

**30906**  
**ADOPTED - BOARD OF TRUSTEES COMMUNITY**  
**COLLEGE DISTRICT NO. 508**  
**FEBRUARY 23, 2011**

**BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508**  
**COUNTY OF COOK AND STATE OF ILLINOIS**

**RESOLUTION**  
**AUTHORIZING INTERGOVERNMENTAL AGREEMENT**  
**WITH CITY OF CHICAGO FOR REIMBURSEMENT AND IMPROVEMENTS FOR**  
**HAROLD WASHINGTON CULTURAL CENTER**

**WHEREAS**, on September, 8, 2010, the Board of Trustees of Community College District No. 508 (Board) adopted a Resolution authorizing an Intergovernmental Agreement between the Board and the City of Chicago (City) for the City Colleges of Chicago (District) to purchase the Harold Washington Cultural Center (HWCC) located at 4701 South Dr. Martin L. King Drive, Chicago, IL 60615 and for its eventual use as a leading educational, entertainment and cultural arts venue for the District;

**WHEREAS**, the HWCC is currently in foreclosure proceedings, initiated by Urban Partnership Bank (UPB), the first lien mortgage holder on the property and the City, against the title holder and borrower, Tobacco road Incorporated (TRI), a not for profit Illinois corporation;

**WHEREAS**, pursuant to the assignment agreement dated January 24, 2011, between the City and the District, the City transferred and assigned to the District all of the City's right title and interest in and to certain of the City Grant Documents along with the City's place and position with respect to the foreclosure and also made available to the District funding in the amount of up to \$1,800,000 to purchase the interests of UPB in the HWCC;

**WHEREAS**, on January 28, 2011, the District, using City funds in the amount of \$1,468,172.19, purchased and assumed from the senior lender, (UPB): 1) all of UPB's right title and interest in and to the first senior loan documents; and 2) UPB's place and position with respect to the foreclosure and also on that date, the District accepted the assignment from the City of the City's right title, and interest and place and position with respect to the foreclosure in the HWCC;

**WHEREAS**, it is the intention of the District to acquire HWCC at the foreclosure sale of the premises;

**WHEREAS**, in 2011, the District, which is a taxing district has received or will receive a distribution of surplus funds in the amount of approximately \$9,000,000 pursuant to the Illinois Tax Increment Allocation Redevelopment Act (TIF Act);

**WHEREAS**, pursuant to Section 16 of the City's 2011 annual appropriation ordinance adopted by the City Council of the City on November 17, 2010, the Chief Financial Officer or the City Comptroller, and any applicable department head whose powers and duties encompass the subject matter of the intergovernmental agreements referred to in said Section 16, are authorized to enter into intergovernmental agreements with any taxing district which receives distributions of any surplus funds pursuant to Sections 7 or 8 of the TIF Act, in 2011 to compensate the City for expenses previously incurred or to be incurred by the City on behalf of or for the benefit of such taxing district; and

**WHEREAS**, to compensate the City for expenses previously incurred by the City on behalf of and for the benefit of the District, the District requests authorization to use a portion of the distribution of surplus funds the District will receive pursuant to the TIF Act to reimburse the City no more than \$1,500,000 used to acquire HWCC and to expend no less than \$3,000,000 on further improvement of HWCC, including but not limited to, furniture, fixtures and equipment.

**NOW THEREFORE BE IT RESOLVED**, that the Board of Trustees of Community College District No. 508, Cook County, Illinois, hereby authorizes the Chairman to execute an Intergovernmental Agreement with the City which provides for: 1) the use of surplus TIF funds to reimburse to the City no more than \$1,500,000 for the acquisition of the Harold Washington Culture Center; and 2) to fund the further improvement of the property in an amount not less than \$3,000,000.

**Charge to:** Administrative Services

**Source of Funds:** Capital Funding

FY11: 92015-0005031-00070-85001-0000000-581100: \$4,468,172.19