

AUTHORIZATION TO PAY JUST COMPENSATION AWARD TO ACQUIRE 3209-15 WEST FRANKLIN FOR THE CONSTRUCTION OF A NEW WESTINGHOUSE CAREER ACADEMY

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the payment of a final just compensation award of \$172,200 to acquire 3209-15 West Franklin for the New Westinghouse Career Academy. Information pertinent to the acquisition is as follows:

OWNER: Westside Community Hospital Limited Partnership

DESCRIPTION: 16,800 square foot vacant parcel in Humboldt Park.
PINS: 16-11-230-005, 006, 007 and 008

FINAL AWARD: \$172,200

BASIS:

BOE's Appraisals:	Owner's Appraisal:
\$134,500	\$185,000
\$160,000	

PURPOSE/USE: To acquire property for the New Westinghouse Career Academy.

AUTHORIZATION: Such other conditions as deemed necessary by the General Counsel for the Board. Authorize the Comptroller to issue a check in the total amount of \$172,200 payable to the Cook County Treasurer as final just compensation for the acquisition of the property.

AFFIRMATIVE ACTION:

Exempt.

LSC REVIEW:

Local School Council review is not applicable to this report.

FINANCIAL:

Charge to Operations Department:	\$172,200
Budget Classification No:	1160-458-000-9311-5710
Fiscal Year:	2005
Source of Funds:	Capital Improvement

GENERAL CONDITIONS:

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILSC 5/34-13.1, the Inspector General of the Board of Trustees has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts: The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILSC 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness: The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics - The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability-The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:


Sean P. Murphy
Chief Operating Officer

Approved:


Arne Duncan
Chief Executive Officer

Within Appropriation:


John Maiorca
Chief Financial Officer

Approved as to legal form:


Ruth Moscovitch
General Counsel