**Illinois State**

**University**

Board of

**Trustees**

**Resolution No. 2014. 02/02**

**Authorization to Decommission**

**South Campus Residence Halls**

**Resolution**Whereas, the South Campus Residence Halls complex, consisting of the Hamilton-Whitten, Atkin-Colby and Southside   
Dining Center facilities (the *“South Campus Residence Halls”)*, was built in the early 1960’s as a student housing facility   
and part of the Illinois State University Auxiliary Facilities System created by a resolution adopted on May 16, 1985 by the predecessor of the Board of Trustees (such resolution, as supplemented and amended to date, the *“System Resolution”*), and

Whereas, the South Campus Residence Halls are outdated under present building design, accessibility and technology standards, and are not equipped with the fire-sprinkler systems as mandated by the State of Illinois and therefore no longer meet student housing needs; with the overall condition of these facilities continuing to deteriorate, the South Campus Residence Halls have reached the end of their economic useful life, and

Whereas, the Board of Trustees of Illinois State University (*the “Board”)* on June 14, 2010 in consideration of the aged condition of such facilities, authorized the redevelopment of student housing facilities on the Cardinal Court Apartments site to better address student housing needs, and

Whereas, pursuant to Section 26A of the System Resolution, the Board of Trustees may remove a facility from the Auxiliary Facilities System if the Board determines that such facility is not income producing because it is worn out, obsolete or otherwise physically or structurally unfit for the use and occupancy thereof for which it was initially acquired;

Therefore, be it resolved by the Board of Trustees that it is hereby determined that the South Campus Residence Halls are physically and structurally unfit for use and occupancy as student housing, the purpose for which they were originally acquired, and therefore such facilities are to be demolished and are hereby removed from the Auxiliary Facilities System. An updated list of facilities comprising the Auxiliary Facilities System is attached hereto as Exhibit A. A copy of this resolution shall be filed with the Treasurer of the Board and with the Bond Registrar under the System Resolution.

Board Action on: Postpone:

Motion by: Amend:

Second by: Disapprove:

Vote: Yeas: Nays: Approve:

ATTEST: Board Action, (February 21, 2014)

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Secretary/Chairperson

**Exhibit A**

**Board of Trustees**

**Illinois State University**

**Auxiliary System Facilities**

Residence Halls

(i) Wilkins

(ii) Wright

(iii) Haynie

(iv) Manchester

(v) Hewett

(vi) Watterson

Apartment Complexes

1. Shelbourne Apartments
2. Fell and School Apartments

Bone Student Center and Braden Auditorium

Athletic Recreation Facilities

(i) Horton Hancock Athletic Complex

(ii) University Golf Course (Weibring Golf Club)

(iii) Redbird Arena

(iv) McCormick Hall

(v) Tennis Courts

(vi) Student Fitness Center

9,600 Parking Spaces, including three Parking Decks for faculty, staff and students

Student Services Building

Center for Performing Arts

**Supplementary Information**

Board of Trustees

Illinois State University

South Campus Residence Halls Decommission

The Auxiliary Facilities System (AFS) at Illinois State University was created on May 16, 1985 and consists of the facilities set forth in Exhibit A. These facilities were either (i) constructed with proceeds from revenue bonds issued within the authority delegated by the State to the Board, or (ii) now produce revenues that are used to operate and maintain AFS facilities. All revenues received in conjunction with the operation of the AFS facilities are pledged towards the payment of outstanding revenue bonds and the operation and maintenance of the facilities. The replacement value of these facilities is currently estimated to be $764,000,000.

The South Campus Residence Halls complex consists of the Hamilton-Whitten, Atkin-Colby and Southside Dining Center (formerly known as Feeney Dining). It was constructed in the early 1960’s to meet the growing student demand for housing as the campus began experiencing rapid growth. When added to the University’s then existing housing facilities of Fell Hall, Walker-Dunn Barton and Cardinal Court Apartments, all of which have since been decommissioned as housing facilities and either demolished or repurposed, it more than doubled available capacity.

During the development of the Long Range Housing and Dining Renovation Plan it was determined the significant cost required to renovate the South Campus Residence Halls was not economically feasible given the age and construction quality of those facilities. The State’s new mandate (Public Act 93-887) requiring fire-sprinklers to be installed in residence halls no later than January 1st of 2013 significantly added to the cost of necessary renovations. Coupled with the increasing demand by students for more modern on-campus housing options, the decision was made to discontinue operating the complex as a residence hall in conjunction with the effective date of the fire-sprinkler mandate. In anticipation of this decommissioning of the South Campus Residence Halls and the need for newer and more modern housing facilities, the Board in June of 2010 authorized the redevelopment of the Cardinal Court location into new housing facilities. This redevelopment was accomplished through a public-private partnership, with the new 896 bed Cardinal Court Apartment complex opening in August, 2012. After almost two years of operation, the Cardinal Court Apartments have realized full capacity and a high level of student satisfaction.

In accordance with the System Resolution, before the South Campus Residence Halls can be demolished, the Board must officially decommission and remove the facilities from the AFS. Board authorization to contract to demolish the South Campus Residence Halls is being sought by separate resolution.