

## **ORDINANCE NO.**

### **Near West Side Multi-Service Center Award and Contract**

#### **Executive Summary**

**Ordinance Amount:** \$425,000.00

**Legislative Request:**

To authorize the Director of Community Development to award \$425,000, and to enter into contract with Near West Side Multi-Service Center (dba May Dugan Center) located at 4115 Bridge Avenue, for the purpose of providing maintenance, repairs, and improvements to the facility.

**Purpose:**

The May Dugan Center located at 4115 Bridge Avenue is a City owned building under the jurisdiction of the Department of Community Development, and has been leased to the Near West Side Multi-Service Corporation since the building opened in 1975. The Near West Side Multi-Service Corporation has used this location to provide a range of social services during this time.

The current lease between the City and the Near West Side Multi-Service Corporation will expire on June 21, 2035, and has a twenty year option to renew that will take the expiration date to June 21, 2055. The purpose of the previously extended lease to the current term, demonstrates a commitment the May Dugan Center operations have had and intend to have into the future to its location and the community it serves. The longer term lease allowed the Center to initiate a capital campaign to raise funds for necessary building improvements that, although the building is completely leased through sublet agreements, are not achievable through normal sublet income.

An analysis of the structure was completed by the building committee and board member Frank Morel, an architect employed by Turner Construction, which identified at minimum \$3 million dollars' worth of needed improvements. The extended lease allows the Center to engage the foundations and philanthropic community for support in their goal to raise \$5.5 million dollars for needed improvements and expansion.

The City, as building owner, seeks to support the May Dugan Center capital campaign by awarding the proposed sum of \$425,000 to invest in needed repairs to the structure. The proposed award and request to enter into contract are for the purpose of financing repairs and replacement that include masonry restoration, roofing, openings and finishing.