

**AUTHORIZATION TO NEGOTIATE AND EXECUTE A
CONTRACT FOR THE PURCHASE OF 1226-34 W. ADAMS
FOR THE CONSTRUCTION OF A NEW SKINNER ELEMENTARY SCHOOL
AND TO INSTITUTE CONDEMNATION PROCEEDINGS IN THE EVENT A WRITTEN
PURCHASE AGREEMENT IS NOT EXECUTED WITHIN 120 DAYS**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the negotiation and execution of a contract to purchase 1226-1234 W. Adams, a 17,631 square foot parcel for the construction of a new Skinner Elementary School. The authority to execute a purchase agreement shall automatically rescind in the event a written agreement is not signed within 120 days of this Board Report. In that event, the General Counsel is authorized and directed to institute condemnation proceedings. Information pertinent to the purchase is as follows:

SELLER: Chicago Title Land Trust Co. Successor Trustee to
LaSalle National Bank, Trustee U/T/A dated
September 18, 1997, known as Trust Number 121263
C/o David E. Groobman
1927 Senda Rocosa Drive
Boulder, Colorado 80303

DESCRIPTION: 17,637 square foot site located on the north side of Adams Street, between
Racine and Throop in West Loop Gate. The property is zoned M1-3 and has 96
feet of frontage on Adams and a depth of 183 feet. The property is currently
leased to the City of Chicago Department of Police for parking. The lease can be
terminated on 120 days notice. PIN:17-17-109-019, 020 & 021.

PURCHASE PRICE: Not to exceed \$2,365,000

BASED ON:

Board of Education Appraisal:	Gibbons & Gibbons	\$2,115,000
Owner's Appraisal:	Terrence O'Brien	\$2,560,000

PURPOSE/USE: The property will be used for the construction of a new Skinner Elementary
School.

AUTHORIZATION: Authorize the General Counsel or his designee to: (1) negotiate and include other
relevant terms and conditions in the written agreement, as he deems necessary,
(2) negotiate a reduction in the purchase price to account for the disposal of
contaminated soil or any underground storage tanks that may exist or have
existed on the Property, (3) execute all ancillary documents required to
administer or effectuate the acquisition of the property, and (4) institute
condemnation proceedings in the event a written agreement is not executed
within 120 days. Authorize the President and Secretary to execute the purchase
agreement for the acquisition of the Property for an amount not to exceed
\$2,365,000.

**AFFIRMATIVE
ACTION:** Exempt.

LSC REVIEW: Local School Council review is not applicable to this report.

FINANCIAL:

Charge to Operations Department:	\$2,365,000
Budget Classification No:	5940-469-000-9300-5400
Fiscal Year:	2005
Source of Funds:	Capital Improvement

GENERAL CONDITIONS:

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education 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.

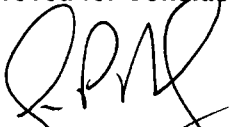
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one-year period following expiration or other termination of their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

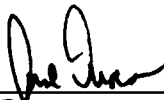
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

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: 



Patrick J. Rocks
General Counsel