

**PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS HELD ON OCTOBER 1, 2019 AT 12:30 P.M.**

The following Commissioners were present:

Mayor Lori E. Lightfoot, Chairman
James F. Ellis, Jr.
Jose G. Maldonado, Jr.
Toni Preckwinkle
Arnold Randall
Samuel Wm. Sax
Mariyana Spyropoulos
David Todd Whittley – 8

Attendees present were:

Carina E. Sánchez

C. Bader	L. Giderof	A. Provine
G. Baldwin	R. Giderof	K. Purcell
J. Beatty	G. Grabowski	F. Rico
J. Borkman	G.. Johnson	E. Scanlan
N. Castillo	L. Lypson	T. Smiles
P. Cotter	P. Montenegro	F. Sobkowiak
P. Doyle	L. Neal	T. Foucher-Weekley
S. Fairfield	K. Nulph	A. Wiggins
B. Fuller	B. Payne	M. Witry
	N. Perez	

The meeting was called to order by the Chairman, Lori E. Lightfoot, and the presence of a quorum was established.

Following the roll call, the Commissioners were advised that there were no speakers who had registered to speak during the public participation period pursuant to Section 2.06(g) of the Open Meetings Act.

Next, Chairman Lightfoot presented to the Board of Commissioners for consideration of approval the minutes of the regular meeting held on September 10, 2019. The reading of said

minutes, which had previously been distributed, was dispensed with and upon motion duly made and seconded, the minutes of the September 10, 2019 meeting were unanimously approved.

The next item on the agenda was the appointment by the Chairman of the Public Building Commission of the Chairman and Members of the PBC Administrative Operations Committee, as follows:

Chairman	Jose Maldonado, Jr.
Member	Arnold Randall
Member	Olga Camargo

The Commissioners were then advised by the Chairman that the following Commissioners were appointed as Chairman and Members of the PBC Audit Committee:

Chairman	David Todd Whittley
Member	Samuel Wm. Sax
Member	Arnold Randall

The next item on the agenda was the nomination and election of officers of the Public Building Commission of Chicago for terms ending September 30, 2020, as follows:

Chairman	Mayor Lori E. Lightfoot
Secretary	Carina E. Sánchez
Assistant Secretary	Cara Bader
Treasurer	Arnold Randall
Assistant Treasurer	Tanya Foucher-Weekley

Commissioner Maldonado then provided a report by the Administrative Operations (AO) Committee regarding its meeting held on September 25, 2019 which is summarized as follows:

The Executive Director reported on the proposed schedule of 2020 committee meeting dates and provided an introduction to the proposed 2020 PBC Administrative Budget and the Richard J. Daley Center Operating and Capital Budget.

The Director of Finance then gave a detailed analysis of the budgets which will be further discussed by the Executive Director during her budget presentation.

The Chief of Staff reported on a task order award for Specialty Consultant Material Testing Services to Design Consulting Engineers, a Minority Business Enterprise firm, in the amount of \$50,000 for the Prosser Career Academy Renovation Project.

The Chief Development Officer reported on field orders issued on four projects.

The AO Committee accepted the recommendations and reports from the PBC representatives.

A copy of the Task Order Report is attached hereto as Exhibit "A."

The next item on the agenda was a report by Executive Director Sánchez regarding regular reports, development status and other matters. She advised the Commissioners that the Commission continued to engage in networking events and public engagements as a means of providing opportunities to participate in projects undertaken by the Commission. Community hiring events were conducted at UCAN Nicholas Center and at the Columbus Park Refectory on September 17, 2019 and September 25, 2019, respectively for the North Lawndale and Austin communities. The events were attended by PBC Construction Managers and General Contractors, who accepted applications and conducted interviews for current PBC projects. She further advised that hiring events will be held at the Charles Hayes Center on October 2, 2019 and at the Universal Entertainment Center on October 18, 2019.

The Executive Director further advised that PBC staff recently attended a networking event sponsored by the Chicago Park District at the South Shore Cultural Center. During the event governmental agencies, general contractors and MBE/WBE firms were brought together to increase participation and communication. In addition, the PBC hosted students considering studies in public policy and related fields from the University of Chicago to provide information about the Public Building Commission. Finally, the Commissioners were reminded that the November and December board meetings for 2019 will be held at 12:30 p.m.

