



Minutes - September 3, 2024

Call to Order: Chair Brien called the General Services Committee meeting to order at 8:05 am in the IT headquarters conference room 162.

Committee Members Present: Supervisors Brien, Homan, Bobzien, Cullen and Wilson.

Committee Members Absent:

Staff Members Present: Brent Sutherland, Facilities Director; Michael Parille, Facilities Superintendent; David Froeber, Facilities Superintendent; Josh Smith, County Administrator; Supervisor Cathy Schultz; James Otterstein, Economic Development Administrator; Randy Terronez Assistant to County Administrator via Zoom; Supervisor Mary Mawhinney via Zoom.

Others Present: Brian Zobel, UW-Whitewater at Rock County; Chuck Flynn via Zoom.

Approve Agenda: Supervisor Cullen moved approval of the agenda as presented, second by Supervisor Wilson. ADOPTED.

Citizen Participation, Communications and Announcements: None.

Approval of Minutes:

August 20, 2024, Minutes:

Supervisor Cullen moved to approve the August 20, 2024 minutes, second by Supervisor Homan. ADOPTED.

Approval of Transfers: None.

Review of Payments: None.

Review and Approval of Resolutions: None.

Review, Discussion and Possible Action:

Law Enforcement Services/Jail Renovation:

Schedule Update: Brent explained we had not received the glass that was cut incorrectly and needed to be reordered. In order to gain occupancy, they can substitute steel in the interim. Mike Parille

stated all the non-fire rated glass had shipped last Friday, August 30th. Occupancy for the Jail is set to be September 19th for the Jail and Kitchen side and September 13th for the non-detention area. A fire inspection of the Pinehurst building is scheduled for September 28th and inmates will need to be moved prior to the inspection.

Approval to Accept Furniture Donation: Supervisor Cullen moved to approve the furniture donation, second by Supervisor Bobzien. ADOPTED.

Brent explained to the committee that the District Attorney would be leaving, and the staff wanted to purchase furniture as a dedication to him. The staff wanted to keep this as confidential as possible, but because the donation becomes property it has to be approved by the committee. Supervisor Bobzien questioned if there is a policy on naming dedications. Brent stated we have a policy on naming buildings and not one for furniture.

Nursing Program Renovation Project:

Review of change order #1 and #2: Brent explained change order #1 is for an electrical box where the power was removed and is now a trip hazard. The cost would include removing and back filling. Change order #2 is to include furring out the walls, because the head walls are concrete blocks, they have no way to feed the conduit, and it would be a greater cost to hide in the walls. Supervisor Wilson questioned if the nursing lab would be used this semester. Brent stated because of the delays in getting out the bids and the contractor delays, the lab would not be functional for this semester, but it is set to be ready for the following semester.

Quarterly Budget Review: The committee reviewed the quarterly budget as presented. Supervisor Cullen asked if the budget could be added again for the next meeting for further review.

Review of Appraisal and Set Next Steps:

Brent explained that the building itself has a \$0 value. If the building was abated and razed, the land would have an estimated value of \$520,000.00. The best use for the land was determined to be multifamily. Brent questioned what the committee would like to do next to meet the terms of the resolution. Brent explained it would cost around \$25,000.00 for a conceptual design, \$5,000.00 to auction it off, approximately 3.4 million to abate and demolish. The county would not know the exact amount to abate and demolish until it went out for bid. If we were to place it up for auction, the potential buyers would not have an exact layout of what they are buying until the property is subdivided. The City of Janesville will not allow the subdivision until they have a plan submitted on what the intended use for the property is. Supervisor Bobzien questioned if the property had a negative value. Supervisor Wilson answered yes, regarding the costs of abatement and upgrades that would be needed. Supervisor Wilson questioned if there was someone out there that would consider the investment in this type of property, and he did not know who we could attract as a potential buyer. Supervisor Homan stated that the land itself could be more valuable to the county in 25 years. Brent explained if we did sell the property, the Sheriff's office requested fencing to the perimeter of the jail for security. Supervisor Wilson questioned what kind of timeline we would be looking at, if we were to tear it down. With the 2025 budget, we would not be able to proceed, but he questioned if it could even be done in 2026. Supervisor Bobzien questioned what the current cost is to maintain the building. Brent answered it is currently around \$250,000.00, but we could look into ways of reducing

those costs once the building is completely vacant. Brent explained he is working with James Otterstein on creating a list of potential developers who might take on a building of this magnitude. Supervisor Cullen asked if we could ask a few developers that the county has worked with in the past to give input on the property and their thoughts on selling. James Otterstein answered yes, he could call a few of the developers that they have worked with to get their input.

Supervisor Cullen moved to proceed with talking to property developers and budgeting to maintain the Health Care Center in 2025, second by Supervisor Wilson.

Adopted

Next meeting date and time - September 17, 2024 8:00 AM:

Adjournment: Supervisor Cullen moved adjournment at 8:57, second by Supervisor Homan.
ADOPTED.

Respectfully submitted,

Andrea Wolf
Administrative Professional III

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.