

December 18, 2025

**DISPOSITION OF OFFERS RECEIVED FOR THE SALE OF PROPERTY LOCATED AT
1326 SOUTH AVERS AVENUE (FORMER HENSON ELEMENTARY SCHOOL)**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

That the Board request the Public Building Commission of Chicago ("PBC") and/or the City of Chicago ("City") convey to MKB Business Strategies, LLC, an Illinois limited liability company ("Purchaser"), the former Henson Elementary School site located at 1326 South Avers Avenue, Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate, which has been executed by the Purchaser, will convert to a contract upon acceptance and execution by the Board. Information pertinent to this matter is stated below.

LEGAL DESCRIPTION, PIN AND USE RESTRICTIONS: See the attached Exhibit A.

BID INFORMATION: In accordance with 105 ILCS 5/34-21, the Property was advertised for sale from March 14, 2025, through May 30, 2025. Bids were due by 4:00 p.m. on May 30, 2025, and were opened on the same date. One bid was received for the Property from MKB Business Strategies, LLC, in the following amount:

<u>Bidder</u>	<u>Bid Amount</u>
MKB Business Strategies, LLC	\$20,000.00

Pursuant to 105 ILCS 5/34-21(b)(2), the sale of real estate having a fair market value of less than \$25,000 may be negotiated and shall not require notice or competitive bidding. The bid failed to meet the minimum required bid amount of \$25,000 and consequently, upon failing to obtain any bids in the amount of \$25,000 or greater, the property was advertised for sale outside of a bid process.

As a result of the further advertisement for sale, the Board received an additional offer and the original bidder increased their bid offer in the following amounts:

<u>Offeror</u>	<u>Amount of Offer</u>
MKB Business Strategies, LLC	\$25,000.00
Calling Water, LLC	\$30,000.00

RECOMMENDATION: The Property previously housed Matthew A. Henson Elementary School, which closed in 2013. The Property is not needed for administrative or educational purposes and the sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21.

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

Name:	MKB Business Strategies, LLC
Address:	5424 W. Madison Street, Chicago, IL 60644
Contact:	Melvin Bailey, 872-329-2110
Amount:	\$25,000

MKB Business Strategies, LLC proposes demolishing the vacant building and constructing affordable housing buildings on the site. In the first phase of construction, the purchaser plans to construct seven (7) single family houses and (7) affordable three flats. In phase two of construction, the purchaser plans to construct six (6) single family houses and (6) affordable three flats. A community meeting with the local alderperson was held on October 16, 2025, and the community was supportive of the development proposal. The Purchaser received a letter of support from the local alderperson.

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 the City to issue a deed in favor of the Purchaser. 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.

The PBC and/or the City shall include a restrictive covenant in the deed prohibiting the Property from being used as K-12 Charter school or for the sale or manufacturing of liquor or tobacco products. The deed to the title will include these restrictions. 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 Chief Operating Officer's prior written approval. The Property shall be sold "As Is Where Is."


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: The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy adopted June 26, 1996 pursuant to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

Approved for Consideration:

DocuSigned by:

EF57B76ABC90427...
Charles Mayfield
Chief Operating Officer

Approved:

Signed by:

1406E92741E44F8...
Macquiline King, Ed.D
Interim Superintendent/Chief Executive Officer

Approved as to Legal Form:

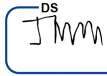


Signed by:

974F0DEB7385497...
Elizabeth K. Barton
Acting General Counsel

EXHIBIT A

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

PROPERTY: FORMER HENSON SCHOOL

ADDRESS: 1326 SOUTH AVERS AVENUE, CHICAGO, IL

PINs: 16-23-109-001-0000 16-23-109-032-0000, 16-23-109-042-0000, 16-23-109-043-0000,
16-23-109-013-0000, 16-23-109-022-0000

LEGAL DESCRIPTION:

LOTS 1 TO 15, INCLUSIVE AND LOTS 35 TO 48, INCLUSIVE, IN BLOCK 6 IN FRANK WELLS & CO'S
BOULEVARD SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH,
RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH
16
FEET OF LOT 14 AND THE NORTH 16 FEET OF LOT 46 OPENED FOR ALLEY BY ORDINANCE
60-42,
PASSED SEPTEMBER 28, 1960, RECORDED OCTOBER 28, 1960 AS DOCUMENT NUMBER
18003156).

*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 FOR:

- (1) THE SALE OR MANUFACTURING OF LIQUOR OR TOBACCO PRODUCTS, OR
- (2) K-12 CHARTER OR SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE 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.

AS A CONTRACTUAL REQUIREMENT, GRANTEE ACKNOWLEDGES THAT IT SHALL BE REQUIRED
TO OBTAIN A CERTIFICATE OF OCCUPANCY OR TO DEMOLISH THE IMPROVEMENTS ON THE
PROPERTY WITHIN FIVE (5) YEARS OF THE DATE OF THE DEED UNLESS THIS REQUIREMENT IS
WAIVED OR EXTENDED BY THE CHIEF OPERATING OFFICER OF THE BOARD. IN THE EVENT
THIS REQUIREMENT IS NOT FULFILLED OR WAIVED, THE BOARD RESERVES THE RIGHT, IN ITS
SOLE AND ABSOLUTE DISCRETION, TO RE-ENTER THE PROPERTY AND TO RECLAIM TITLE AND
POSSESSION THEREOF.