

Executive Committee Meeting
December 20, 2016

APPROVE ACQUISITION OF PROPERTY IN PEORIA, ILLINOIS

Action: Approve Acquisition of Property

Funding: University of Illinois Foundation

This matter is before the Executive Committee for approval of the request that the University of Illinois Foundation (Foundation) acquire certain property adjacent and contiguous to the UIC College of Medicine-Peoria (UICOMP) campus.

The subject property (formerly a Veterans Administration clinic) is located at 411 Martin Luther King Jr. Drive in Peoria, Illinois, immediately adjacent to the UICOMP campus. It includes two parking lots containing 145 spaces and a single building of 31,635 square feet. The site was identified in the UICOMP 2008 land planning document as the top priority for land acquisition to support the future programmatic expansion of the Peoria medical campus, but has not been included in a Board approved Master Plan. The most recent appraised value of the building and land is \$2,140,000. The property owners recently approached the University with a proposal to sell at a price of \$500,000 if the transaction would close by December 31, 2016. The University Comptroller seeks approval to request the Foundation purchase the property and pay the closing costs of the transaction.

The property is being purchased to facilitate a University-approved enrollment expansion at UICOMP. The University, on behalf of the UIC College of Medicine, will enter into a legal agreement with the Foundation to lease the property immediately and to purchase the property within a ten-year period, reimbursing the Foundation for the purchase price, closing and interest costs, and any other carrying costs, including site preparation, renovation, or demolition costs incurred.

This request is being made consistent with a Board of Trustees action item dated November 9, 2000, that states: “From time to time there are unique opportunities to acquire real estate located outside the approved Master Plan boundaries that can fulfill important programmatic objectives of the campuses.” Furthermore, the action item states that the Comptroller is authorized to “acquire real estate outside the Master Plan boundaries, or, in the alternative, to request that the Foundation acquire such properties. In every instance the identities of the properties and possible terms will be discussed in advance with the Board in Executive Session, or in the absence of a regular Board meeting then with the Executive Committee of the Board of Trustees, consistent with the Illinois Open Meetings Act.” The timing of this opportunity has dictated the request for an Executive Committee meeting.

Accordingly, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois and the Vice President/CFO and Comptroller recommend approval of the acquisition of land described above in Peoria, Illinois.

The Board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes*,

The General Rules Concerning University Organization and Procedure, and Board of Trustees policies and directives.

The President of the University concurs.