

September 26, 2024

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY LOCATED AT 2833 WEST ADAMS STREET (FORMER CALHOUN NORTH ELEMENTARY SCHOOL)**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

That the Board request the Public Office of the City of Chicago and/or the City of Chicago convey to Marillac St. Vincent Ministries, Inc.,

One bid was received for the Property from Marillac St Vincent Ministries, Inc. The bidder was provided an opportunity to submit their highest and best offer, and increased their offer to:

|                                       |              |
|---------------------------------------|--------------|
| <u>Bidder</u>                         | <u>Offer</u> |
| Marillac St. Vincent Ministries, Inc. | \$200,000.00 |

into a community hub that provides services to those who are most at risk in the community. The property will be used to expand existing services that are & center and will expand upon community partnerships to provide additional programs and services. Approximately 1/3 of the former school building will be dedicated to supportive housing and the remainder of the building will be utilized for services including programs for at-risk youth, community health initiatives, new parent programs, workforce development and job training programs, housing and case management services for homeless women, as well as the potential to provide substance and mental health services.

**APPRAISAL:** An appraisal of the Property was conducted by the Board indicating an estimated fair market value of the Property, in its current condition, subject to the use restrictions listed below:

|                              |                                |
|------------------------------|--------------------------------|
| Appraiser:                   | 1st Aerow Valuation Group, LLC |
| Estimated Fair Market Value: | \$270,000                      |

**RECOMMENDATION:** The Property is not needed for school educational purposes. The Property previously housed John Calhoun North Elementary School, which closed in 2013. The sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21. The Board previously solicited an amount of \$200,000, plus approximately \$360,000 from the sale of donation tax credits. Subsequent to approval of PPG obtain financing and proceed with the purchase and redevelopment of the property.

The City or PBC, as necessary, shall include a restrictive covenant in the deed stating that the former Calhoun Elementary School site must be used for a minimum of one of the proposed uses contained in the

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The appraisal and the bid received were reviewed and it is recommended that the following bid be accepted:

Bidder Name: Marillac St. Vincent Mini6ent

**Approved for Consideration:**

[Redacted Signature]

Charles E. Mayfield  
Chief Operating Officer

**Approved:**

[Redacted Signature]

Pedro Martinez  
Chief Executive Officer

**Approved as to legal form:**

[Redacted Signature]

[Redacted Signature]

Ruchi Verma  
General Counsel

EXHIBIT A

PROPERTY OFFERED FOR SALE  
THE BOARD RESERVES THE RIGHT TO MAKE CHANGES AS NECESSARY.

PROPERTY: FORMER JOHN CALHOUN NORTH SCHOOL

ADDRESS: 2833 W. ADAMS ST., CHICAGO, ILLINOIS 60612

PINs: 16-13-117-021, 1613-117-022 and 1613-117-023 (TITLE HELD BY THE PUBLIC BUILDING COMMISSION OF CHICAGO)

LEGAL DESCRIPTION

LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 20 TO 46, BOTH INCLUSIVE, AND PART OF LOT 19 (EXCEPT PART OPENED FOR PUBLIC ALLEY) IN BLOCK 4 IN T.D. LOWTHER'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING NORTH OF BARRY POINT ROAD) IN COOK COUNTY, ILLINOIS; AND VACATED ALLEYS.

USE RESTRICTION:

THE PROPERTY MAY NOT BE USED FOR:

- (1) THE SALE OR MANUFACTURING OF LIQUOR OR TOBACCO PRODUCTS, OR
- (2) K