

**Connect Transit Board of Trustees**  
**June 13, 2025, 3:45 p.m.**  
**11 Uptown Circle, Room 409, Normal, IL 61761**  
**Special Meeting Minutes – Approved at 6/24/25 Meeting**

**A. CALL TO ORDER:**

Chairman Ryan Whitehouse called the meeting to order at 3:30 p.m.

**B. ROLL CALL:**

Board Clerk, Janice Crago, recorded attendance via roll call.

**Trustees Present:**

Trustee Gina Bianchi  
Trustee Judy Buchanan  
Secretary Linda Foster  
Vice Chair Julie Hile  
Trustee Mandava Rao  
Chairman Ryan Whitehouse

**Trustees Absent:**

Trustee Sanders

**City Managers Present:**

City Manager Pam Reece

**City Managers Absent:**

City Manager Jeff Jurgens

**Staff Present:**

David Braun, Managing Director  
Janice Crago, Board Clerk

**Guest(s) Present:**

None

**C. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT:**

Chairman Whitehouse led the Board in the Pledge of Allegiance and read the Connect Transit Mission Statement.

**D. PUBLIC COMMENT:**

None

**E. NEW BUSINESS:**

- a. Recommendation for Disposition of Oakland Avenue Property – Roll Call Vote

**Chairman Whitehouse called for a motion to authorize the Managing Director to execute a sales agreement for the sale of Connect Transit’s Oakland Avenue property for an amount no less than \$250,000.**

Secretary Foster motioned; seconded by Trustee Rao.

**Discussion:**

David Braun, Managing Director, stated Connect Transit’s Oakland Avenue property is the former site of Connect Transit’s operations and maintenance facility prior to our current location on Wylie

Drive. The site was purchased by the Bloomington-Normal Public Transit System (BNPTS) in 1974 for \$133,000 from National City Lines, the former private transportation provider for the area. In 1975, BNPTS purchased adjacent land for \$60,000 to add space to the location. The total site included offices, bus storage, and a bus maintenance garage. In 2013, Connect Transit moved to its current location and had the facilities and tanks on Oakland Avenue removed for \$209,155 of which \$50,455 was paid by the Illinois Environmental Protection Agency.

In April 2022, Connect Transit had an appraisal done to determine the value of the land. The appraiser considered five like properties that were sold between 2018 and 2021 and concluded that "From the range indicated, a conclusion of \$5.00 per square foot seems reasonable. At \$5.00 per square foot, a value of \$380,000 is indicated."

In November 2023, Connect Transit had a market analysis performed to determine the potential sale price of the Oakland Avenue property. The Market Analysis considered 15 like properties (below) that were sold between 2019 and 2023. The Market Analysis concluded the following:

- “Suggested *asking* price is \$3.75 per sq. ft., or \$285,860.
  - Anticipated sale price is between \$3.00 and \$3.25 per sq. ft., or approx. \$230,000 to \$250,000.
  - Assumption is that the lot is environmentally clean and seller can provide an NFR letter if necessary.
  - Assumption is that a buyer will need to have the lot rezoned and will require seller’s cooperation, and an appropriate due diligence period to complete the rezoning.
  - Estimated time to sell is 12 to 36 months.
  - 6% of sales paid at closing.”

Home Sweet Home Ministries (HSHM) has offered \$250,000 for the property, which equals \$3.29/sq. ft.

This sale would provide revenue of \$250,000.

Chairman Whitehouse asked if there were any questions or comments for Mr. Braun.

Chairman Whitehouse stated his vote reflects a financial issue in revenue for Connect Transit and no other issue with the sale.

Chairman Whitehouse asked if there were any other questions or comments for Mr. Braun.

Chairman Whitehouse called for a vote on the motion on the floor since there were no more questions or comments and asked the Clerk to call the roll.

**Rollcall Vote:**

AYE: Trustee Bianchi, Trustee Buchanan, Secretary Foster, Vice Chair Hile, Trustee Rao,  
Chairman Whitehouse

NAY: None

The motion to authorize the Managing Director to execute a sales agreement for the sale of Connect Transit’s Oakland Avenue property for an amount no less than \$250,000 was **approved**.

**F. EXECUTIVE SESSION:**

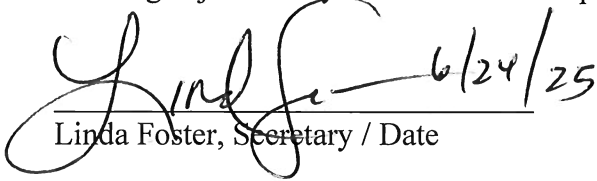
No Executive Session was held.

**G. ADJOURNMENT:**

**Chairman Whitehouse called for a Motion to Adjourn.**

Vice Chair Hile motioned; seconded by Secretary Foster.

Meeting adjourned by consensus at 3:49 p.m.

  
Linda Foster, Secretary / Date

  
Janice Crago, Board Clerk / Date

[CONNECT TRANSIT SEAL]

