



Chairman: Jaemie Neely
Members: Larry Ivory, Ron Anderson, Bob Grogan, Aaron Carter

Procurement Policy Board Meeting Minutes

January 9, 2025

Via Webex

10:00 am

I. Call to Order

The January 9, 2025, Procurement Policy Board meeting was called to order. Executive Director von Behren held a roll call. Chairperson Neely, Member Ivory and Member Grogan were present via Webex. Member Anderson was absent.

II. Approval of Minutes November 14, 2025

Member Ivory made a motion to accept the minutes as presented. Chair Neely seconded the motion. All Members voted to approve the minutes and the motion carried.

III. Lease Review

➤ Lease 6735 – DHS – Chicago

Mr. Kilroy from CMS stated that this was a pre-negotiated renewal and was a DHS client services location. Member Grogan asked a question regarding the pre-negotiated rates on this and other leases on the agenda. Mr. Kilroy stated that those rates are negotiated at the beginning of the first five-year term and then reviewed at the time of renewal to see if they continue to meet the current market rates. Chair Neely made a motion to accept the lease as presented. Member Grogan seconded the motion. All Members voted to approve the lease and the motion carried.

➤ Lease 5133 – DES – Chicago

Mr. Kilroy noted this lease was also a renewal that initially done via RFI and that we occupy 100% of the building. Leasing Rep. Dont'a Taylor noted that the minor increases in the lease don't cover the increases of the landlord's cost and that this lease continues to be a great rate for the State. Chair Neely seconded that thought on the increases happening everyone economically, its great to see leases that are not going up a lot. Member Grogan made a motion to approve the lease as presented. Member Ivory seconded the motions. All Members voted to approve the lease and the motion carried.

➤ Lease 6620 – WCC – Collinsville

Mr. Kilroy stated that lease was a renewal and there were no changes from the original lease and the agency was happy with the location and building. No questions were asked. Member Grogan made a motion accept the lease as presented. Member Ivory seconded the motion. All Members voted aye, and the motion carried.

➤ Lease 3560 – ISP – Ashkum



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Mr. Kilroy stated that this was also renewal of a lease for State Police district headquarters. They're having the landlord replace some siding and repaint the exterior. Member Grogan asked for context how many leases the State had and are there busier times of the year for renewals, etc. Mr. Kilroy stated there are around 300 and they are random on when they expire. Member Ivory made a motion to not object to the lease and Member Grogan seconded the motion. All Members voted aye, and the motion carried.

IV. Legislation

Chair Neely discussed the possibility of proposing legislative language that would allow some oversight on the process of how contracts are let by landlords when doing capital improvements to their building when using State funds. Specifically, the opportunity to have BEP spend for those projects. A discussion was held on the specifics of the language, dollar threshold and oversight authority. The Board also wanted to loop in the Commission on Equity and Inclusion on this discussion along with input from CMS.

V. Public Comment

There was no public comment.

VI. Adjournment

Member Ivory made a motion to adjourn the meeting. Member Grogan seconded the motion. All Members voted to adjourn the meeting and the motion carried.