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ADOPTED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 5, 2026

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

4607 W. MADISON STREET PROPERTY PURCHASE
AUSTIN CHAMBER OF COMMERCE, INC.
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 Austin Chamber of Commerce, Inc. to purchase property located at 4607 W. Madison Street, Chicago, IL 60644 (PIN# 16-15-101-010-0000) for a cost not to exceed \$85,000 for a period no sooner than March 5, 2026 through the closing of the property sale transaction.

VENDOR: Austin Chamber of Commerce, Inc.
645 S. Central Ave,
Chicago, IL 60644

USER: Office of Administrative and Procurement Services

TERM:

The agreement shall commence no sooner than March 5, 2026 and end upon the closing of the property sale transaction.

SCOPE OF SERVICES:

The subject property that will be purchased is located at 4607 W. Madison Street, Chicago, IL 60644 (PIN# 16-15-101-010-0000). It consists of vacant land on the corner of W. Madison Street and S. Kenton Avenue of approximately 8,254 square feet.

BENEFIT TO CITY COLLEGES OF CHICAGO:

The subject property is across the street from the Malcolm X College, West Campus and is the corner lot adjacent to other vacant land owned by the District. Purchasing the property will allow the District to develop the site in the future to provide additional parking to meet rising demand at the West Campus.

VENDOR SELECTION CRITERIA:

In accordance with the sole source policy and procedures, this purchase is exempt from the district's competitive bidding process.

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: \$85,000

Charge to: Office of Administrative and Procurement Services

Source of Funds: Capital Fund

Budget Line: 580000-92015-3005031-70000

Respectfully submitted,

**Juan Salgado
Chancellor**

March 5, 2026 – Office of Administrative and Procurement Services