At the conclusion of the discussion, the report by the Executive Director report was accepted.

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2020 Administrative Budget for the Public Building Commission. The Executive Director advised the Commissioners that PBC's primary source of funding for the administrative budget is project administrative fees, which fluctuates as the PBC workload (work in place or WIP) fluctuates. She reported that, since 2017, PBC has built a reserve as bond revenue has decreased through Administrative Cost Savings. There was a visual presentation which showed that PBC has been fiscally in line with resources and expenditures since 2017. Also depicted was a six-year view of actual and anticipated WIP ("projects undertaken" and "projects in planning"), summarized as follows: for 2018, \$281M in projects undertaken and \$8M in planning; for 2019, \$289M for anticipated WIP; for 2020, \$249M with no projects in planning; and for 2021, \$97M.

She further advised the Commissioners that the proposed 2020 Public Building Commission Administrative Budget was \$9,620,487 to provide technical and professional support for delivery of PBC's projected program. The proposed 2020 Administrative Budget expenses are flat as compared to the 2019 budget. As PBC identifies additional projects for 2020 and beyond, the Executive Director stated that the PBC remains committed to a balanced budget and will focus on the priorities set by the Board and to the effective delivery of high-quality facilities on behalf of its clients.

After discussion and consideration, and upon motion duly made and seconded, the proposed 2020 Public Building Commission of Chicago Consolidated Administrative Expense Budget was unanimously approved and is attached hereto collectively as **Exhibit "B"**.

RESOLUTION NO. 8526

BE IT RESOLVED by the Board of Commissioners of the Public Building Commission of Chicago that the 2020 Consolidated Administrative Expense Budget in the total amount of \$9,620,487 attached hereto as **Exhibit “B”** is hereby approved.

Commissioners voting in the affirmative:

Lori E. Lightfoot, James F. Ellis, Jr.,
Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley – 8

Commissioners voting in the negative:

None

The next item presented to the Board of Commissioners for consideration of approval was the proposed 2020 Operating and Capital Budget for the Richard J. Daley Center. The Executive Director advised the Commissioners that the proposed Daley Center operating budget for 2020 is \$16,530,895, which represents a modest increase of 3.83% over the 2019 budget. The overall goals for the Daley Center during 2020 are to pursue new energy conservation measures, enhance building safety and emergency preparedness, and increase minority participation through operating and capital expenditures. Life safety/threat and ADA assessments conducted during 2019 yielded several new projects that will be included in the operating and capital budget for 2020. The capital budget for 2020 includes \$5,290,000 for capital projects such as: Building Automation System upgrades, façade and louver repairs, ADA upgrades and repairs to the Clark Street stairway. After discussion and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLUTION NO. 8527

WHEREAS, the Board of Commissioners hereby approves the proposed Richard J. Daley Center Operating and Capital Budgets for Fiscal Year 2020, namely: \$16,530,895 and \$5,290,000, respectively.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Public Building Commission of Chicago does hereby adopt the Richard J. Daley Center Operating and Capital Budget for the fiscal year January 1, 2020 to December 31, 2020 attached hereto collectively as **Exhibit "C."**

BE IT FURTHER RESOLVED that the Public Building Commission of Chicago hereby approves its pro rata share of the budgeted amounts in the sum of 3.76% and requests the City of Chicago and the County of Cook to each appropriate its respective pro rata share of the Richard J. Daley Center 2020 Operating and Capital Budgets for the fiscal year January 1, 2020 to December 31, 2020.

Commissioners voting in the affirmative:

Lori E. Lightfoot, James F. Ellis, Jr.,
Jose G. Maldonado, Jr.,
Toni Preckwinkle, Arnold Randall,
Samuel Wm. Sax, Mariyana Spyropoulos and
David Todd Whittley – 8

Commissioners voting in the negative:

None

There being no further business to come before the Board, the meeting was adjourned.

Secretary

APPROVED:

Chairman