

7.2 APPROVAL OF A RESOLUTION TO ACCEPT AN OFFER FOR SALE OF THE BUILDING TRADES HOUSE

A. SUBJECT

This item is included on the agenda so the Board can consider an offer for the sale of the building trades house.

B. INFORMATION

The Board approved selling the building trades house on April 22, 2025. The public notice of the invitation to bid was printed in The Woodstock Independent on April 30, May 7, and May 14, 2025. Open Houses were held on May 17th and 18th. Consequently, two bids were received for the scheduled bid opening on June 3, 2025. Details are included on the attached bid tabulation sheet.

If the Board accepts the highest bid, the contract will be reviewed by William Hellyer, Attorney for the building trades real estate transactions. Mr. Hellyer will be authorized to sign on behalf of the Board of Education all necessary documents to effectuate the sale of this property.

C. RECOMMENDATION

The Superintendent recommends that the Board review and accept the attached offer for the sale of the building trades house.

D. SUGGESTED MOTION

Move to approve and waive the reading of the resolution for the sale of the building trades house located at 1360 Sandpiper Lane for a purchase price of \$400,000.

**RESOLUTION OF
Board of Education of
Woodstock Community Unit School District No. 200
McHenry, Illinois**

**Acceptance of Offer for Sale of Building Trades House
1360 Sandpiper Lane, Woodstock, Illinois**

WHEREAS, the Board of Education has acquired title to the real estate located at 1360 Sandpiper Lane, Woodstock, Illinois (“Trades House”) for the purposes of vocational training of pupils pursuant to Section 5/10-23.3 of *The School Code* (105 ILCS 5/10-23.3); and

WHEREAS, at least two-thirds of the Board members Resolved on April 22, 2025, to sell the Trades House without a realtor, within 60 days by sealed bid, and

WHEREAS, the Board has published notice of the time, place, and terms of sale on April 30, May 7, and May 14, 2025 prior to the final date of acceptance of bids in a newspaper published in the District; and

WHEREAS, the Board received two bids for the purchase of the Trades House; and

WHEREAS, the Board has received a contract offer to purchase the Trades House; and

WHEREAS, at least two-thirds of the Board members have decided to sell the aforementioned real estate, pursuant to Section 5/10-23.3 of the *School Code* (105 ILCS 5/10-23.3) under the terms and conditions contained in the Contract (“Contract”) attached as Exhibit A:

NOW THEREFORE, Be It Resolved by the Board of Education of Woodstock Community Unit School District No. 200, McHenry County, Illinois, that:

Section 1: The Board of Education hereby accepts the offer of \$400,000 from Clearbrook for the sale of the Trades House pursuant to the terms of the Contract attached hereto as Exhibit A.

Section 2: The Board of Education authorizes the action of its Board members in executing the Contract.

Section 3: The Board of Education authorizes the District’s Attorney, William Hellyer, to sign, on behalf of the Board of Education, all necessary documents to effectuate the sale of said property pursuant to the terms of the Contract.

ADOPTED this 17th day of June, 2025, by the following vote:

AYES:

NAYES:

ABSENT:

President, Board of Education

ATTEST:

Secretary, Board of Education