



DEPARTMENT OF HOUSING
CITY OF CHICAGO

Kamila Sumelka
Executive Director
The Copernicus Foundation
5216 West Lawrence Ave.
Chicago, IL 60630

September 15, 2020

Ms. Sumelka,

Thank you to the Copernicus Foundation for submitting a proposal for a negotiated sale of the former Chicago Firehouse located at 4841 N. Lipps Avenue, Chicago, IL 60630.

Your application was received in response to a Public Notice which was published in the Chicago Sun-Times on July 24, 2020; July 31, 2020; and August 7, 2020. The Public Notice stated "Proposals shall include the general plan for the redevelopment of the Property, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete the redevelopment, and the timetable for implementation." The Public Notice also stated "The City of Chicago reserves the right to reject all proposals..."


The proposal from the Copernicus Foundation was evaluated based on the information submitted and the completeness of the submission.

The Copernicus Foundation's proposal was found to be incomplete insofar as it did not include a timetable for completion of the redevelopment of the property nor did the submission include any evidence of financial qualifications other than stating that the project would be 'self-financed.'

The submission referred to a 'Sources and Uses' budget, but none was provided. What was provided was a Project Budget that did not include the proposed purchase price and which did include a projected cost for remediation of lead-based paint and asbestos that is approximately 40% of the actual cost of the remediation.

We thank you again for your interest in the property and your commitment to improving the Jefferson Park neighborhood. Regretfully, we are not accepting your proposal for the redevelopment of 4841 North Lipps Avenue.

Sincerely,


James Wheaton
Project Manager

Cc: Commissioner Marisa Novara
Managing Deputy Commissioner Anthony Simpkins