

**APPROVAL TO SELL PROPERTY TO BOYS & GIRLS CLUB OF THE
NORTHERN INDIANA CORRIDOR
SOUTH BEND CAMPUS**

RESOLUTION NUMBER 2024-54

WHEREAS, the Trustees of Ivy Tech Community College (“Board”) own approximately 2.25 acres of land including a building of 16,000 gross square feet at 250 and 412 E Sample Street, South Bend, IN (“Property”), and

WHEREAS, Boys and Girls Club of the Northern Indiana Corridor has expressed interest in purchasing the Property to support K-12 interventions and educational opportunities and out of school suspension learning loss, and

WHEREAS, the Ivy Tech Community College South Bend/Elkhart campus (“Campus”) has determined that the Property is not needed for use by the College, and

WHEREAS, as a state educational institution, the College is required to follow a procedure in Indiana Code (IC) 21-31-2-5 and 21-36-3 to purchase/sell real estate in the name of the Board of Trustees, and

WHEREAS, pursuant to Indiana Code 21-36-3, the College has had two appraisers determine the value of the property, and

WHEREAS, the appraisals determined the value of the property to be between \$492,000 and \$788,000; and

WHEREAS, IC allows the Board to sell real estate on whatever terms and for whatever consideration may be appropriate; and

WHEREAS, based on the appraisals received by the College, the Campus wishes to sell the Property for the negotiated price of Four Hundred and Eight-Eight Thousand (\$488,000); and

WHEREAS, IC 21-22-6-10 requires the Board to receive a recommendation from the Campus Board of Trustees before taking any action under IC 21-31-2-5; and

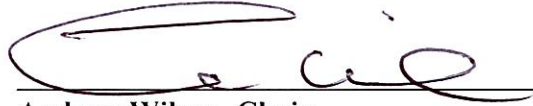
WHEREAS, the South Bend Campus Trustees have reviewed the request of the Campus administration to sell the Property and the Campus Trustees recommend the State Trustees approve the sale in the amount of \$488,000, and

NOW THEREFORE BE IT RESOLVED, it will serve the best interests of Ivy Tech Community College to dispose, sell, and convey the Property and the State Trustees do hereby approve the sale of the Property to Boys and Girls Club of the Northern Indiana Corridor in the amount of \$488,000, and

FURTHER BE IT RESOLVED, the State Trustees do hereby authorize and direct the President and any other appropriate, designated College employee to execute the necessary documents to sell the Property after the documents have been approved by the College Counsel, and

FURTHER BE IT RESOLVED, the Assistant Secretary to the Board of Trustees is hereby directed to forward a copy of this Resolution to the Governor of Indiana as required by IC 21-36-3-8.

**STATE BOARD OF TRUSTEES
IVY TECH COMMUNITY COLLEGE
OF INDIANA**

A handwritten signature in black ink, appearing to read "Andrew Wilson", written over a horizontal line.

Andrew Wilson, Chair

A handwritten signature in black ink, appearing to read "Michael Dora", written over a horizontal line.

Michael Dora, Secretary

Dated December 5, 2024

**APPROVAL TO SELL PROPERTY at 250 and 412 East Sample Street, South Bend, IN
46601**

RESOLUTION NUMBER 2024-1118-01

WHEREAS, Ivy Tech Community College South Bend-Elkhart owns real estate located 250 and 412 East Sample Street, South Bend, IN 46601; and

WHEREAS, the College acquired the property in 2002 for Apprenticeship support; and

WHEREAS, the College has determined that the property is underutilized and would not be needed for future growth for in the foreseeable future and that it would be advantageous for the College to sell the property to reduce associated maintenance and costs; and

WHEREAS, a party approached the College to purchase the property for more valuable community use; and

WHEREAS, the College engaged two (2) appraisers to determine the value of the properties as required by IC 21-36-3; and

WHEREAS, Valuation Services Appraisal determined the total value of the property to be \$720,000 and \$68,000 respectively and Vale Appraisal confirmed these values; and

WHEREAS, the College received an offer of \$68,000 and \$420,000 respectively for the properties; and

FURTHER BE IT RESOLVED, the Campus Trustees do hereby request the State Board of Trustees to approve the sale of 250 and 412 East Sample Street in South Bend, and to authorize and direct the President and any other appropriate, designated College employee to execute the necessary documents to convey the Property after the documents have been approved by the College General Counsel.

**South Bend/Elkhart Campus Board of Trustees
Ivy Tech Community College of Indiana**

Tina Patton, Chair

Dated November 18, 2024