

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2023.07/41  
Authorization to Designate  
Surplus Real Estate and  
Delegation of Authority to Sell  
Surplus Real Estate**

**Resolution**

Whereas, Illinois State University (University) purchased the former Moran Automotive Inc. building in December 1992, located at 208, 210 and 212 Douglas Street, Bloomington, Illinois, and;

Whereas, the complex at 208, 210 and 212 Douglas Street was renamed the Art Studio Building and served as studios for graduate students of the Wonsook Kim College of Fine Arts, and;

Whereas, the Art Studio Building, was fully decommissioned in the summer of 2023 after an extensive facility condition assessment that identified significant and costly facility upgrades and improvements that exceeded the strategic value of the property and desired University standards for current academic needs, 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 Art Studio Building at 208, 210 and 212 Douglas Street be deemed surplus real estate and permits University leadership to seek third party bids to properly dispose of this property.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote:           Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, July 28, 2023

\_\_\_\_\_  
Secretary / Chairperson

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

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. 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. The following real estate is recommended to be deemed surplus:

- 208, 210 and 212 Douglas Street, Bloomington, Illinois (PIN 21-04-254-014):
- Also described as Lots 21, 22 and the East 14 feet and 4 inches of Lot 23 in Block 1 in K.H. Fell's second addition to the City of Bloomington, in McLean County, Illinois.

The subject property, officially named the Art Studio Building, contained the former MFA Graduate Studios located on a lot having an area of approximately 0.35 acres on Douglas Street, between North Prairie and Main Streets in Bloomington, Illinois. This complex is comprised of three (3) separate buildings that served as the Moran Automotive, Inc. garage prior to the University purchasing the property in December 1992. The building served as studios for the Wonsook Kim College of Fine Arts graduate students.

The Art Studio Building is subject to flooding during rainstorms, thereby causing significant and costly damage to the building's interior and the student's art projects.

After completing an extensive facility condition assessment that identified significant and costly facility upgrades and improvements that exceeded the strategic value of the property, the Art Studio Building was fully decommissioned in the summer of 2023 and alternative student programming space was identified.

The Art Studio Building is currently vacant with no current or future planned use and remains a costly maintenance liability. Therefore, the University leadership formally request that the Art Studio Building be deemed surplus real estate by the Illinois State University Board of Trustees pursuant to 30 ILCS 605/7.7.

It is further recommended, subject to soliciting and receiving a bona fide purchase offer for value, and the satisfactory resolution of final sale terms, including price, that are in the best interests of the University, and consistent with the University's objectives and purposes, that the University be authorized to execute and deliver all required transaction documents to consummate the sale of the subject real property and to deposit the sale proceeds in a separate account for the purpose of deferred maintenance and emergency repair of University property, all in accordance with state law.

The Board action recommended in this item complies in all material respects with applicable State and federal laws.