

November 17, 2021

**AUTHORIZATION TO PURCHASE 9901 S. WESTERN AVENUE
(BEVERLY COMMUNITY EARLY CHILDHOOD CENTER AND CPS ADMINISTRATIVE OFFICES)**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the purchase of the property at 9901 S. Western Chicago, IL ("Property"). A written Purchase Agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 120 days of this Board Report. Information pertinent to this purchase is stated below.

SELLER: Naperville 1964 LLC
9440 Enterprise Drive
Mokena, Illinois 60448
c/o Michael Rose
Telephone No. 708 478-4790

PROPERTY: The Property is a 67,000 square foot site at the southeast corner of Western Avenue and 99th Street in the Beverly Community. It is improved with a 2-story, 31,000 square foot building approximately 30 years old. The Property was a former bank building with a 3,100 square foot basement and 86 parking spaces. The site is large enough for a pre-k to service 120 children with an outdoor play space and office space for CPS administrative staff. The Property is available for sale and more than 50% vacant.

PURPOSE: The Property will be renovated and converted to a pre-k center for the Beverly Community and offices for Chicago Public School staff currently located in a leased facility at 11434 S. Western. The Property can accommodate 120 pre-k students (morning and afternoon) and offices for 30-35 CPS administrative staff.

PURCHASER: City of Chicago, In Trust for the Use of Schools on behalf of the Board of Education of the City of Chicago.

PURCHASE PRICE: \$2,100,000.

CLOSING DATE: Closing will occur approximately thirty (30) days after the Board's due diligence period. In the event that the Board does not close after termination notices are sent to existing tenants and not due to default by Seller, the Board will reimburse the Seller for lost rent in an amount not exceed \$127,983.40.

TARGET OPENING DATE: August 2022.

POSSESSION: Seller to deliver full possession at closing. Existing tenants may apply for moving and relocation costs in accordance with the Board's Relocation Assistance Policy, Board Report 96-1023-PO2.

ACCESS: The Board shall have access to the Property prior to closing for planning and design purposes.

BROKERAGE COMMISSION: Brokerage commission to be paid by Seller to CBRE. Commission will be paid out of Seller's proceeds at closing.

APPRAISED FAIR MARKET VALUE: Renzi & Associates \$1,950,000 - \$2,100,000.

INSURANCE INDEMNIFICATION: Authorize the General Counsel to negotiate any and all insurance and indemnification provisions in the Purchase and Access Agreements.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written Purchase and Access Agreements. Authorize the President and Secretary to execute the Purchase Agreement. Authorize the Chief Operating Officer and General Counsel to execute any and all other documents required to consummate or effectuate this transaction, including Access Agreements.

FINANCIAL: Charge to Facilities \$2,100,000 plus closing and tenant relocation fees and 40% of any early termination fee for current tenants, capped at \$40,000.00.

Budget Classification: 11910 451 56205 009538 000000, FY22

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:

DocuSigned by:
Lindy F. McGuire
7042682E5FFE4E0...

Lindy F. McGuire
Interim Chief Operating Officer

Approved:

DocuSigned by:
Pedro Martinez
0D0D2701F558427...

Pedro Martinez
Chief Executive Officer

Approved as to Legal Form:

^{DS}
JMM

DocuSigned by:
Joseph Moriarty
571EC59C33144C5...

Joseph T. Moriarty
General Counsel

EXHIBIT A

**AUTHORIZATION TO PURCHASE 9901 S. WESTERN AVENUE
(BEVERLY COMMUNITY EARLY CHILDHOOD CENTER AND CPS ADMINISTRATIVE OFFICES)**

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1 THRU 9, BOTH INCLUSIVE; LOT 35 (EXCEPT THAT NORTH 20 FEET OF THE SOUTH 23 FEET); LOTS 36 THRU 45, BOTH INCLUSIVE, (EXCEPT THAT PART TAKEN FOR STREETS), TOGETHER WITH THE VACATED NORTH AND SOUTH ALLEY LYING NORTH OF THE SOUTH LINE OF LOT 13 (EXTENDED WEST), ALL IN BLOCK 2 IN PREBLE'S RIDGE VIEW SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 46, 47, AND 48 (EXCEPT THAT PART OF SAID LOTS:46, 47 AND 48 LYING WEST OF LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION 7) IN BLOCK 2 IN PREBLE'S RIDGE VIEW SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

COMMON ADDRESS: 9901 SOUTH WESTERN AVENUE, CHICAGO, IL 60643

PINs: 25-07-300-001-0000; 25-07-300-002-0000; 25-07-300-003-0000; 25-07-300-009-0000;
25-07-300-010-0000; 25-07-300-013-0000; 25-07-300-014-0000; 25-07-300-059-0000;
25-07-300-060-0000; 25-07-300-061-0000; AND 25-07-300-062-0000