

# AVOCA CENTER

COMMUNITY UPDATE

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NOVEMBER 8, 2017



# Welcome

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## **Board of Education:**

Rick Zelinsky, President

Louise Dechovitz, Vice President

Dan Garbis

Gil Gibori

Joel Raynes

Sheryl Swibel

Jamie Taylor

## **District Administrators:**

Kevin Jauch, Superintendent

Beth Dever, Chief School  
Business Official

# Purpose

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## Share information:

- Story of Avoca Center
- Tenant Update
- District Facilities Priorities
- Municipal Considerations
- Other Considerations
- Potential Options

## Gather Information:

### Community feedback:

- Questions
- Comments

Note: The Board of Education has not made a decision yet and has no action scheduled for Avoca Center.

# Historical Perspective

Avoca East: 1957-1977

District Enrollment:

- 1967 = 1,542 students
- 1977 = 830 students (and falling)
- 2017 = 744 students

Rental Facility:

- New Trier High School
- Arlyn Day School
- One Hope United



# Avoca District Investments

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## AVOCA WEST



### Avoca West Building Renovations:

1991: Orchestra room, kindergarten rooms and support staff offices

1997: Library and Stage

2005: First grade wing - 4 classrooms, three resource offices and conference room

### Marie Murphy Building Renovation:

1991: Library, multi-purpose room, kitchen, front offices, two science rooms

1991: Relieved flooding issues and life safety needs



MARIE MURPHY

# Timeline

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## October 2016

- Townhall Meeting Conducted
- Shared \$6.8MM Cost to Renovate
- Received Community Input

## December 2016

- BOE Decides not to Renovate
- BOE Acts to Terminate Leases

## December 2017

- Lease Terminations Effective



# Tenant Update

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# Arlyn School

EMPOWER

INSPIRE

STRENGTHEN

PREPARE



one hope  
united™

The logo for 'one hope united' is displayed within a light gray rectangular box with a dark gray border. The word 'one' is in red, 'hope' is in blue, and 'united' is in yellow. A small yellow star is positioned between 'one' and 'hope'. A trademark symbol (TM) is located at the end of 'united'.

# Avoca School District Facility Capital Priorities

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- Fire safety
- Heating, Ventilation and Air Conditioning (HVAC)
- Tech infrastructure
- Asbestos abatement
- Flooring and cabinetry replacement
- Plumbing replacement and bathroom renovation
- Parking lot replacement and upgrades



# Further Research

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- Wilmette Park District
- Village of Wilmette
- Other Municipalities
- Other Private Organizations

# Municipal Considerations

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Wilmette Public Library

# Other Options Pursued

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LOYOLA  ACADEMY



# Options Currently Under Consideration

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- Raze Avoca Center, Keep Land
- Sell the entire property to a developer
- Subdivide the property and sell a portion to a developer

# Possible Option: Raze Avoca Center, Keep Land

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- Ideally in partnership with another another entity
- If no viable partner is identified, cost to raze would be a responsibility of the district
- Would retain land ownership and could pursue additional purposes for the land in the future (or leave as green space)

# Possible Option: Sell Entire Property

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- Land is currently zoned to support residential development
- Would accommodate between 10-16 single-family homes based on preliminary plan
- Would yield a one-time influx of capital as well as ongoing property tax revenue

# Possible Option: Subdivide Property, Sell Portion

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- Land parcel would require subdivision
- Would accommodate some single-family homes
- Would yield a smaller influx of capital as well as a smaller amount of ongoing property tax revenue
- Would preserve green space for the community

# Next Steps

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- Continue to Gather Community Input
- Complete Move-out of Remaining Tenant
- Pursue Additional Partnership Opportunities
- Host Follow-up Meetings to Share New Advances
- Prepare Board of Education to Take Action in 2018





Questions & Comments