

January 26, 2022

**AUTHORIZATION TO PURCHASE 5000 W. FLOURNOY STREET
(EXPANSION OF MICHELLE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL)**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the purchase of the property at 5000 W. Flournoy Street 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.

SELLERS:

Hart Road Associates
411 Lake Zurich Road
Barrington, Illinois 60010

The Pepper Companies, Inc.
643 North Orleans Street
Chicago, Illinois 60610

PROPERTY: The Property is a 104,000 square foot (2.37 acres) vacant site at the northwest corner of Flournoy Street and Lavergne Avenue. Property is immediately east of Michelle Clark Academic Prep Magnet High School Site. Property is available for sale.

PURPOSE: The Property will be used for athletic facilities for Michelle Clark High School.

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: \$1,900,000. 1% refundable earnest money deposit to be held in Escrow at CT&T.

CLOSING DATE: March, 2022 at Chicago Title & Trust.

POSSESSION: Seller to deliver full possession at closing. No tenants.

ACCESS: The Board shall have access to the Property prior to closing for environmental and geotechnical testing and assessments, planning and design purposes.

BROKERAGE COMMISSION: Brokerage commission to be paid by Seller to CTK Chicago Partners, Geoffrey W. Dowling contact and broker for Sellers; 847-274-4943, gdowling@ctkcp.com

APPRAISED FAIR MARKET VALUE: Zimmerman Real Estate Group \$1,900,000

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 \$1,900,000 plus survey and closing costs (Est. \$10,000)

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
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Lindy F. McGuire
Interim Chief Operating Officer

Approved:

DocuSigned by:
Pedro Martinez
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Pedro Martinez
Chief Executive Officer

Approved as to Legal Form:

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JMM

DocuSigned by:
Joseph Moriarty
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Joseph T. Moriarty
General Counsel

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INTERESTS TO BE ACQUIRED:

FEE SIMPLE TITLE.

LEGAL DESCRIPTION:

THE SOUTH 146 FEET OF THE NORTH 297 FEET OF LOT 176 AND THE SOUTH 145 FEET OF THE NORTH 297 FEET OF LOTS 177 & 178 (EXCEPT THAT PART OF LOT 178 LYING WEST OF A LINE 935 FEET EAST OF THE EAST LINE OF LARAMIE AVENUE) IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

THE SOUTH 50 FEET OF THE NORTH 151.00 FEET OF LOT 176 AND THE SOUTH 50 FEET OF THE NORTH 152 FEET OF LOTS 177 & 178 (EXCEPT THAT PART OF LOT 178 LYING WEST OF A LINE 935 FEET EAST OF THE EAST LINE OF LARAMIE AVENUE) IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY INDEX NUMBERS:

16-16-400-021-0000 and 16-16-400-025-0000

COMMON ADDRESS:

5000 W. FLOURNOY STREET, CHICAGO, ILLINOIS 60644

(Final Legal Description Maybe Revised to Conform to Survey and Title Report)