

March 24, 2021

**TRANSFER TITLE TO THE FORMER KATE S. BUCKINGHAM SCHOOL
AT 9207 S. PHILLIPS AVENUE TO THE CITY OF CHICAGO ("CITY") FOR
REDEVELOPMENT AS A COMMUNITY YOUTH CENTER**

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 to transfer title to the former Kate S. Buckingham School building located at 9207 S. Phillips Avenue to the City of Chicago to be repurposed and renovated as a community youth center providing educational, recreational, and social services. Information pertinent to this transfer is stated below.

TRANSFeree:

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

CITY CONTACT:

Skylar Patterson
City of Chicago Project Manager
(M) 312.590.1655; (O) 312.744.3300
Skylar.Patterson@cityofchicago.org

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

RECOMMENDATION: The former Kate S. Buckingham School ("Property") has been closed and vacant since 2013. The Property is approximately 56,653 square feet and is located in the Calumet Heights Community. It is improved with a 14,100 square foot single story school building in average condition. The site is zoned RS2, Single Family Residential.

The Property is not needed for school purposes. The Property was declared surplus and advertised for sale in 2017. A bid was received for the Property however, the proposed bidder required a zoning change and could not obtain community support for the proposed use and zoning change.

The Property is being transferred to the City pursuant to the Local Government Property Transfer Act (50 ILCS 605/0.01 et. seq.) for the public purpose of economic and social services development. The City is negotiating a redevelopment agreement with the Chicago Youth Centers ("CYC") a 501(c) Not for Profit Corporation. CYC has been in existence for 64 years and operates a network of neighborhood and school-based centers in the City of Chicago. It is the 11th largest provider of Head Start programs in the City. It also provides after school recreational and mentoring programs in the South Shore Community at 7601 S. Phillips. CYC has applied for a \$5 Million grant from the State of Illinois to renovate and repurpose the vacant school building to provide educational, recreational, and social programs for children in the community. The transfer of the Property will revitalize and repurpose a closed school building and provide educational, recreational, and social services for children residing in the neighborhood. 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 for the Property described on Exhibit A. 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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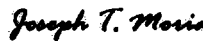
Arnaldo Rivera
Chief Operating Officer

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Janice K. Jackson, Ed. D
Chief Executive Officer

Approved a to legal form:

DS


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Joseph T. Moriarty
General Counsel

EXHIBIT A

FORMER KATE S BUCKINGHAM SCHOOL

PROPERTY: FORMER KATE S BUCKINGHAM SCHOOL

ADDRESS: 9207 S PHILLIPS AVE, CHICAGO, ILLINOIS 60617

PINS: 26-06-308-001 AND 26-06-308-036

LEGAL DESCRIPTION:

LOTS 29 TO 46 BOTH INCLUSIVE, IN BLOCK 6 IN SOUTH CHICAGO HEIGHTS, A SUBDIVISION OF WEST 1/2 OF SOUTH WEST 1/4 OF SECTION 6 NORTH OF INDIAN BOUNDARY LINE TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

USE RESTRICTION:

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