Approved by the Board of Trustees

July 11, 2024

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Board Meeting

July 11, 2024

ROLL CALL

APPROVE CONCEPT FOR LEASE OF UNIVERSITY LAND FOR SPRINGFIELD DISTRICT 186 ELEMENTARY SCHOOL

**Action:** Approve Concept for Lease of University Land for Springfield District 186 Elementary School

**Funding:** No new funding required

University of Illinois Springfield proposes a partnership with Springfield Public School District 186 (D186) that will advance UIS’s mission relative to teacher education and serve D186’s need for space for a new elementary school facility. The proposal is for UIS to lease (long-term) about 20 acres of campus land to D186 to build a new school at the edge of campus and leverage that proximity to the advantage of its teacher education programs.

This partnership aligns with the UIS mission, and directly benefits UIS and the Springfield community by providing an accessible placement option for clinical practice by UIS education students, making UIS more attractive to elementary education students, supporting UIS enrollment growth, improving teacher training and enhancing the workforce, solving a community problem by consolidating three aging schools to one modern facility, and strengthening community ties and reputation.

Details of the partnership (lease agreements and programmatic commitments) will need to be developed. The proposed development will require extensive infrastructure. Real Estate Services (RES) will need to sign off on such applications as landowner for subdivision and zoning approvals. The authority having jurisdiction (AHJ) is the City of Springfield. Special attention will be dedicated to stormwater detention impacts, traffic improvements, and sewer and utility capacity impacts on future campus development. All development infrastructure costs, on- and off-site, would be at D186’s expense and should be communicated up front.

For the lease to proceed, it is necessary to approve the concept of the lease agreement, which signals UIS’s willingness to explore a partnership, approve an update to the UIS master plan that includes a change in planned use for the 20-acre parcel at the edge of campus, and approve delegation to the vice president/chief financial officer and comptroller to negotiate final terms of the lease. (UIS financial and legal exposure will be limited and specified in the lease agreement.)

At this time, given the University and community benefits the proposed partnership presents, the chancellor, University of Illinois Springfield, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the Board of Trustees endorse the concept of leasing University land located at the northwest corner of campus, northeast of 11th Street to D186 to enable construction of a new elementary school and that the University and D186 personnel work expeditiously to define terms and conditions of a lease mutually acceptable to the University and the prospective lessee.

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 of Illinois System concurs.