

April 26, 2017

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY LOCATED AT 5345 W.  
CONGRESS PARKWAY AND 5400 W. HARRISON STREET  
(FORMER LOUIS ARMSTRONG SCHOOL)**

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

That the Board request the Public Building Commission of Chicago ("PBC") and the City of Chicago ("City") if applicable, convey to Rivers of Living Water Ministries International NFP, an Illinois not-for-profit corporation ("Purchaser"), the former Louis Armstrong School site at 5345 W. Congress Parkway and 5400 W. Harrison Street, Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate contained in the bid solicitation, which has been executed by the Purchaser, will convert to a contract upon acceptance and execution by the Board. Information pertinent to this agreement is stated below.

**LEGAL DESCRIPTION & PIN:** See the attached Exhibit A.

**BID INFORMATION:** In accordance with 105 ILCS 5/34-21, the Property was advertised for sale from January 12, 2017, through March 13, 2017. Bids were received by the Procurement Department by 2:00 p.m. on March 13, 2017, and opened on the same date. One (1) bid was received for the Property from Rivers of Living Water Ministries International NFP, in the amount of \$250,000.

**APPRAISAL:** In January 2017, a valuation of the Property was made for the benefit of the Board, which indicated a value as follows:

Appraiser: KMD Valuations Group, LLC  
Market Value Estimate: \$240,000 - \$275,000

**RECOMMENDATION:** The Property is not needed for school purposes. The Property previously housed Louis Armstrong 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 PBC and/or City shall include a restrictive covenant in the deed prohibiting the Property from being used as a K-12 Charter school and requiring the Grantee to obtain a Certificate of Occupancy from the City of Chicago within three years of the date of the deed. Title to the Property will revert back to the City of Chicago, in Trust for Use of Schools as legal title holder of record for the benefit of the Board if this restriction is breached without the Board's Chief Operating Officer's prior written approval. The Property shall be sold "as is, where is." The appraisal and the bid received were reviewed and it is recommended that the following bid be accepted:

Name: Rivers of Living Water Ministries International NFP  
Address: P.O. Box 4315, Oak Park, Illinois 60304  
Contact: Stephen A. Gardner/773-426-3679, [Sagardnerministries@gmail.com](mailto:Sagardnerministries@gmail.com)  
Offer: **\$250,000**

**AUTHORIZATION:** Authorize the President and Secretary to execute the Offer to Purchase agreement and to modify the legal description if necessary upon receipt of a title commitment and survey. Authorize the PBC and/or City to issue a deed in favor of Purchaser, Rivers of Living Water Ministries International NFP. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and Chief Operating Officer to execute any and all ancillary documents required to administer or effectuate this transaction.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Is not applicable to this transaction.

**FINANCIAL:** Proceeds (Purchaser's bid price, less closing costs and seller's brokerage fee) 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-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.

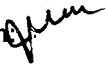
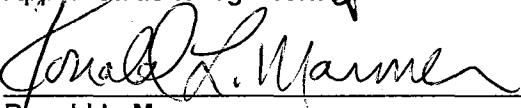
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

**Approved for Consideration:**

  
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Mary De Runtz  
Deputy Chief Facilities Officer

**Approved:**

  
\_\_\_\_\_  
Forrest Claypool  
Chief Executive Officer

Approved as to legal form   
  
\_\_\_\_\_  
Ronald L. Marmer

**EXHIBIT A**

**PROPERTY OFFERED FOR SALE**

**THE BOARD RESERVES THE RIGHT TO MAKE CHANGES AS NECESSARY.**

**PROPERTY:** FORMER LOUIS DANIEL ARMSTRONG SCHOOL

**ADDRESSES:** 5345 W. CONGRESS PKWY AND 5400 W. HARRISON, CHICAGO, ILLINOIS 60644

**PINs:** 16-16-121-019, 16-16-121-063, 16-16-121-064

**LEGAL DESCRIPTION:**

THAT PART OF LOT 112 LYING SOUTH OF THE SOUTH LINE OF WEST CONGRESS PARKWAY IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO,

LOTS 28, 29 AND 30, INCLUSIVE, IN DAVIS AND SON'S SUBDIVISION OF LOTS 113 AND 114 OF SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

*\*Note: Any parts of alleys adjacent to the Property and not owned by the Board are not a part of this bid solicitation.*

**USE RESTRICTION:**

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

THE DEED FOR THE PROPERTY WILL INCLUDE THIS RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OFFICER OR, GRANTEE FAILS TO OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF CHICAGO FOR THE PROPERTY WITHIN THREE YEARS OF THE DATE OF THE DEED.