



Board of Commissioners Meeting

Agenda Item VI.a.
July 18, 2019

SUBJECT: Action on the Resolution 19-06: Declaring Intent to Transfer Property to the City of DeKalb

SUBMITTING DEPARTMENT: Administration

BACKGROUND INFORMATION:

The attached resolution establishes the intent of the DeKalb Park District to transfer Park District Property (the Nehring Building) at 164 E. Lincoln Highway to the City of DeKalb no later than December 31, 2019. The city intends to use this building to move “city hall” from the present location at 200 S. Fourth Street to the downtown area in order to bring significant foot traffic to the downtown core during the regular work week.

The DeKalb National Bank built a two-story building at 164 E. Lincoln Highway in 1892. The building had a Queen Anne style with an impressive second story turret above the corner entrance. The structure originally served the bank as well as Sheets & Knodle Hardware, which occupied the west half of the building. In 1902, the bank changed its name to First National Bank of DeKalb and embarked on a major remodeling of the structure. A limestone facade in Classical Revival style was installed to suggest strength and permanence. The hardware company relocated in the same year. In 1917, the floor space was roughly doubled with expansion into an attached building to the west. The limestone façade was extended across the combined frontage to create the present-day appearance. In 1950, First National undertook a major remodeling of the interior of the building. In 1966, First National moved to its current main branch at 141 W. Lincoln Highway. At about that time, one of the bank directors, Paul M. Nehring, purchased the building. The structure remained in the Nehring family until 2001 when Shirley Nehring, Paul’s widow, donated the property to the DeKalb Park District.

The Nehring Building has three leases:

1. The DeKalb County Convention and Visitors Bureau. This lease expires on June 30, 2019. (See future agenda item). The lease area includes four offices on the second floor, but the actual use has been limited to two offices.
2. The DeKalb Chamber of Commerce. This lease runs to April 2024 but has a six-month notice and termination clause that can be exercised by either party.
3. DAAHA (DeKalb Area Agricultural Heritage Association). This lease runs to June 2021 but likewise may be terminated with six months written notice by either party.

The Park District has offered written notice to the tenants of the intention to convey the building to the City of DeKalb on or about December 31, 2019. The City will work with the tenants to help them identify alternative accommodations.

The attached resolution has been modified from the one presented to the Board at the June meeting. Section two has been modified to state that the board authorizes the creation of an intergovernmental agreement with the City of DeKalb to transfer the property and that this agreement would be created with board input and that it would be presented to the board of commissioners for final approval. This resolution does not make the transfer of property to the City at this time but does declare the intent of the District to do so by December 31 of this year.

RECOMMENDED ACTION: Approve Resolution 19-06: Declaring Intent to Transfer the Nerhing Building to the City of DeKalb

| | 1 | 2 | Y | N | | 1 | 2 | Y | N |
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| President Phil Young | | | | | Commissioner Gail Krmeneć | | | | |
| Commissioner Dag Grada | | | | | Commissioner | | | | |
| Commissioner Dean Holliday | | | | | | | | | |

DEKALB PARK DISTRICT

RESOLUTION 19-06

A RESOLUTION DECLARING INTENT TO TRANSFER THE NERHING BUILDING TO THE CITY OF DEKALB

WHEREAS, the DeKalb Park District (“Park District”) is a park district duly organized under Illinois Park District Code, 70 ILCS 1205/1 et seq.; and

WHEREAS, the Board of Commissioners (“Board”) of the Park District has full power to pass all necessary ordinances and resolutions to conduct the business of the Board [70 ILCS 1205/8.1(d)]; and

WHEREAS, the DeKalb Park District is the owner of the property located at 164 E. Lincoln Highway (also known as 112 S. 2nd Street), , PIN 0823162005, comprising a multi-story commercial building on a roughly 4,500 square foot lot, commonly referred to (and referenced hereafter) as the Nehring Building; and

WHEREAS, the Nehring Building is not being used for park and recreation purposes and does not serve a purpose to allow the Park District to further its mission, goals, and objectives; and

WHEREAS, the City of DeKalb (“City”) has determined that it is necessary and appropriate for them to acquire the Nehring building; and

WHEREAS, The Park District and the City have the authority to complete this transfer of real estate identified above under the Illinois Local Government Property Transfer Act, 50 ILCS 605/0.01, et seq., and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, et seq.

WHEREAS, the Board finds it to be in the best interest of the Park District and its residents to transfer the Nehring Building to the City of DeKalb;

NOW, THEREFORE, be it resolved by the Board of Commissioners of the DeKalb Park District as follows:

Section One:

The recitals above are hereby incorporated into and made part of this Resolution.

Section Two:

The DeKalb Park District authorizes the creation of an intergovernmental agreement providing said transfer based upon Board input, with such agreement to be presented to the Board of Commissioners for final approval at a future meeting.

Section Three:

If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect any of the remaining provisions of this Resolution.

Section Four: This Resolution shall supersede any resolution or motion, or parts of resolutions or motions, in conflict with any part herein, and any such resolution or motion, or parts thereof, are hereby repealed.

Section Five: This Resolution shall be in full force and effect upon its adoption.

ADOPTED this ____th day of July, 2019 by a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

President, Board of Commissioners
DeKalb Park District

ATTEST:

Secretary, Board of Commissioners
DeKalb Park District