



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

SB1654

Introduced 2/26/2021, by Sen. Steve McClure

SYNOPSIS AS INTRODUCED:

30 ILCS 105/5.935 new

30 ILCS 605/7.9 new

Amends the State Property Control Act. Requires the Director of Central Management Services, as administrator, to assess surplus real property held by the State and determine whether such property is unsellable in its current assessed condition. Provides assessment factors. Requires the administrator to prepare a report based upon the assessment that includes all surplus real properties that he or she assessed as unsellable. Provides further contents of the report. Requires the administrator to submit the report to the Governor and the General Assembly beginning on or before February 1, 2023, and for every even-numbered year thereafter. Provides that the administrator is authorized, subject to General Assembly approval, to pursue the recommended course of action for each property specified in the report. Allows the administrator to use funds held in the Sustainable Ownership and Surplus Property Environmental Clean-up Fund for specified purposes. Creates the Sustainable Ownership and Surplus Property Environmental Clean-up Fund as a special fund in the State treasury. Specifies the use of the Fund. Provides for the adoption of rules. Amends the State Finance Act to provide for the Sustainable Ownership and Surplus Property Environmental Clean-up Fund.

LRB102 15942 RJF 21312 b

FISCAL NOTE ACT
MAY APPLY

A BILL FOR

1 AN ACT concerning finance.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The State Finance Act is amended by adding
5 Section 5.935 as follows:

6 (30 ILCS 105/5.935 new)

7 Sec. 5.935. The Sustainable Ownership and Surplus Property
8 Environmental Clean-up Fund.

9 Section 10. The State Property Control Act is amended by
10 adding Section 7.9 as follows:

11 (30 ILCS 605/7.9 new)

12 Sec. 7.9. Long-vacant surplus real property.

13 (a) The administrator shall assess surplus real property,
14 as defined under Section 7.1, and determine whether such
15 property is unsellable in its current assessed condition. The
16 administrator shall consider the following factors in making
17 his or her assessment under this Section:

18 (1) the length of time the property has been
19 designated as surplus real property, with properties held
20 as such for more than 5 years being considered unsellable
21 for purposes of this Section, absent extenuating

1 circumstances;

2 (2) the annual State maintenance and security costs in
3 relation to the property's estimated fair market value;
4 and

5 (3) any excessive liabilities or other prominent
6 concerns.

7 (b) The administrator shall prepare a report based upon
8 the assessment that includes all surplus real properties that
9 he or she assessed as unsellable. The report shall further
10 include:

11 (1) the number of years each property has been vacant;

12 (2) the assessed fair market value of each property,
13 as determined by an appraisal;

14 (3) the annual maintenance costs the State incurs for
15 each property;

16 (4) the estimated demolition and remediation costs of
17 each property;

18 (5) a statement describing any attempts made by the
19 administrator to sell each property, including the issues
20 faced in attempting to sell each property; and

21 (6) a recommendation of the type of action the State
22 should take to address the issues on each property,
23 including an estimated cost of such work and a timeline to
24 complete such work.

25 (c) Beginning on or before February 1, 2023, and for every
26 even-numbered year thereafter, the administrator shall submit

1 the report prepared under this Section to the Governor and the
2 General Assembly. Subject to approval by the General Assembly,
3 the administrator is authorized to pursue the recommended
4 course of action for each property specified in the report.
5 The administrator may use, subject to appropriation, funds
6 held in the Sustainable Ownership and Surplus Property
7 Environmental Clean-up Fund for demolition and environmental
8 remediation costs at the proposed surplus properties, and any
9 other action related to the disposal of properties specified
10 in the report.

11 (d) The Sustainable Ownership and Surplus Property
12 Environmental Clean-up Fund is created as a special fund in
13 the State treasury. Subject to appropriation, moneys in the
14 Fund shall be used by the administrator for demolishing
15 structures, conducting environmental remediation work, and
16 other related actions at surplus real properties as authorized
17 under this Section.

18 Notwithstanding any other provision of law to the
19 contrary, the Sustainable Ownership and Surplus Property
20 Environmental Clean-up Fund is not subject to sweeps,
21 administrative charges or chargebacks, or any other fiscal or
22 budgetary maneuver that would in any way transfer any funds
23 from the Sustainable Ownership and Surplus Property
24 Environmental Clean-up Fund into any other fund of the State.

25 For the purposes of this subsection (d), "structures"
26 means any building, improvement, pipe system, or other

1 engineered system or edifice built or constructed on the
2 surplus real property.

3 (e) The administrator may adopt rules necessary to
4 implement and perform the requirements of this Section.