



OFFICE OF THE CHAMPAIGN COUNTY EXECUTIVE

1776 East Washington Street, Urbana, Illinois 61802-4581

Darlene A. Kloeppe, County Executive

MEMORANDUM

TO: County Board Members
FROM: Darlene Kloeppe, County Executive
DATE: January 14, 2022
RE: Recommendation to Purchase County Plaza, Urbana

The 88,800-square-foot, 5-story office building known as the County Plaza, located at 102 Main, is recommended for purchase by the County Board as a long-term and cost-effective solution to several facility issues related to successful county operations, a summary of which follows.

Sheriff's Office

In order to vacate the downtown jail facility, the Sheriff's Office also needs to relocate. The County Board has approved a plan to consolidate the county's two jail facilities for a cost limit of \$20m, which eliminated several building components, including the proposed pod for the relocation of the Sheriff's offices. A second option to re-purpose the Brookens gym on the county's east campus as the Sheriff's office was then considered and then was tabled as a less-than-ideal solution, given the \$8m cost and the county's long-standing relationship with the Urbana Park District. Possibilities for leasing space were also considered, costing less than total renovations and construction in the short term, but were more expensive in the longer term. In addition, the Sheriff's office must be located in Urbana (the county seat) which geographically limits leasing options available. County Plaza is neighboring the downtown jail facility, and a building purchase would facilitate cost saving through a single move for the Sheriff.

Courthouse Needs

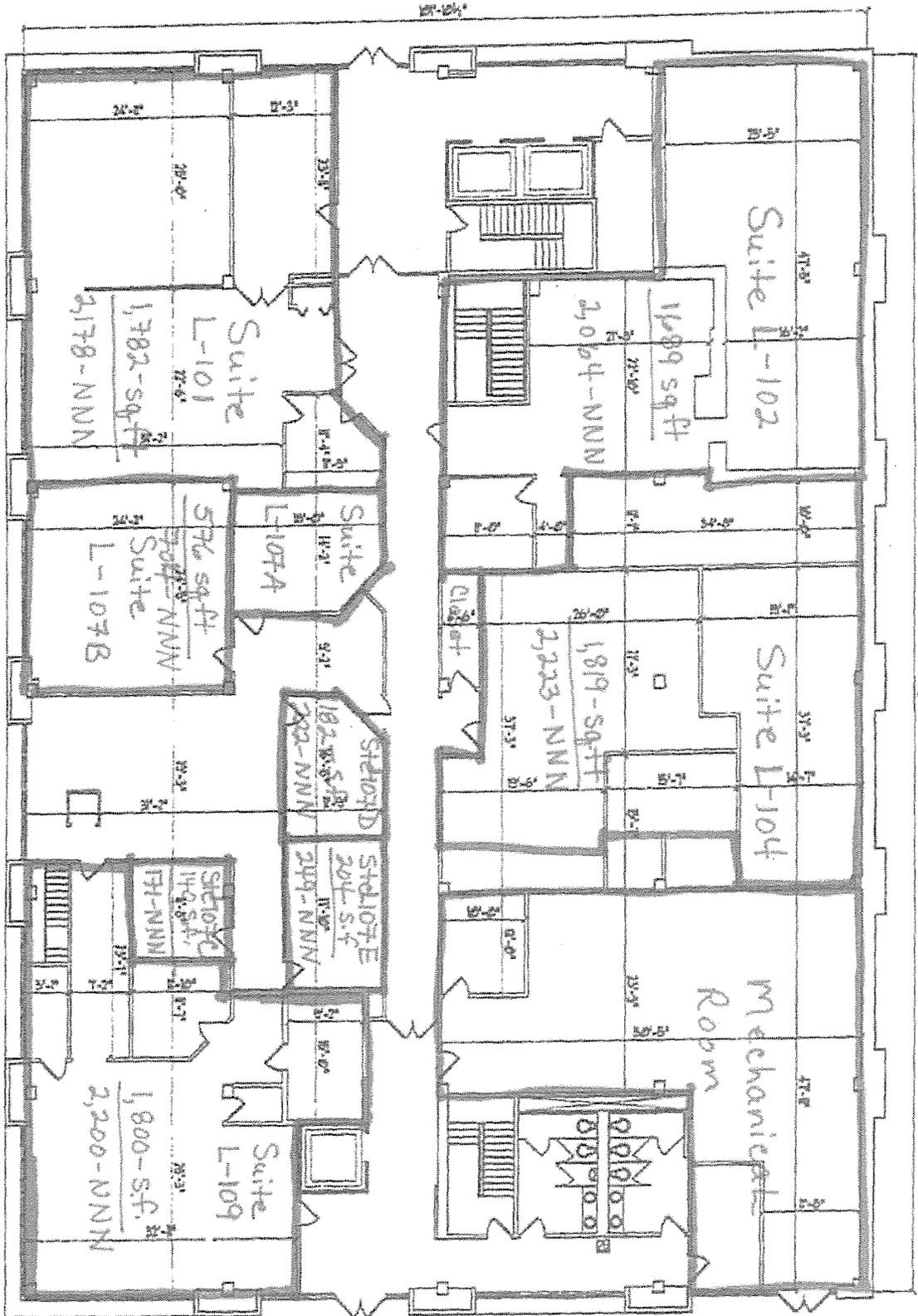
The proximity to the County Courthouse (literally across the street) makes the County Plaza location feasible for possible consideration to address some of the of space needs identified by the Circuit Clerk and Public Defender, including additional offices and meeting spaces, more separation between crowded desks, and storage of evidence that must be kept secure. It would be difficult to accommodate these needs within the building envelope of the courthouse. The county is currently leasing parking from businesses neighboring businesses for courthouse staff, so owning the County Plaza parking deck would be a bonus.

