

April 26, 2017

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY  
LOCATED AT 1310 S. ASHLAND AVENUE (FORMER MOSES MONTEFIORE SCHOOL)**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

That the Board request the Public Building Commission of Chicago ("PBC") or the City of Chicago ("City"), as necessary to convey to Urban Prairie, an Illinois Not-for-Profit Corporation ("Purchaser"), the former Moses Montefiore School site at 1310 S. Ashland, 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 January 12, 2017 through March 13, 2017. Bids were received by the Procurement Department by 2:00 p.m. on March 13, 2017, and opened on the same date. The following four (4) bids were received:

<u>Bidder</u>	<u>Offer</u>
1. Urban Prairie	\$2,102,018.00
2. Condor Partners, LLC	\$1,700,000.00
3. Svigos Asset Management	\$1,500,000.00
4. Atied Associates, LLC	\$1,100,000.00

**APPRAISAL:** On January 17, 2017 a valuation of the Property was made for the benefit of the Board which indicated a value as follows:

Appraiser:	Appraisal Associates
Value:	\$2,100,000

**RECOMMENDATION:** The Property is not needed for school purposes. The Property previously housed Moses Montefiore Elementary School which closed in 2016. The sale does not include Simpson Academy for Young Women at 1321 S. Paulina. The sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21. The Property shall be sold "as is, where is."

The PBC and/or City, shall include a restrictive covenant in the deed prohibiting the Property from being used as a K-12 charter school and requiring the Grantee to obtain a Certificate of Occupancy from the City of Chicago within three (3) years of the date of the deed. 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 Board if this restriction is breached without the Board's Chief Operating Officer's prior written approval.

The appraisal and bids received were reviewed and it is recommended that the following bid be accepted:

Bidder Name:	Urban Prairie, an Illinois Not-for-Profit Corporation
Address:	1220 W. Lexington Street, Chicago, IL 60607
Contact:	Margaret Harper Lofgren, 312 733-5337, <a href="mailto:info@urbanprairie.org">info@urbanprairie.org</a>
Offer:	\$2,102,018.00

**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 PBC and/or City to issue a deed in favor of Purchaser, Urban Prairie, a Not-for-Profit Illinois Corporation. 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.

17-0426-OP3

**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:**

  
Mary De Runtz  
Deputy Chief Facilities Officer

**Approved:**

  
Forrest Claypool  
Chief Executive Officer

Approved as to legal form: 

  
Ronald L. Marmer  
General Counsel

**EXHIBIT A**

**PROPERTY OFFERED FOR SALE**

**THE BOARD RESERVES RIGHT TO MAKE CHANGES AS NECESSARY**

**PROPERTY:** FORMER MOSES MONTEFIORE SCHOOL\*

**ADDRESSES:** 1310 S. ASHLAND AVENUE

**PIN:** 17-19-211-001-0000 (PART OF PIN)\*

**LEGAL DESCRIPTION:**

LOTS 13 TO 37, BOTH INCLUSIVE, IN STINSON'S SUBDIVISION OF BLOCK 16 IN DIVISION OF, SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND VACATED ALLEYS ADJACENT TO SAID LOTS.

**USE RESTRICTION:**

***THE PROPERTY MAY NOT BE USED AS A K-12 CHARTER SCHOOL.***

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 BOARD IF THIS RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OFFICER OR, GRANTEE FAILS TO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF CHICAGO FOR THE PROPERTY WITHIN THREE YEARS OF THE DATE OF THE DEED.

**\*THIS DOES NOT INCLUDE THE SIMPSON ACADEMY FOR YOUNG WOMEN PROPERTY LOCATED TO THE WEST. PURCHASER WILL NEED TO OBTAIN A SURVEY AND APPLY FOR A TAX DIVISION AND SEPARATE PIN WITHIN 30 DAYS OF THE CONVEYANCE OF THE PROPERTY\***