

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2023.10/54**  
**Authorization of ISU**  
**College of Engineering**  
**Purchase of John Green**  
**Building from ISU AFS System**

**Resolution**

A Resolution of the Board of Trustees of Illinois State University to Authorize the Sale of the John Green Food Service Building by the Illinois State University Auxiliary Facility System and the Purchase of the John Green Food Service Building by the General Revenue Fund

Whereas, the Board of Trustees of Illinois State University (the “Board”) approved on May 7, 2021 (Item 2021.05/09) for Illinois State University (the “University”) the establishment of a College of Engineering and authorized the University to request that the Illinois Board of Higher Education (the “IBHE”) provide approval for the University for a new Unit of Instruction in Engineering; and

Whereas, Cannon Design identified the John Green Food Service Building located at 600 Gregory Street, Normal, Illinois (the “John Green Building”) and the Carter Harris Administration Building as the preferred location for the initial enrollment phase of the College of Engineering; and

Whereas, the College of Engineering Pre-Construction Services Project was approved by the Board on May 6, 2022 (Item 2022.05/15) to program, plan, design, and produce the required documents to publicly bid the renovation of the John Green Building and Carter Harris Administration Building into the future home of the College of Engineering; and

Whereas, the Board of Regents of the State of Illinois, acting for and on behalf of the University, on May 16, 1985, did duly adopt a resolution providing for the issuance of revenue bonds and the creation of the Illinois State University Auxiliary Facilities System (the “System”), which such resolution has been subsequently amended and restated on May 12, 2023 (collectively, the “Bond Resolution”); and

Whereas, the definition of “Existing Facilities” of the System includes the John Green Building; and

Whereas, pursuant to Section 13(A) of the Bond Resolution, the Board is authorized to sell, lease or other dispose of any facilities of the System upon fair and reasonable terms no less favorable to the Board than it would obtain in a comparable arm’s length transaction; and

Whereas, pursuant to an appraisal dated September 1, 2023 (the “Appraisal”), the John Green Building has been appraised at a value of \$3,760,000; and

Whereas, based on the Appraisal, the Board has been advised that the sale of the John Green Building to the General Revenue Fund is based upon fair and reasonable terms no less favorable to the Board than the Board would obtain in a comparable arm's length transaction; and

Whereas, the Board desires to (i) authorize the sale of the John Green Building by the System to the General Revenue Fund at a price of not to exceed \$3,760,000 plus reasonable closing and related costs, if any (the "Purchase Price"), (ii) authorize the purchase of the John Green Building by the General Revenue Fund from the System for the Purchase Price, and (iii) authorize the removal of the John Green Building from the System; and

Now, Therefore, Be It Resolved by the Board of Trustees of Illinois State University as follows:

Section 1. Defined Terms.

Terms used in this Resolution shall have the same meanings given them in the Bond Resolution.

Section 2. Authorization of Sale and Removal From System.

Pursuant to Section 13(A) of the Bond Resolution, the Board hereby finds and determines that the sale of the John Green Building for the Purchase Price will be made upon fair and reasonable terms no less favorable to the Board than it would obtain in a comparable arm's length transaction and authorizes the sale of the John Green Building by the System and the removal of the John Green Building from the System upon the completion of such sale. The updated list of Existing Facilities comprising the System following such sale is attached hereto as Exhibit A.

Section 3. Finding and Determination.

The Board hereby finds and determines that it is desirable to (i) authorize the sale of the John Green Building by the System to the General Revenue Fund for the Purchase Price, and (ii) authorize the purchase of the John Green Building by the General Revenue Fund from the System for the Purchase Price. It is hereby further determined that the funds received by the System in connection with the sale of the John Green Building shall be deposited in an account established under the Bond Resolution for the benefit of the System.

Section 4. Additional Board Action.

The Chairperson, the Secretary and the Treasurer of the Board and the members, officers, agents and employees of the Board are hereby authorized and directed to do all such acts and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution and with the actions of the members, officers, agents, and employees of the Board which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, which actions shall be and are ratified, confirmed and approved.

Section 5. Severability Provisions.

If any one or more sections, clauses, sentences and parts of this Resolution shall for any reason be questioned in any court of competent jurisdiction, and shall be adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions hereof, but shall be confined to the specific section, clause, sentence and part so determined, and that all resolutions or parts thereof in conflict herewith are hereby repealed.

Section 6. Resolution Effective on Passage.

This Resolution shall become effective upon its passage.

**Project Resource Requirements - Total Acquisition Price - \$3,760,000**

**Source of Funding:** General Revenue Reserves

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

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

ATTEST: Board Action,           October 13, 2023

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

Exhibit A  
**EXISTING FACILITIES AND AUXILIARY UNITS**

**RESIDENCE HALLS**

Wilkins  
Wright  
Haynie  
Manchester  
Hewett  
Watterson

**APARTMENT COMPLEXES**

Fell-School Street  
Cardinal Court

**BONE STUDENT CENTER AND BRADEN AUDITORIUM**

**ATHLETIC RECREATION FACILITIES**

Horton Hancock Athletic Complex  
University Golf Course (Weibring Golf Club)  
Redbird Arena  
McCormick Hall  
Tennis Courts  
Student Fitness and Kinesiology Recreation Center  
Athletics Indoor Practice Facility

**9,600 PARKING SPACES, INCLUDING THREE PARKING RAMPS, FOR FACULTY, STAFF AND STUDENTS**

**STUDENT SERVICES BUILDING**

**CENTER FOR PERFORMING ARTS**

**MULTICULTURAL CENTER**

**STORAGE FACILITIES**