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ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
DECEMBER 5, 2024

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

4645-4647 W. MADISON STREET PROPERTY PURCHASE
CHURCH OF GOD IN CHRIST SIXTH JURISDICTION OF ILLINOIS
THE OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES
MALCOLM X COLLEGE

THE CHANCELLOR RECOMMENDS:

That the Board of Trustees authorizes the Chair, upon final approval of the General Counsel of the legal form of such an agreement, to enter an agreement with the Church of God In Christ Sixth Jurisdiction of Illinois to purchase property located at 4645-4647 W. Madison Street, Chicago, IL 60644 (PIN# 16-15-101-004 and 16-15-101-005) for a cost not to exceed \$250,000 for a period no sooner than December 5, 2024 through the closing of the property sale transaction.

VENDOR: Church of God in Christ Sixth Jurisdiction of Illinois
1057 W. 59th Street
Chicago, IL 60621

USER: Office of Administrative and Procurement Services

TERM:

The agreement shall commence no sooner than December 5, 2024, and end upon the closing of the property sale transaction.

SCOPE OF SERVICES:

The subject property that will be purchased is located at 4645-4647 W. Madison Street, Chicago, IL 60644 (PIN# 16-15-101-004 and 16-15-101-005). It consists of a single-story former religious facility and land on a rectangular site with 100+/- feet of frontage and approximately 16,500 square feet in the 4600 block of West Madison Street. The building structure covers the entire site.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The subject property is across the street from the Malcolm X College, West Campus. Purchasing the property will allow the District to develop the site to provide future parking to meet demand at the West Campus.

VENDOR SELECTION CRITERIA:

In accordance with sole source policy procedures, this service is exempt from the District's competitive bidding process. This property acquisition is necessary to complete future planned parking at the Malcolm X College, West Campus. The District has obtained an independent, third-party appraisal of the property that demonstrates that the purchase price is reasonable and in-line with market conditions.

MBE/WBE COMPLIANCE:

The Office of Procurement Services has reviewed the proposed compliance plan and recommends a full waiver of the Board Approved MBE/WBE Contract Participation Plan due to the nature of the

agreement (property purchase) and the absence of subcontracting opportunities.

GENERAL CONDITIONS:

Inspector General - It shall be the duty of each party to the agreement to cooperate with the Inspector General for City Colleges of Chicago in any investigation conducted pursuant to the Inspector General's authority under Article 2, Section 2.7.4(b) of the Board Bylaws.

Ethics-It shall be the duty of each party to the agreement to comply with the applicable provisions of the Board's Ethics Policy adopted January 7, 1993, and as amended by the Board.

Contingent Liability – Pursuant to Section 7-14 of the Illinois Public Community College Act, all agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year.

FINANCIAL

Total: \$250,000

Charge to: The Office of Administrative and Procurement Services

Source of Funds: Capital Fund

Budget Line: 580000-92015-3005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

December 5, 2024 – The Office of Administrative and Procurement Services