Brookens Needs

The merger of the Clerk/Recorder offices and the additional space needed for equipment to respond to recent election vote-by-mail changes have resulted in request for reconfiguration of the County Clerk's space. The Regional Planning Commission has requested additional offices several times, some of which the county has not been able to accommodate. The Urbana Park District has indicated that there would be continued community demand for recreational activities in the Brookens Gym, should the county not need to reclaim it for office space. Wayfinding at Brookens is a constant challenge. A downtown facility would be more accessible for the public that relies on bus transportation.

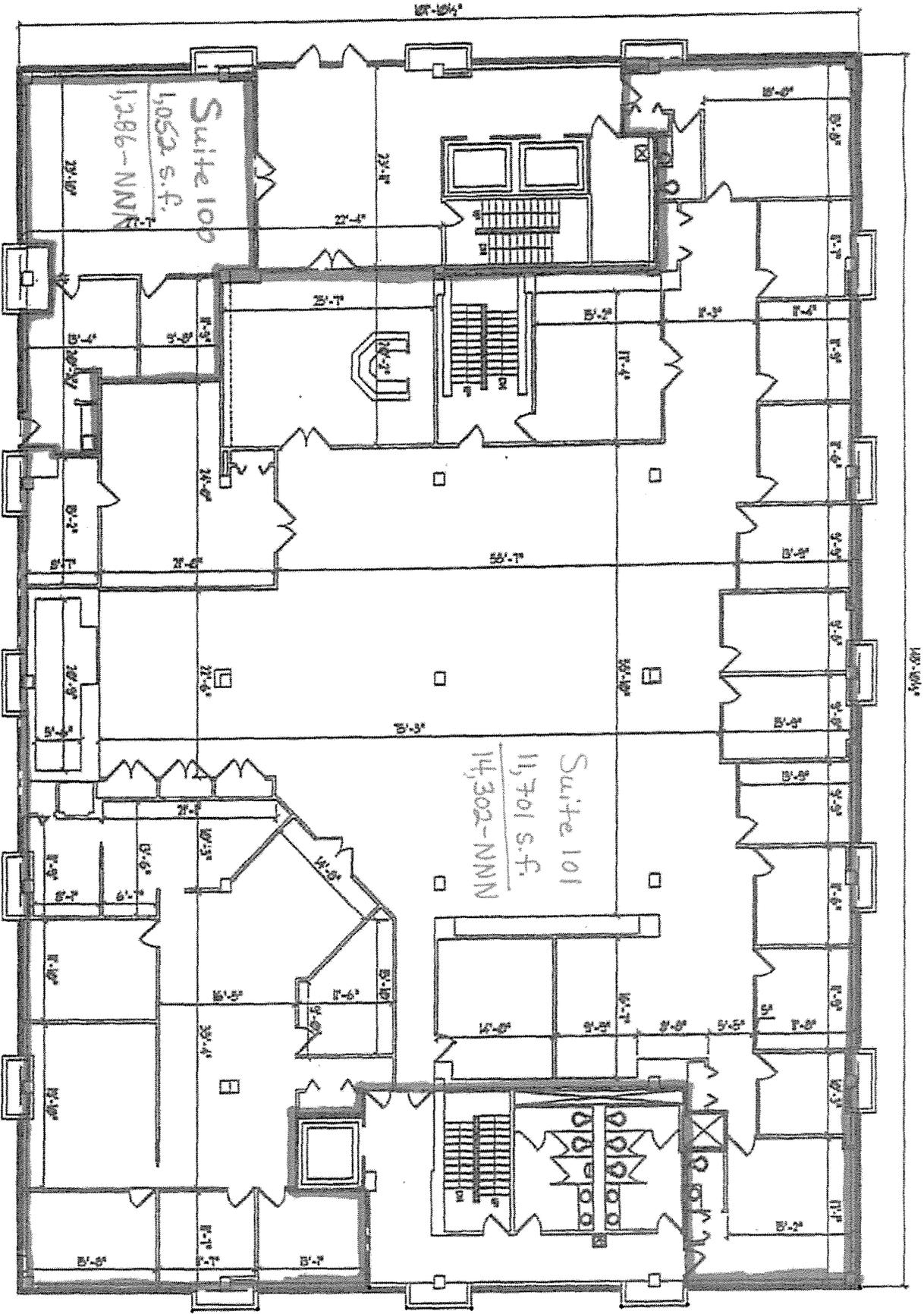
Economic Stimulus Benefit

The County Plaza property has had mostly unleased office space for several years since the vacating of a large tenant. Purchasing, renovating and locating the county's 400+ workforce downtown would revitalize Urbana's downtown economic activity, a goal of the recent American Rescue Plan Act, and would assist nearby struggling small businesses in Urbana's downtown TIF District.



