

AVOCA SCHOOL DISTRICT 37

Avoca Center



Sell or Renovate?

Option #1

Renovate

ADVANTAGES

- District would retain ownership of the land
- No aesthetic impact on the community
- Building more attractive and advantageous for our tenants
- Rental rate could be renegotiated to reflect the improved facility
- District would eventually be able to realize rental income
- Building easier to manage

DISADVANTAGES

- Cost to renovate approximately \$6,751,830 (not including bond interest)
- Would most likely sell bonds, paid back with interest, to fund project
- Tenants displaced during construction at district's expense per rental agreement
- Bond sale, to be paid back by the community via property taxes for a building that is not being used as a school by the district
- District would continue to serve as landlord and assume liability, maintenance costs and responsibilities
- Increased rental rate could displace current tenants
- Could potentially have a renovated facility that is vacant

Option #2

Sell for Development of Single-Family Homes

ADVANTAGES

- One time significant influx of funds
- Increase in property tax base via "new growth" (Conservatively \$120,000 annually)
- Control over how the property is developed
- More predictable future
- Would no longer serve as landlord or assume liability, maintenance costs or responsibility
- Avoca custodial/maintenance staff can focus on Avoca West and Marie Murphy's daily needs
- Ability to focus on Avoca West and Marie Murphy capital projects

DISADVANTAGES

- Would be a change to the neighborhood
- Would potentially upset some community members
- Community would lose Arlyn School
- Community would lose One Hope United as a local day care provider
- The actual construction of the homes would disrupt Marie Murphy School, district transportation and the neighborhood
- Marie Murphy school and students could potentially disturb the neighbors at times.
- District would no longer have use of or access to the property



Arlyn School and One Hope United have been tenants since 1995



Original boilers, tanks and pipes, circa 1957



Bathroom



Hallway



Avoca Center Gym

The renovation process of the existing Avoca Center infrastructure could take over 2 years to complete and \$6.7 million dollars



NEXT STEPS

- **District Administration** will collect public comments and questions and organize them for the Board of Education.
- **Comments and questions** will be shared with the BOE and discussed at the Committee of the Whole BOE meeting on Thursday, November 3rd at 5:30 p.m.
- **Based on their research**, the October 26th discussion and the financial, educational and community impact the BOE could act as soon as the November 17th BOE meeting.

AVOCA SCHOOL DISTRICT 37 BOARD OF EDUCATION



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To submit questions or comments, please email
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For more information and to stay up-to-date
with the entire process, please visit the Avoca
Center website at [**www.avoca37.org/avoca-center**](http://www.avoca37.org/avoca-center).