

**ILLINOIS STATE
UNIVERSITY**

**BOARD OF
TRUSTEES**

**Resolution No. 2024.05/23
Authorization to Designate
Surplus Real Estate and
Delegation of Authority to Sell
Surplus Real Estate**

Resolution

Whereas, Parking lot G86 North (G86N) located at 404 Normal Avenue has been a parking lot since 1972, and;

Whereas, the lot is located in a mixed-use single and multi-family residential area north of Willow and East of Main, and;

Whereas, the University has used this lot as commuter student parking for the last 20 years with less than 5 stalls used at any time, and;

Whereas, large potholes and depressions are present and maintenance is required to keep using the lot and there is interest from the surrounding properties for this lot, and;

Whereas, the amended State Property Control Act (30 ILCS 605/1 et seq.) allows the Board of Trustees of any Illinois public institution of higher education, including Illinois State University, to sell, lease, or otherwise transfer or convey to a bona fide purchaser for value all or a part of real estate deemed by the Board to be surplus real estate. Further, the Act permits the University to retain the proceeds from such transactions but requires that such proceeds be maintained in separate account in the Treasury of the University for the purpose of deferred maintenance and emergency repair of university property, and;

Therefore, be it resolved that the Board of Trustees of Illinois State University authorizes designation of the Parking Lot G86 North (G86N) located at 404 Normal Avenue be deemed surplus real estate and permits university leadership to seek third party bids to sell this property.

Board Action on:	_____	Postpone:	_____
Motion by:	_____	Amend:	_____
Second by:	_____	Disapprove:	_____
Vote:	Yeas: _____ Nays: _____	Approve:	_____

ATTEST: Board Action, May 10, 2024

Secretary / Chairperson

Board of Trustees
Illinois State University
Authorization to Designate Surplus Real Estate and Delegation of Authority to Sell Surplus Real Estate

Background

Lot G86 North (G86N) is a 44-stall parking lot located at 404 Normal Ave. The lot is located 1.5 blocks north of the Bone Student Center pay lot entry or approximately 200 feet north of Willow Street on Normal Ave. Township assessor online records indicate the land was declared tax exempt in January of 1970. GIS overhead imagery shows the property as a parking lot in 1972.

The lot is located in a mixed-use single and multi-family residential area north of Willow St. Traditionally the University has not expanded into this residential area north of Willow and East of Main.

The University has used this lot as commuter student parking for at least the last 20 years. Recent lot count surveys show minimal use of the parking. On average 39 of the 44 stalls are empty at any time.

Large potholes and depressions have recently developed in the lot and have been filled with gravel. The lot is in overall poor condition. A simple mill and overlay would cost an estimated \$30,000. This figure does not consider any subsurface repair / fill that may be needed.

Given the location, condition, and minimal use of the lot, the Office of Parking and Transportation would like to have the property declared surplus and sold by whatever means are appropriate. Proceeds of the sale would be used to fund deferred maintenance of existing parking facilities.

Quick property facts—

PIN / Parcel #: 14-28-203-018

Legal description: TOWN SURVEY 1898 LOT 26 TO 30 CAPEN & CO'S SUB LOT 9

Site Address: 404 Normal Ave. Normal, IL 61761

Computed Area: 0.28 acres

