



## Legislation Text

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**File #:** 2024-0163, **Version:** 0

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**Title**  
Cultural Center Surplus Sale

### History

In 2022, the Village engaged in a comprehensive facility assessment study of Village facilities. This assessment identified an estimated \$6.2M in repairs including \$1.2M to replace the roof and \$5M to replace HVAC systems at the Cultural Center.

The facility was offered to School District 135 for \$1, however the District's evaluation of the facility determined the necessary repairs made the acquisition unfeasible.

The Village Board approved decommissioning Cultural Center and the redevelopment of Doogan Park and the old Robert Davidson site during the September 6, 2022 Board meeting. By doing so the Village reduced the total number of facilities to maintain and operate resulting in significant financial savings.

During the February 5, 2024 Board meeting, the Village Board approved awarding the demolition of the facility to KLF Enterprises.

Programs hosted within the Cultural Center will be relocated to the Franklin Loebe Center and the Civic Center beginning in April. This will result in a vibrant recreation campus centered around Village Hall.

To effectively accommodate the relocated programs, the Franklin Loebe Center (FLC) is undergoing modest renovations including the installation of a new dance studio, a new multipurpose room, upgrading the overall appearance of room 109, painting and installing wall coverings and new flooring in the main corridors, sectioning portions of the men's and women's locker rooms for storage and adding a ramp outside an exit door in room 109. Renovations are expected to be complete by the end of March.

Supplies and equipment in support of programs and events will be moved from the Cultural Center to FLC and the Civic Center. Equipment in the recording studio that is still of good use will be salvaged for Village use.

The most valued item in the Cultural Center is a 1928, nine-foot Haddorf Concert Grand Piano. The piano was purchased in 2017 and restored at a cost of \$21,550. Staff have reached out to a number of auction houses including Leslie Hindman, Rivich Auction, and Merrill's Auction House, as well as the individual that refurbished the piano. One vendor shared that "the brand is completely forgotten and the size kills off 99% of buyers. You'd be looking for a church, recording studio, school, concert venue to accommodate the size." Additionally, auctioneers shared that most of the larger venues are looking for other brands.

Staff have reached out to the person that refurbished the piano, as well as the piano tuner. Neither had an interest.

In an effort to find the piano a good home staff sought to donate the piano to School District 135. The district had no interest. District 230 has expressed an interest, however, to date, have not committed to taking the piano. If D230 does not take the piano, it will be included in the surplus sale or a future municipal auction.

A number of items (see attached list) are not needed in either facility. Staff propose hosting a public surplus

sale April 4 & 5, 9 a.m. to 12 p.m. each day. Items of value not sold during the sale will be included in a future municipal auction. Items of no value will remain in the facility and be a part of the demolition.

#### Financial Impact

The sale of surplus items is expected to result in a \$200 to \$500 profit which will be deposited into the village's general fund.

#### Recommended Action/Motion

I move to approve hosting a surplus sale of Village items housed in the Cultural Center which the Village has no need for, and to auction items of value not sold in the sale during in a future municipal auction including the Haddorf Concert Grand Piano if the piano is unable to be donated to a local school or other organization, and to allow items of no value to remain within the facility and disposed of as a part of the demolition.