

DRAFT

Avoca Center Action Plan 2017

Options for the Board of Education to consider regarding Avoca Center property:

- **If selling the property, steps 17 through 35 reflect a potential sale.**
- **If razing, all steps after 17 to be reconsidered.**
- **If partnering with the park district, all steps after 17 to be reconsidered.**

ACTION PLAN ITEM	TIME FRAME	
1	Give tenants formal one-year notice to vacate property by December 31, 2017	After December 15 BOE Meeting
2	Notify the community regarding action taken to sell Avoca Center and timeline of events leading to the sale <ul style="list-style-type: none"> ● BOE meeting ● Media ● Newsletter ● Website 	December 2016 and January 2017
3	Discuss potential for “mutually beneficial” options for the use of the land with the Wilmette Park District	January 2017
4	Update and discuss options regarding Avoca Center with the 2017-2019 BOE	By June 2017
5	Hire an environmental consultant to generate an environmental impact report based upon potential housing development on the land.	Summer 2017
6	Talk to current tenants regarding their future at Avoca Center	Summer 2017
7	Based on findings of environmental impact report and ongoing discussions regarding land use options investigate restrictions, limitations and/or parameters that the BOE may want to consider regarding the development of the property	August-October 2017

8	Discuss potential new lease to address January 2018-Summer 2018	October 2017
9	November COTW preview Town Hall presentation	November 6(?)
10	<p>Host Town Hall Meeting to address the following:</p> <ul style="list-style-type: none"> ● Environmental impact study ● Restrictions, limitations and/or parameters in relation to the existing options ● Identified facility needs at Avoca West and Marie Murphy ● Financial considerations 	Early November (but avoid World Series) 2017
11	At November BOE discuss townhall meeting and listen to community input	November BOE
12	At December COTW and BOE meetings listen to community input	December COTW/BOE
13	Decide what the BOE wants to do!	January COTW
14	BOE to take action on their decision.	January BOE, 2018
15	Revisit Draft Timeline as necessary to reflect BOE's January Decision.	January/February 2018
16	Potentially continue to lease Avoca Center to tenants on a month by month basis until summer of 2018	January-August, 2018

17	<p>Review updated Timeline</p> <p>Preliminary discussions regarding potential restrictions (a.k.a. bid qualifications), if property sale:</p> <ul style="list-style-type: none"> ● Number of lots ● Size of lots ● Bid restrictions ● other... <p>Preliminary discussions regarding funding options, timeline and other considerations, if razing or partnering with another organization.</p> <p>Accept feedback from community members</p>	February COTW
<p>IF WE DECIDE TO RAZE THE BUILDING, WOULD WE NEED TO SELL BONDS TO DO IT, AND, IF SO, WHEN?</p>		
18	Accept feedback from community members	February BOE
19	<p>Formally introduce bid restrictions at COTW meeting (what is the BOE considering as viable?)</p> <p>Preview community informational meeting.</p>	March COTW
20	Host an informational meeting for the community and invite the press regarding the future of Avoca Center	March 2018
21	<p>Discuss bid restrictions at regular BOE meeting</p> <p>Accept feedback from community members</p>	March 22, 2018 (BOE Mtg)
22	<p>Further discuss bid restrictions at COTW BOE Mtg. and prepare for April 19 resolution</p> <p>Accept feedback from community members</p>	April 5 or April 9, 2018 COTW BOE Mtg.
23	Board of Education approves resolution determining that	

	Avoca Center parcel is no longer needed by the school district * 60 days to sell parcel after approved (June 14, 2018 SPECIAL BOE Mtg.)	April 19, 2018 (BOE Mtg)
24	Post bid notice in the local paper for first time for April 26, 2018 publication	April 20, 2018
25	Post bid notice in the local paper for second time for May 3, 2018 publication	April 27, 2018
26	Post bid notice in the local paper for the third time, for the May 10, 2018 publication	May 4, 2018
27	Host pre-bid walkthrough of property after second posting, but before third.	May 4,7,8 or 9, 2018
28	Conduct bid opening for the sale of Avoca Center parcel	May 22, 2018
29	Avoca Center Administrative Committee facilitates background and suitability tests for acceptable bidders.	May 23-June 6, 2018
30	Avoca Center Administrative Committee updates BOE and Public regarding the bid opening.	May 24, 2018 BOE Mtg
31	Avoca Center Administrative Committee updates BOE	June 4, 2018 (COTW BOE Mtg)
32	Avoca Center Administrative Committee reviews developer data and prepares a recommendation to the BOE for June 14, 2018 SPECIAL BOE meeting	June 6 -June 13, 2018

33	Board approves acceptance of bid (56 days after approval of land as surplus) and discusses next steps at October BOE meeting	June 14, 2018 (SPECIAL BOE Meeting)
34	Current tenants vacate the property.	August 17, 2018
35	Potentially close on sale of Avoca Center parcel.	August 31, 2018