

October 28, 2020

**TRANSFER TITLE TO THE FORMER WOODS COMMUNITY ACADEMY
AT 6206 S. RACINE AVENUE TO THE CITY OF CHICAGO ("CITY") FOR
REDEVELOPMENT AS A COMMUNITY CENTER PROVIDING
EDUCATIONAL AND VOCATIONAL TRAINING AND EMPLOYMENT OPPORTUNITIES,
HEALTH, MEDICAL, AND SOCIAL SERVICES**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

That the Board requests the Public Building Commission of Chicago ("PBC") and/or the City of Chicago in Trust for Use of Schools transfer title of the former Woods Community Academy located at 6206 S. Racine Avenue to the City of Chicago to be repurposed and renovated as a community center providing educational and vocational training and employment opportunities, health, medical and social services. Information pertinent to this transfer is stated below.

TRANSFeree:

City of Chicago
121 N. LaSalle Street
Chicago, IL 60602

CITY CONTACT:

Kathryn Leoni
City of Chicago
312-744-7590
Kathryn.leoni@cityofchicago.org

PROPERTY INFORMATION, LEGAL DESCRIPTION & PIN: See the attached Exhibit A.

RECOMMENDATION: The former Woods Community Academy ("Property") has been closed and vacant since 2013. The Property is a three-story 65,000 square foot building on a 102,733 square foot site in Englewood. The building is in poor condition.

The Property is not needed for school purposes. The Property was declared surplus and advertised for sale in 2017. Two bids were received and a sale price of \$90,000 was negotiated with the Greater Southwest Development Corporation ("GSWDC"). The Board approved the sale of the Property for \$90,000 to GSWDC on August 28, 2017 by Board Report 17-0828-OP4. The contract was cancelled because the building was vandalized and damaged prior to closing.

The Property is being transferred to the City pursuant to the Local Government Property Transfer Act (50 ILCS 605/0.01 et. seq.) for economic development and a public purpose. The City is negotiating a redevelopment agreement with the Inner-City Muslim Action Network, a 501(c) Not For Profit Corporation to renovate and repurpose the vacant building to provide educational and vocational training, economic and employment opportunities, health, medical and social services for the community. The transfer of the Property will relieve the Board of its maintenance and security responsibilities. The Property is to be conveyed in "As-Is-Where Is" condition. The deed shall provide that the Board and the PBC are to be released and discharged from any and all responsibility or liability with respect to the Property's physical, structural or environmental condition and the Property may not be used as a K-12 Charter School.

AUTHORIZATION: Authorize the Public Building Commission of Chicago and the City of Chicago, in Trust for Use of Schools, as applicable, to issue deeds in favor of the City. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and the Chief Operating Officer to execute any and all ancillary documents required to administer or effectuate this transfer.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: \$1.00.

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-P03), 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-P02), as amended from time to time, shall be incorporated into and made a part of the agreement.

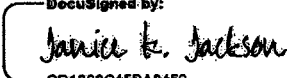
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:

Approved:

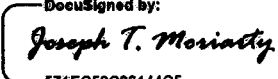
DocuSigned by:

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Arnaldo Rivera
Chief Operating Officer

DocuSigned by:

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Janice K. Jackson
Chief Executive Officer

Approved a to legal form: 

DocuSigned by:

571ECS9C33144C5

Joseph T. Moriarty
General Counsel

**EXHIBIT A
(FORMER WOODS COMMUNITY ACADEMY)**

PROPERTY: FORMER WOODS COMMUNITY ACADEMY

ADDRESS: 6206 SOUTH RACINE AVENUE, CHICAGO, ILLINOIS

PINs: 20-17-332-001, 20-17-332-002, 20-17-332-003, 20-17-332-004, 20-17-332-005, 20-17-332-006, 20-17-332-007, 20-17-332-009, 20-17-332-010, 20-17-332-018, 20-17-332-019, 20-17-332-020, 20-17-332-021, 20-17-332-022, 20-17-332-023, 20-17-332-024, 20-17-332-025, 20-17-332-026, 20-17-332-027, 20-17-332-039, 20-17-332-040, 20-17-332-041, 20-17-332-042

LEGAL DESCRIPTION:

LOTS 11 TO 22, BOTH INCLUSIVE, AND VACATED ALLEY IN R.H. DOCKRILL'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH 14.3322 CHAINS OF THE EAST 10.466 CHAINS OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO,

LOTS 1 TO 6, BOTH INCLUSIVE, ALL OF LOTS 21, 22 AND 23, AND VACATED ALLEY IN BLOCK 1 IN SPRINGER'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTH 14.3322 CHAINS OF THE EAST 10.466 CHAINS OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS (EXCEPT THE SOUTH 16 FEET OF LOT 21 OPENED/DEDICATED FOR PUBLIC ALLEY).

USE RESTRICTION:

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