

March 23, 2016

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY
LOCATED AT THE FORMER LELAND ELEMENTARY SITE, 5221 W. CONGRESS PARKWAY**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

That the Board request the City of Chicago ("the City") or Public Building Commission ("PBC"), as necessary, convey to Kidz Express NFP, an Illinois not-for-profit corporation ("Purchaser"), the property located at 5221 W. Congress Pkwy in Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate contained in the bid solicitation which has been executed by the Purchaser will convert to a contract upon acceptance and execution by the Board. Information pertinent to this agreement is stated below.

LEGAL DESCRIPTION & PIN: See the attached Exhibit A.

BID INFORMATION: In accordance with 105 ILCS 5/34-21, the Property was advertised for sale from December 21, 2015, to January 22, 2016. Bids were received by the Procurement Department by 2:00 p.m. on January 22, 2016, and opened on the same date. The following 2 bids were received:

<u>Bidders:</u>	<u>Offer</u>
1. VOCEL: Viewing Our Children as Emerging Leaders NFP	\$212,000
2. Kidz Express NFP	\$201,065

Section 105 ILCS 5/34-21 provides that the Board may accept the highest responsible bid determined to be in the best interest of the Board. The offer submitted by Kidz Express has been determined to be the highest responsible bid and the most responsive to the repurposing goals and objectives for the former Leland School Property. Kidz Express is a 501(3) (c) not for profit corporation that has operated a Youth Center and Mentoring Program in the South Austin neighborhood since 1997. The program currently provides free after school and summer programs, tutoring, sports, job training and mentoring programs. Kidz Express plans to expand its existing Youth and job programs at the former Leland School site and to add early childhood and adult education classes. Kidz Express received strong support for its program from the local community.

APPRAISAL: In 2014, a valuation was made for this property indicating a fair market value range of:

Appraiser: KMD Valuation Group LLC
Value range: \$300,000-\$350,000

RECOMMENDATION AND USE RESTRICTION: The Property is not needed for school purposes. The Property previously housed Leland Elementary School. The sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21 (2011).

The City or PBC, as necessary, shall include a restrictive covenant in the deed stating that the site must be used for community youth programming which includes one or more of the following: (1) recreational programming; (2) after-school/extra-curricular educational programming; (3) counseling; (4) career, trade, job readiness or vocational training; (5) computer training; (6) mentorship programs; (7) tutoring programs; and/or (8) sports/athletic programming. In addition, the site may also incorporate early childhood programming and/or day care facilities. The deed for the Property will include this restriction. Title to the Property will revert back to the City of Chicago, in Trust for Use of Schools, as legal title holder of record for the benefit of the Chicago Board of Education ("Board") if this restriction is breached without the prior written approval of the Board's Chief Operating Officer.

The property shall be sold "as is, where is." The valuation and the bids received were reviewed and it is recommended that the following bid be accepted:

Bidder Name: Kidz Express NFP
Address: 342 N Laramie, Chicago, Illinois 60644
Contact: Duane Ehresman / 773-447-6215 / ehresmanmanagement@yahoo.com
Grantee Name: Kidz Express NFP
Offer: \$201,065

AUTHORIZATION: Authorize the President and Secretary to execute the Offer to Purchase agreement and to modify the legal description if necessary upon receipt of a title commitment and survey. Authorize the City or PBC, as necessary, to issue a quit claim deed in favor of Kidz Express, NFP. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and Chief Operating Officer to execute any and all ancillary documents required to administer or effectuate this transaction.

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: Local School Council approval is not applicable to this transaction.

FINANCIAL: Proceeds (Purchaser's best and final offer, less closing costs) to be credited to the Capital Asset Fund.

GENERAL CONDITIONS:

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

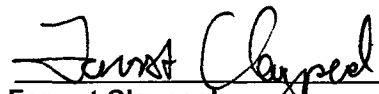
Ethics – The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:


Chief of Capital Improvement

Approved:


Forrest Claypool
Chief Executive Officer

Approved as to legal form: 

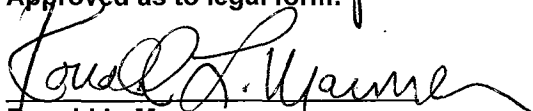

Ronald L. Marmor
General Counsel

EXHIBIT A

THE PROPERTY

The Board reserves the right to make changes as necessary to clarify or correct property information.

Common address:

Former Leland Elementary Site, 5221 W. Congress Parkway, Chicago, Illinois

PIN(s):

16-16-122-025

Legal Description:

THE SOUTH 140.43 FEET OF THE NORTH 338.38 FEET OF LOT 81 AND THE SOUTH 140.43 FEET OF LOT 81 (EXCEPT THE EAST 50 FEET THEREOF) IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND INCLUDING ANY PROPERTY LOCATED WITHIN OR ADJACENT TO THE BOUNDARIES OF THIS LEGAL DESCRIPTION.