



**PROSPECT HEIGHTS DISTRICT 23
FINANCE AND BUILDINGS & SITES COMMITTEES
DISCUSSION ITEM**

Date: April 3, 2023

Title: Update on Carousel Park Valuation

Contact: Amy McPartlin, Assistant Superintendent for Finance & Operations

BACKGROUND INFORMATION

In August of 2020, we received a call from the Arlington Heights Park District regarding an expired intergovernmental agreement between School District 23 and the Park District that they were hoping to renew. At that time, we were just going into year one of the pandemic and the renewal of the contract was put on hold until there was a more opportune time to discuss. It was agreed that current usage guidelines would remain in place until a meeting could be scheduled.

Fast forward to the Fall of 2022 and discussions of facility usage came back around to Carousel Park. We had been able to locate a copy of the expired 1992-2001 agreement and also confirmed ownership of the land with the Wheeling Township Assessor's Office. We scheduled a meeting with the Park District in October of 2022 and during that meeting, the Park District expressed some interest in revisiting and renewing the Carousel Park agreement and potentially furthering discussions around the purchase of the land. Each party agreed that they would have an independent valuation performed and we would meet again in the spring to discuss.

Following conversations with Attorney Ares Dalianis of Franczek, it was recommended that the District contract with MaRous & Company to perform a restricted appraisal on the parcel of land known as Carousel Park in Arlington Heights. In January, at a cost of \$2,500, the School District contracted with MaRous & Company to perform the appraisal services.

The actual location of Carousel Park is listed as “1925 East Suffield Drive” and consists of an irregularly shaped parcel of approximately 211,714 square feet of land. The property is bounded by single-family residences and is zoned R-3 (residential) with a perpetual easement over the eastern 15 ft. of the property for utilities.



In the valuation that has been attached, MaRous estimates the property could result in 12-15 developed residential lots, based on the minimum size range of 8,750 square feet for regular lots and 9,900 square feet for corner lots. Following a comparative study of comparable lot sales, the estimated value of the property as-is, lies between \$1,050,000 - \$1,310,000 and likely closer to \$1,100,000.

ADMINISTRATIVE CONSIDERATIONS

Administration is looking for direction from the Committee on how best to proceed. As there had not previously been a market valuation performed on this property, we will seek guidance from Baker Tilly on how best to reflect the asset in our upcoming audit.

In speaking with Attorney Dalianis, the School District has some options that he is willing to discuss at a future meeting. They include:

- Sale of land to the Park District would be allowed under the Local Government Property Transfer Act
 - Matching resolutions by both public bodies
 - IGA for School District to sell land to AHPD for agreed upon, set price
- Public Bid Sale to a developer
- District retains ownership and allows for use of land by the Park District as continued open space, parkland and athletic fields

We look forward to continuing the discussion and determination of “next steps” in our upcoming meeting.