMBERS PRESENT: Commissioners John Gisler, Jeff Heppler, Scott McGraw, Stephanie Moore, Larry Provancher, Julie Rogers, Michael Seals, Dale Shugars, John Taylor, Roger Tuinier and Kevin Wordelman

MEMBERS ABSENT: None

OTHERS PRESENT: Tracie Moored, Lynne Norman, Vern Johnson, Dr. Gillian Stoltman, Charlotte Smith, Amber Leverette, Eric McNamara, Lisa Robert, Judge Santoni, Judge Bell, Ann Filkins, Suzanne Darling, Steve Burnham, Lotta Jarnefelt, Thom Canny, Tim Snow, Ron Kuivenhoven, Mary Balkema, Judge Haenicke, Jeff Getting, Judge Lipsey, Dina Sutton

Chairman Taylor convened the Committee of the Whole at 3:30 p.m.

#### 1. Review of Transfers and Disbursements

Ms. Tracie Moored, Finance Director stated claims for October 18, 2016 totaled \$1,807,253.33. She also indicated there was a budget adjustment for the Sheriff's Office for the purchase of portable radios.

#### 2. Facilities Master Plan

Judge Curtis Bell stated he was asking the Board approve building a new courthouse at Kalamazoo Avenue as well as building a parking ramp structure.

Ms. Moored indicated the cost would be \$80,000,000-\$90,000,000. She indicated the County had a \$1,000,000,000 bonding capacity.

Chairman Taylor and Vice Chairman Heppler reviewed the proposed plans as included in the packet as follows:

1. Begin negotiations with the interested parties to acquire the identified location for the development of a County Building and bring options for the Board to consider
2. Begin negotiations with the interested parties to develop the former VFW block as a parking ramp
3. Continue negotiations with PlazaCorp regarding its interest in obtaining the former ramp site/surface lot
4. Continue negotiations with PlazaCorp on leasing of the Illinois Envelop Building for the re-location of the Health & Community Services Department
5. Continue evaluating costs for the redevelopment of the Administration Building for the re-location of the Health & Community Services Department

Commissioner Seals stated the County needed accessible parking around the various buildings.

Commissioner Taylor also indicated there were two options for the HCS facility: Rent the Illinois Envelope Building or Renovate the current Administration Building. He indicated utilizing Illinois Envelope would assist with cash flow issues however; renovating the Administration Building for HCS would reduce rental properties.

Commissioner McGraw inquired about the status of the State of Michigan and where they stood.

Commissioner Moore arrived at 3:42 p.m.

Commissioner Shugars arrived at 3:46 p.m.

Commissioner McGraw inquired about the bonding capacity and Ms. Moored indicated entering into a lease would not affect the capacity to bond.

Commissioner McGraw inquired if renovating the Administration Building to house HCS would impact bonding and Ms. Moored indicated it would not.

Discussion ensued.

Commissioner Seals stated the original intent was to reduce the County's footprint and get away from leasing buildings.

Vice Chairman Heppler stated the County had reduced its footprint significantly all the while building new facilities and renovations to various buildings.

Vice Chairman Heppler stated he hoped the Board would approve the proposed Downtown Developments as presented in the packet.

Commissioner Gisler inquired about building in front of the current HCS facility and Mr. Canny indicated the Congregation of St. Joseph was not interested in selling land.

Commissioner Rogers the site should be fine, no environmental issues. I meant "historical data shows this is a relatively clean site but we'd need to do our due diligence with a Phase I and Phase II Study if we pursued it.

Commissioner Rogers inquired what of kinds of decision making powers the County had with PlazaCorp/Illinois Envelope. She would like to ensure local preference be considered.

Ms. Moored indicated it would depend on the agreement; however, the owner generally had the authority to make those decisions.

Commissioner Seals stated he was supportive of this approach.

Commissioner Tuinier arrived at 4:02 p.m.

Discussion ensued.

Commissioner Wordelman indicated he would not be opposed to having the Administration Building as a Plan B. He stated he would like an appraisal of the building.

Commissioner Rogers indicated she supported a consolidated court campus.

Commission Seals cautioned that there may be property restrictions with the selling of the Michigan Avenue Courthouse property.

Mr. Thom Canny, Corporate Counsel indicated there were no restrictions with the property.

Commissioner Tuinier inquired if extensive conversations had been held with the other parties and Ms. Moored indicated conversations had been held but there were limited discussions on the parking ramp and further discussions would need to occur, but authority from the Board was needed.

Commissioner Shugars indicated it made sense to house HCS at the Illinois Envelope building to allow for a campus feeling and it would also stimulate economic development.

Commissioner Shugars also liked a consolidated courthouse conception to include Administration and sell the surface lot.

Commissioner Wordelman inquired if a motion needed to be made and Mr. Canny indicated a consensus from the Board was all that was needed.

Commissioner McGraw inquired if there were any firm numbers and Ms. Moored indicated there were not.

Commissioner Seals inquired about negotiations with PlazaCorp and Ms. Moored indicated there had been amicable discussions and felt there would be better leasing options available.

Commissioner Seals stated at this time he was not interested in selling the surface lot and more discussion needed to occur on accessibility needs.

Commissioner Wordelman indicated accessibility was important and hoped the City of Kalamazoo would install some additional handicap parking spaces.

Commissioner Provancher indicated he too was not interested in selling the surface lot.

Commissioner Wordelman moved and it was duly seconded to direct Administration to move forward with the 1 through 5 recommendations as included in the packet.

There being no discussion, the motion carried by a voice vote.

3. Any other items

Chairman Taylor asked each Commissioner to put their completed evaluations in the white envelope and turn into Administration.

Commissioner McGraw inquired about the Administrator search process.

Commissioner Rogers stated she would like to know the County's options and would like an update.

Chairman Taylor indicated the search firm would conduct a new search for free.

Commissioner Rogers stated the next Board should pick the next Administrator.

4. Executive Session

There was no Executive Session.

5. Adjournment – no later than 6 p.m.

There being no further business to come before the Board, Chairman Taylor adjourned the meeting at 5:05 p.m.

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John Taylor, Chairman  
Kalamazoo County Board of Commissioners