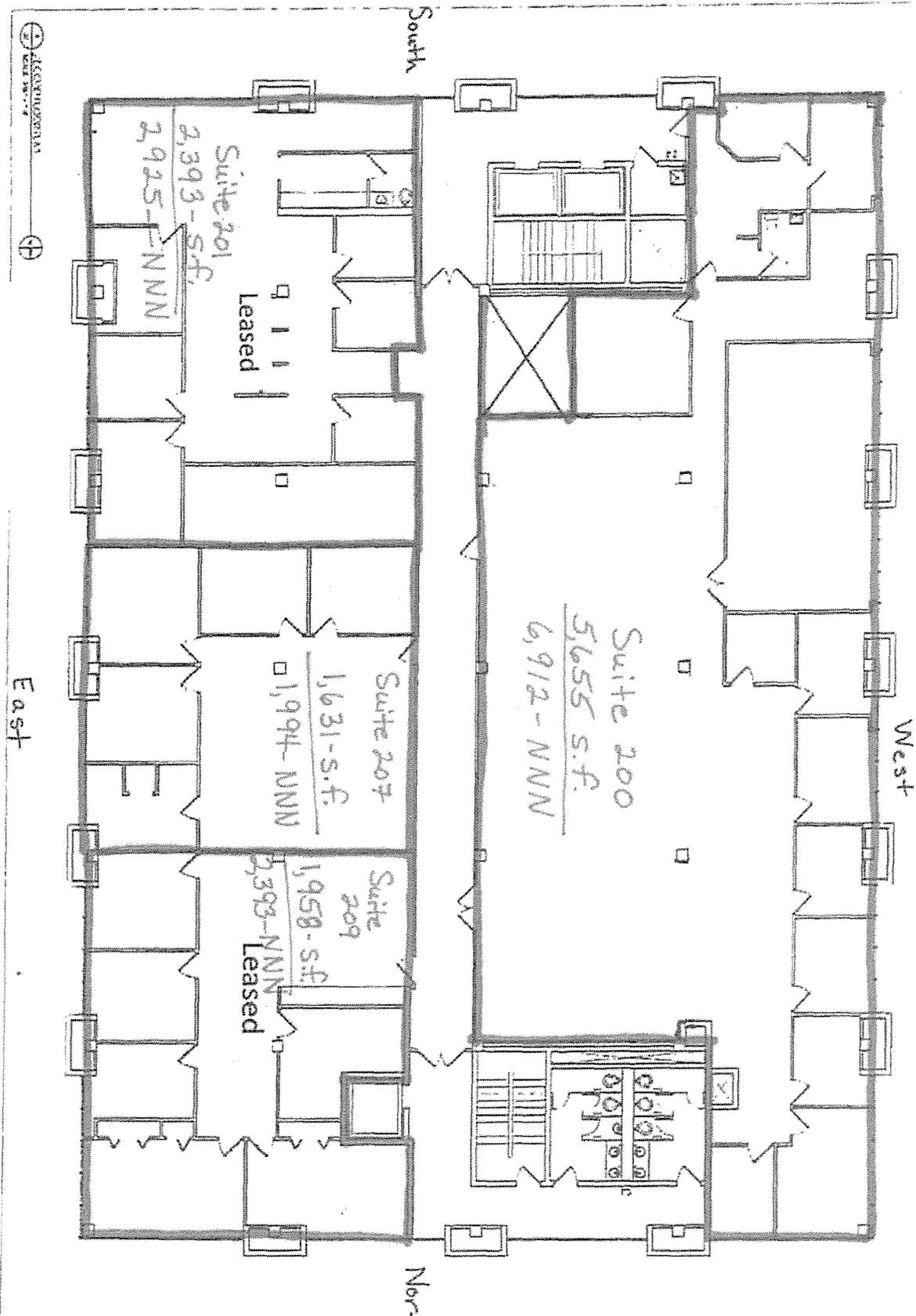
County Plaza, 102 E. Main St, Urbana, Illinois, Lower Level

