

COMMUNITY COLLEGE DISTRICT NO. 536
BOARD OF TRUSTEES COMMITTEE
Building and Grounds

March 3, 2021

MINUTES

The Building and Grounds Committee Meeting of the Board of Trustees of Lewis and Clark Community College, District No. 536, was held January 6, 2021 online in a virtual format by teleconference via ZOOM

<https://lewisclark.zoom.us/j/97705503140?pwd=cDZ2RUdPZ3hpSU5zVTBGMkRSZGVlQT09>

or by phone at 1 312 626 6799 with Meeting ID 977 0550 3140 and Passcode 982956

The meeting began at 11:00 am.

ROLL CALL

Present

Charles Hanfelder, Assistant Secretary
Dwight Werts, Member

Also present were Ken Trzaska, Lori Artis, Chris Paulda, Mary Schulte, Nancy Kaiser, Sue Czerwinski, Melissa Batchelor, Travis Jumper, Tim Bell, Dennis Weedman, and Sue Keener.

No Public Comments were submitted in advance or during the meeting.

Dr. Ken Trzaska called the meeting to order noting the business on the agenda was an update on the Brown Street Houses located adjacent to the N.O. Nelson campus. Administration has done quite a bit of work in the background and it has been a healthy process. Four options will be presented to the Board for consideration at the Board meeting March 9, 2021:

- Option 1: Demolish 401 and 409 with Madison County Community Development (MCCD) covering cost of demolition and LC retains the property
- Option 2: Demolish 401 and 409 with donor covering cost of demolition and LC retains the property
- Option 3: Demolish 401 and 409 with MCCD covering cost and LC sells property
- Option 4: Sell 401 and 409 property "as is"

Option 1 is the action administration intends to recommend at the Board meeting. The land is an asset to the institution.

It was clarified that Madison County Community Development has a **Madison County Residential Demolitions** program that would fund the demolition work. MCCD would place a lien against the property. While the college still owns the property, LC would be responsible to repay the demolition expenses upon the sale of the property in the future. Or if the property is later donated to a charity, the lien would be relieved.

Lori Artis noted there is a Policy Committee meeting tomorrow that could impact action if the decision of the Board is to sell the properties. Even if we know someone is interested in purchasing the property, we cannot select a purchaser. By law and policy, we must send out for bid and the property goes to the highest bidder.

Dr. Trzaska noted one consideration was to renovate one of the houses for educational purposes, but there are other priorities for the college at this time.

Regarding Option 2, there is a neighboring business that was interested in paying for the demolition to be able to use the Nelson parking lot. Zoning for the neighboring operation would require us to designate 25 parking spaces for use by the donor. Considering LC parking needs as well as the associated liability risks and security requirements if someone is using our property, this didn't seem to be the best option. As a good neighbor, LC would be open to this option, but we will need to have a process in place similar to rental of campus rooms for weddings, etc.

Regarding Options 3 and 4, the college would recoup some of the funds if the property is sold, but it would be a small fraction of the investment.

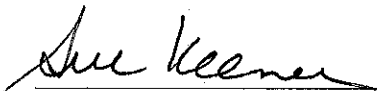
Dr. Trzaska stated he felt the big picture opportunity would be to hold onto the property. Since it is part of our campus, there are opportunities to build our presence in Edwardsville.

Dwight Werts stated he felt Option 1 was a win/win.

It was noted the college received an estimated cost for demolition of \$24,000 for both houses. The estimate we received for a sale of the houses and land was \$118,000 to \$135,000, so a potential lien would be less than the value of the property.

Chuck Hanfelder asked if there was any interest in trying to sell the property "as is". Dr. Trzaska responded his suggestion was to choose Option 1 and move forward. If there is a future need or interest in selling the land, a recommendation would bring it to the Board accordingly. Chuck Hanfelder stated he is agreeable to Option #1.

There being no further business, the meeting adjourned at 11:20 am.



Sue Keener
Sue Keener, Executive Secretary to the President and Board of Trustees