

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 36 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.

Other opportunities may also impact this action plan.

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 or other use for the land.	Summer 2017
6 Talk to current tenants regarding their future at Avoca Center.	Summer 2017
7 Present the findings of environmental impact report. Update Avoca Center Appraisal. Update Facilities Plan. Investigate restrictions, limitations and/or parameters to	August-October 2017

* Denotes a completed activity

	be considered regarding the development of the property.	
8	If warranted, discuss new lease for current Avoca Center tenants to address potential building use from January 2018-Summer 2018.	October 2017
9	Preview Town Hall presentation.	November 6, 2017 (COTW)
10	Host Town Hall Meeting to address the following: <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	Discuss townhall meeting and accept feedback from community members.	November 16, 2017 (BOE)
12	At December COTW and BOE meetings accept feedback from community members.	December 4 (COTW) and 21 (BOE), 2017
13	Discuss options and decide the future of Avoca Center.	January 11, 2018 (COTW)
14	Take action regarding the future of Avoca Center. Schedule Avoca Center informational meeting for March.	January 25, 2018 (BOE)
15	Potentially continue to lease Avoca Center to tenants on a month by month basis through summer of 2018.	January-August, 2018

16	Superintendent and CSBO to revisit DRAFT timeline as necessary to reflect BOE's January Decision.	February 2018
17	<p>Review updated DRAFT 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 5, 2018 (COTW)
18	Accept feedback from community members.	February 22, 2018 (BOE)
19	<p>Formally introduce bid restrictions.</p> <p>Preview community informational meeting.</p>	March 5, 2018 (COTW)
20	Host an informational meeting for the community and invite the press regarding the future of Avoca Center. (March 6, 7, 8, 13, 14 or 15, 2018)	March (?), 2018
21	<p>Discuss bid restrictions.</p> <p>Accept feedback from community members.</p>	March 22, 2018 (BOE)
22	<p>Further discuss bid restrictions and prepare for April 19 resolution.</p> <p>Accept feedback from community members.</p>	April 5, 2018 (COTW)

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23	Board of Education approves resolution determining that Avoca Center parcel is no longer needed by the school district. * BOE has 60 days to sell parcel after resolution. Bid acceptance/rejection SPECIAL BOE meeting scheduled for June 14, 2018.	April 19, 2018 (BOE)
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 Committee facilitates background and suitability tests for acceptable bidders.	May 23-June 6, 2018
30	Avoca Center Committee updates BOE and community regarding the bid opening.	May 24, 2018 (BOE)
31	Avoca Center Committee updates BOE.	June 4, 2018 (COTW)
32	Avoca Center Committee reviews developer data and	June 6 -June 13,

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	prepares a recommendation to the BOE for June 14, 2018 SPECIAL BOE meeting	2018
33	Board approves acceptance of or rejects all bid(s), 56 days after approval of land as surplus and discusses next steps.	June 14, 2018 (SPECIAL BOE Meeting)
34	Avoca Center Action Plan updated and presented to reflect outcome of June 14, 2018 Special BOE meeting.	July 19, 2018 (BOE tentative)
35	Current tenants vacate the property.	August 17, 2018
36	Potentially close on sale of Avoca Center parcel.	August 31, 2018