

**APPROVE THE RENEWAL OF THE LICENSE AGREEMENT WITH UNION BAPTIST CHURCH  
FOR THE USE OF PARKING LOTS BY WALTER PAYTON HIGH SCHOOL**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Approve the renewal of the license agreement with Union Baptist Church for the use of parking lots located at 940 North Orleans Street and 945-949 North Orleans Street by Walter Payton High School. A written renewal agreement for such use is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this renewal agreement is stated below.

**LICENSOR:** Union Baptist Church  
940 North Orleans Street  
Chicago, Illinois 60610  
Contact Person: Reverend Marvin Alexander  
Phone: 312-642-5696

**PREMISES:** Lot at 940 North Orleans Street consisting of 24 parking stalls  
Lot at 945-949 North Orleans Street consisting of 22 parking stalls

**ORIGINAL LICENSE AGREEMENT:** The original license agreement (authorized by Board Report 00-0628-OP15) is for a term commencing July 1, 2000 and ending June 30, 2006, with the Board having the option to extend the lease for one additional 6-year period.

**RENEWAL TERM:** The License shall be renewed for a six year period commencing July 1, 2006, and ending June 30, 2012.

**USE:** To be used by the Walter Payton High School located at 1034 North Wells Street for parking.

**LICENSE FEE:** License fee for the six-year renewal term is as follows:

Year: 1	\$39,000.00 annually	\$3,250.00 per month
Year: 2	\$40,170.00 annually	\$3,347.50 per month (3% increase over previous year)
Year: 3	\$41,375.10 annually	\$3,447.92 per month (3% increase over previous year)
Year: 4	\$42,616.35 annually	\$3,551.36 per month (3% increase over previous year)
Year: 5	\$43,894.84 annually	\$3,657.90 per month (3% increase over previous year)
Year: 6	\$45,211.68 annually	\$3,767.64 per month (3% increase over previous year)

**ADDITIONAL CHARGE:** In the event the Board's use of the Premises results in the assessment of any real estate and/or leasehold taxes against the Premises, the Board shall reimburse the Licensor for such actual Real Estate or leasehold taxes for the Premises.

**OTHER TERMS AND CONDITIONS:** Except as specifically modified herein, all others terms and conditions of the License shall remain in full force and effect.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written renewal agreement. Authorize the President and Secretary to execute the renewal agreement.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Local School Council approval is not applicable to this matter.

**FINANCIAL:** Rent and Taxes: \$39,000  
Budget Classification: 0643-552-000-6000-5480

Fiscal Year: 06/07  
Source of Funds: Rent Contingency

**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