

*WINNEBAGO COUNTY BOARD OF SUPERVISORS
Facilities & Property Management Committee*

DATE: Wednesday, January 11, 2017

TIME 9:00 AM

PLACE: Facilities and Property Management, 1221 Knapp St, Oshkosh, WI 54902

PRESENT: Bill Roh, Bill Wingren, Rob Keller and Guy Hegg arrived at 9:14

ALSO PRESENT: Mike Elder – Director of Facilities, Chuck Orenstein – Director of Finance, Bill Topel – Director of Human Services, Peter Moll – Airport Director, Harold Singstock – County Board Supervisor, Robert Warnke – County Board Supervisor, Ken Olson – County Board Supervisor, and Maribeth Gabert – County Board Supervisor.

Meeting was called to order by Committee Chairman, Bill Roh at 9:00 AM.

APPROVAL OF 10/12/16 FACILITIES COMMITTEE MINUTES: Motion to approve made by Rob Keller and 2nd by Bill Roh to approve the minutes. Motion passed 3/0.

CORRESPONDENCE: None

PUBLIC INPUT ON AGENDA ITEMS: None

CHAIRMAN REPORT: Tom Egan excused.

DISCUSSION OF VETERANS MUSEUM STORAGE, STATUS, LEASE and LIABILITY INSURANCE: Mike said that the Veteran's Museum insurance meets Winnebago County's requirements. We just need to be listed as additional insured. Mike is in the process of working on the lease agreement.

DISCUSSION OF CBRF TYPE OF HOME NEAR PARK VIEW HEALTH CENTER: This is back on the agenda to discuss the concerns that were raised about the CBRF being on Park View grounds. Bill Topel talked to Marleah about her concerns for resident safety. Bill Topel said that the people that stay at the CBRF are harmless. Bill Roh talked with the Oshkosh Police Department and they looked back in their records and there hasn't ever been a police call. Mike said the next step is to move forward with the project/design. Bill Topel reminded the Committee that by combining the two buildings into one that they will be able to save money on wages. Bill Topel would like to see this on next week's agenda for the County Board meeting.

DISCUSSION OF AVIATION BUSINESS CENTER: Bill Roh said that after last month's meeting, he sent an email to Peter stating the questions that he had, but only received an email back from Mark Harris. Which Mark Harris said that they were good questions and that he would get answers. A cash flow analysis was sent to committee members in the mail, but then when arriving today there is another set of numbers. These numbers are from Chuck Orenstein. Guy Hegg asked if Chuck was asked to run the numbers or if he did them on his own. Chuck said it did it on his own as he felt that as the Director of Finance that he should do an analysis. Chuck Orenstein went over the numbers. It was asked at the Aviation Committee to have the County meet with Hertz and Basler and receive letters of intent from those businesses. Will those letters of intent be received prior to next week's meeting. Chuck said no. The County presented the rent to Basler and they seemed good with the numbers, but they still need to take back to their board for approval. Bill Roh asked if in the current lease agreement if it states that the County can raise the rent. Peter found in the lease chapter 21 page 14 that the County can increase rent. Harold Singstock said that for any business to be successful you need to have positive cash flow. Can Hertz afford an additional \$7,700.00 a year in rent. The County needs to see answers to these questions prior to the County Board meeting. Rob Warnke stated that he cannot believe the micromanaging that the Facilities Committee and the County Board is doing, get off the car rental thing and move on. Rob Keller would like the Airport to come up with new ways to generate revenue. Rob Warnke stated that they are going to a smaller building and reducing utility cost and then they will be clearing out prime property to hopefully open up to private businesses. Rob Keller stated that the rent that we receive from Hertz and Basler will only cover costs, not earning revenue. Chuck stated that after their payback of 10 or 15 years then it will be profit. Maribeth said that we need the FBO, without the FBO we don't have an Airport. Harold Singstock said that the Airport has had a bad reputation in the past for not communicating with other departments but we need to look at the Airport now and move forward. Bill Wingren thanked Chuck Orenstein for doing the analysis.

DIRECTOR REPORT ON DEPARTMENT OPERATIONS: Mike stated that Facilities has started their 2017 projects. Mike is working on ending the contract with the contractor that is doing the tuck pointing specifications in which then a new contractor will need to be hired to finish the work. The Courthouse Security Addition will be done in early March. The Department Relocation will be going out for bid in the next few days. Hopefully we will be able to start moving people in April, this is a 7 phase project. Guy asked if Mike could give updates on what UW Fox Valley is doing but Mike said that UW Fox Valley is kind of separate from us. Mike said that Facilities is still receiving a few invoices for 2016, currently we are under budget at 86%. Harold Singstock asked what the county is doing with the land that the Huber Center was on, Mike said that that parcel of land is the Landfill's.

SUGGESTIONS FOR ITEMS FOR THE NEXT MEETING AGENDA: Veterans Lease Agreement and Guy would like to have UW Fox Valley put on the agenda.

SET MEETING DATE AND TIME: The next Facilities and Property Management committee meeting will be held on Wednesday, February 8, 2017 at 9:00 am at the Facilities and Property Management, 1221 Knapp St, Oshkosh, WI 54902

ADJOURN: Motion to adjourn mad by Guy Hegg, 2nd by Rob Keller, motion passed 4/0 at 11:25am.

Respectfully submitted,
Penny Schry
Administrative Associate – Facilities 1/17/17