E



County Plaza, 102 E. Main St., Urbana, IL 1st Floor

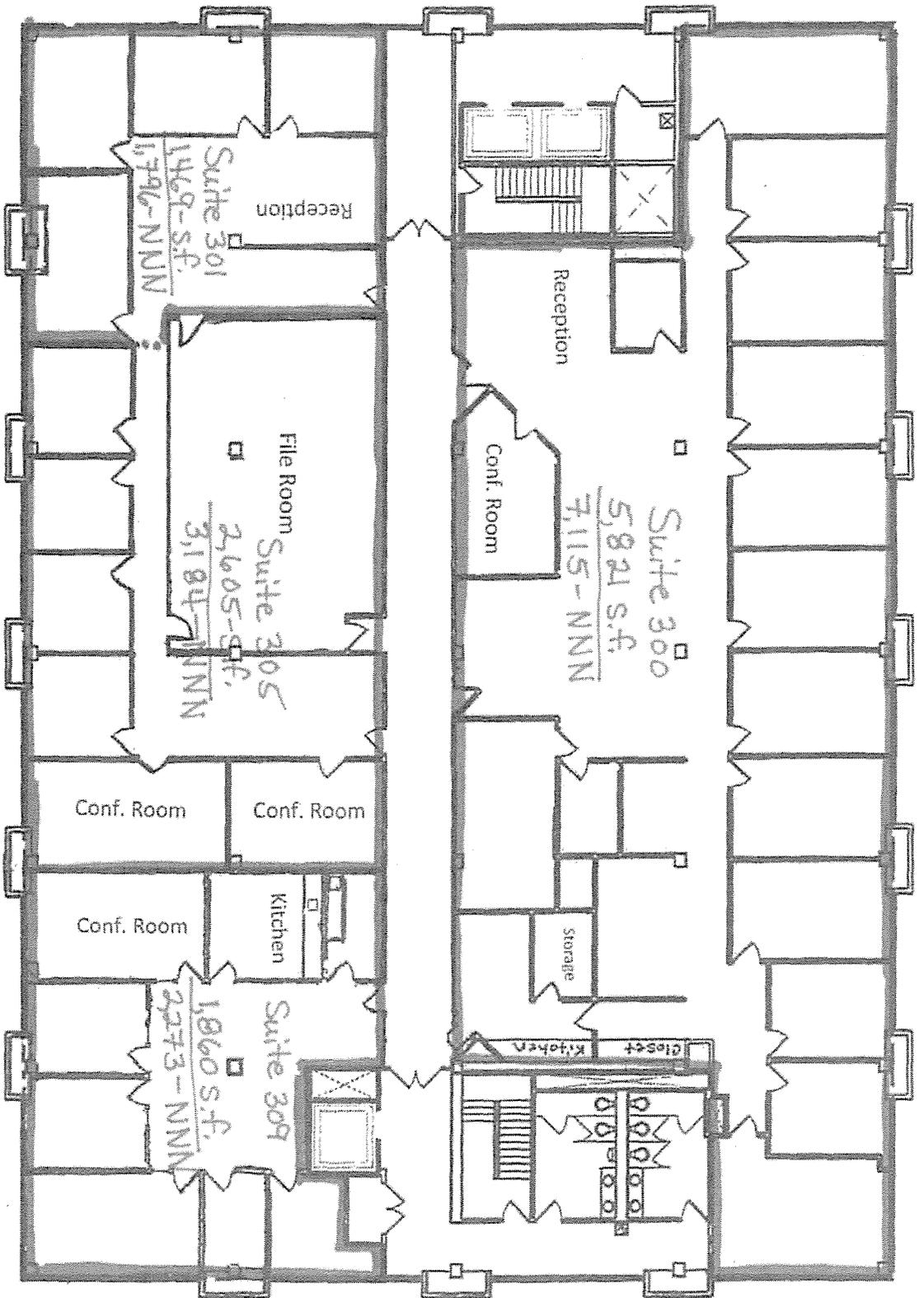
Current 2nd Floor Plan



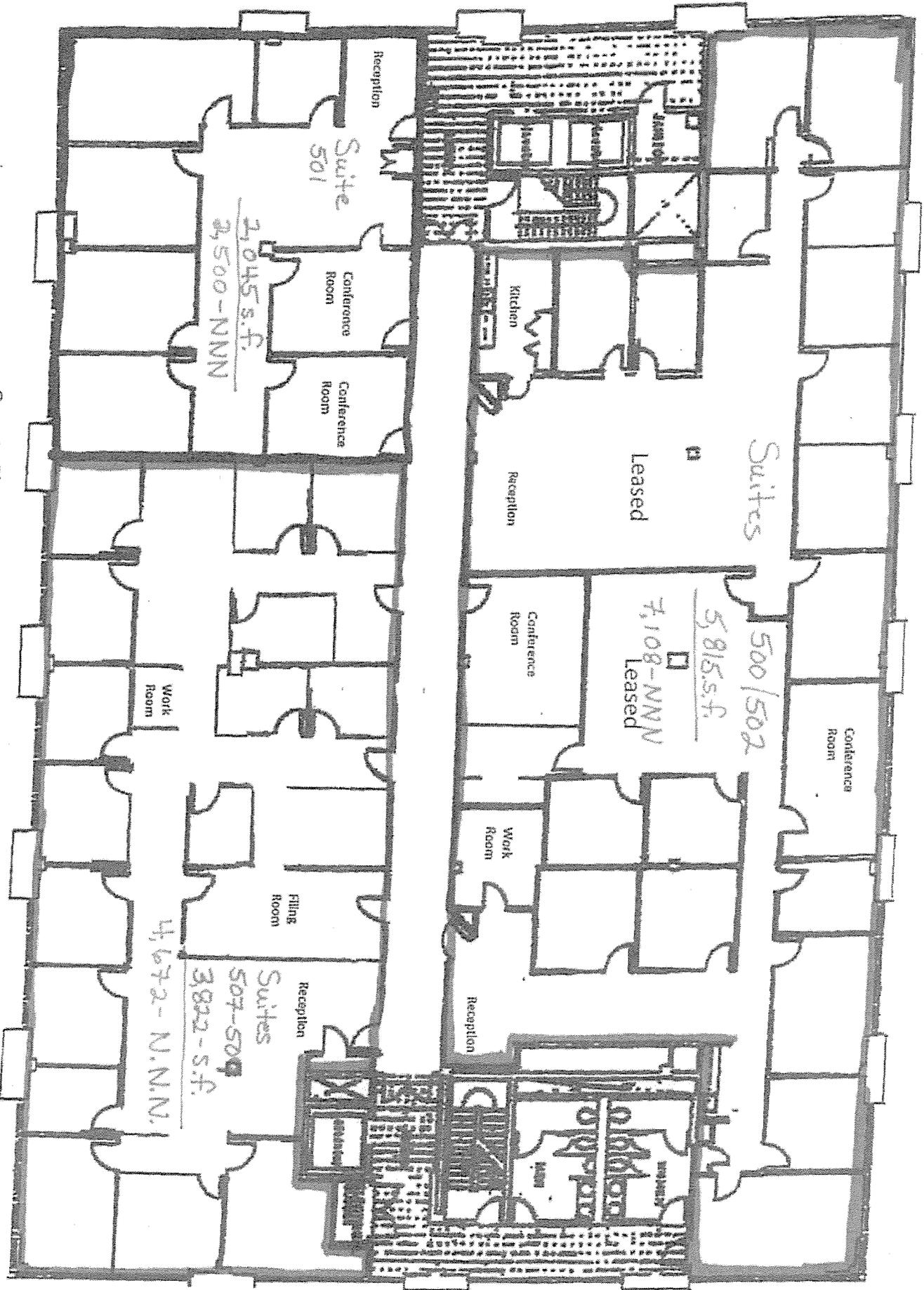
County Plaza, 102 E. Main Street, Urbana, IL

2nd Floor

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| A1 | COUNTY PLAZA FLOOR PLAN | These drawings and specifications are prepared for the use of the Client and are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in these drawings and specifications. The Client is responsible for providing all necessary information and data. The Architect is not responsible for any construction or other work not shown on these drawings and specifications. | 002-11-0001 Date: 09-14-14 Scale: |
| | ALL C. MARK, 12/2/11 02/24/14 & 09/03 | | ANDREW FELL ARCHITECTURE AND DESIGN 800 NORTH HENRY STREET, SUITE 101 URBANA, ILLINOIS 62501 618-277-2429 ANDREW@ANDREWPELL.COM WWW.ANDREWPELL.COM |



County Plaza, 102 E Main St. Urbana, Illinois -- 3rd Floor



County Plaza, 102 E Main St, Urbana, IL 61801 5th Floor