



Special Meeting
of the
Board of Trustees

September 9, 2021

**Special Meeting of the
BOARD OF TRUSTEES OF NORTHERN ILLINOIS UNIVERSITY
10 a.m. – Thursday – September 9, 2021**

This meeting is being conducted in person and through videoconferencing communications pursuant to Public Act 101-0640, enacted June 12, 2020, and section 7(e) of the Illinois Open Meetings Act, allowing for virtual board meetings during a disaster declaration relating to public health concerns. As Chair of the Board, I have determined that an in-person meeting is not practical or prudent because of the disaster. As such, trustees may attend today’s meeting by audio and visual conferencing and not by physical presence.

AGENDA

- 1. Call to Order and Roll Call
- 2. Verification of Appropriate Notification of Public Meeting
- 3. Meeting Agenda Approval.....Action..... i
- 4. Chair's Comments/Announcements
- 5. Public Comment*
- 6. President’s Report No. 153
 - a. Real Estate Property Sale – Hoffman Estates Campus.....Action.....1
- 7. Other Matters
- 8. Next Meeting Date
- 9. Adjournment

*Individuals wishing to make an appearance before the Board should consult the [Bylaws of the Board of Trustees of Northern Illinois University, Article II, Section 4 – Appearances before the Board](#). Appearance request forms can be completed [online](#) in advance of the meeting or will be available in the Board Room the day of the meeting. For more information contact Crystal Doyle, ccoppel@niu.edu Altgeld Hall 300, DeKalb, IL 60115, 815-753-1273.

Anyone needing special accommodations to participate in the NIU Board of Trustees meetings should contact Crystal Doyle, ccoppel@niu.edu or (815) 753-1273, as soon as possible.

REAL ESTATE PROPERTY SALE – HOFFMAN ESTATES CAMPUS

Summary: On March 18, 2021, the Board of Trustees previously determined the Hoffman Estates campus as surplus to the university needs and authorized the property to be sold under the updated provisions of the Illinois Property Control Act (30 ILCS 605/). A reasonable offer has been received for the campus, 5555 Trillium Blvd., Hoffman Estates, and efforts to close the sale may need to move quickly to accommodate the potential buyer's timeline. To provide clarity for the process, this action is to authorize President Freeman to accept the offer and, collectively with Treasurer Chinniah and Secretary Edghill-Walden, sign all related closing documents on behalf of the Board in accordance with board regulations section VI, subsection A. 3.

Background: The facility was placed on the market in early June 2021 and received an offer after a relatively short advertising period. After considering the real estate market in the Hoffman Estates area, this offer is considered reasonable. The closing date is pending and will be based on the buyer completing their due diligence evaluation efforts within 90 days. The due diligence period will allow the buyer time to obtain special use permitting with the Village of Hoffman Estates.

Net proceeds from the sale will be placed in a restricted cost center to be used for campus deferred maintenance or emergency repair requirements in accordance with the Illinois Property Control Act.

Funding: Revenue generating – Resulting net sale proceeds to be deposited in account conforming to Property Control Act.

Recommendation: The University recommends Board of Trustees approval. Updates on the sale process will be provided at future Board meetings.