August 29, 2024

SALE OF THE FORMER BUILDING C OF GEORGE WASHINGTON CARVER PRIMARY SCHOOL TO PEOPLE FOR COMMUNITY RECOVERY

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

That the Board accept the offer submitted by People for Community Recovery, an Illinois not-for-profit corporation ("Purchaser"), in the amount of $20,000, for the sale of the former Building C of George Washington Carver Primary School, located at 901 East 132nd Street, Chicago, Illinois ("Property"), and direct the Public Building Commission of Chicago ("PBC") and the City of Chicago in Trust for Use of Schools ("City"), as applicable, to issue a deed in the name of the Purchaser. Additional information pertinent to this transfer is provided below.

LEGAL DESCRIPTION AND PIN: See the attached Exhibit A.

SALE INFORMATION: The property is excess real estate consisting of a 58,175 square foot parcel that is improved with a 20,001 square foot vacant building that previously served as Building C to George Washington Carver Elementary School. The building has not been in use for over 30 years and is no longer needed for educational or administrative purposes.

Pursuant to Section 105 ILCS 5/34-21, the Board may negotiate the sale of surplus property that has a fair market value of less than $25,000. People for Community Recovery submitted an offer to purchase the property for $20,000, and they propose redeveloping the Property for use as the Hazel Johnson Center for Environmental Justice.

The Board will enter into a purchase and sale agreement with the purchaser in the amount of $20,000, if this sale is approved by the Board.

RECOMMENDATION: The Property is no longer needed for educational purposes and the sale of the Property is in the best interests of the Board. The Board was pursuing the demolition of the building on the Property until the local community expressed the desire for the building to be saved and repurposed for other uses. The Board conducted an appraisal and the estimated fair market value was determined to be $20,000. People for Community Recovery is pursuing a mix of financing for the redevelopment of the Property including grants from the National Trust for Historic Preservation and the Chicago Community Trust as well as New Market Tax Credits and Historic Preservation Tax Credits to help finance the project. The sale of the property will also eliminate the need for maintaining the Property and will reduce the Board's liability exposure.

Purchaser: People for Community Recovery
Address: 13330 S. Corliss Ave., Chicago, IL 60827
Contact: Cheryl Johnson
Phone: 773-840-4618

The Property is to be sold "**As Is Where-Is"**. The Board is to be discharged of any and all future liability and responsibility for the Property after it is sold.

AUTHORIZATION: Authorize the Public Building Commission of Chicago and the City of Chicago in Trust for Use of Schools, as applicable, to issue a deed to People for Community Recovery for the Property described on Exhibit A, and such deed shall contain a use restriction that the Property shall not be used as a charter school or for the manufacturing of liquor or tobacco products. 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: Proceeds ($20,000 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-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 August 24, 2023 (23-0824-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:

DocuSigned by:
charles mayfield
21E82B2637E4453...

Charles E. Mayfield
Chief Operating Officer

Approved:

DocuSigned by:
Pedro Martinez
AA17786A4B2446C...

Pedro Martinez
Chief Executive Officer

Approved a to legal form:

DS

DocuSigned by:
Ruchi Verma
56B562E0FFA44C9...

Ruchi Verma
General Counsel

EXHIBIT A

FINAL LEGAL DESCRIPTION SUBJECT TO FIELD VERIFICATION, SURVEY AND TITLE COMMITTMENT

ADDRESS: 901 East 132nd Street, Chicago, Illinois.

PIN: part of PIN 25-35-100-020-0000

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 34, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION A DISTANCE OF 1,204.74 FEET TO A POINT; THENCE WEST 90° 00' 00" TO THE LAST DESCRIBED COURSE A DISTANCE OF 669.94 FEET TO A POINT OF BEGINNING; THENCE SOUTH 87° 27' 58" WEST ALONG THE CENTER LINE OF AN 18 FOOT WIDE PRIVATE STREET A DISTANCE OF 238.48 FEET; THENCE SOUTH 02° 26' 16" EAST 249.50 FEET; THENCE NORTH 87° 27' 58" EAST 227.85 FEET TO A POINT 249.74 FEET SOUTH OF SAID CENTER LINE OF AN 18 FOOT WIDE PRIVATE STREET; THENCE NORTH 00° 00' 00" WEST 249.74 FEET TO THE POINT OF THE BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 58,175 SQUARE FEET OR 1.33 ACRES MORE OR LESS.