

**APPROVE ENTERING INTO A LEASE AGREEMENT WITH THE CHICAGO PARK DISTRICT FOR LEASE OF LAND LOCATED AT THE SOUTHEAST CORNER OF LAFLIN AND MONROE STREETS**

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

Approve entering into a lease agreement with the Chicago Park District for lease of land located at the Southeast corner of Laflin and Monroe Streets for use as a dog-friendly park area. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written lease agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this lease agreement is stated below.

**TENANT:** Chicago Park District  
541 N. Fairbanks Ct.  
Chicago, IL 60611  
Attn: Mike Kelly  
(312)742-4603

**LANDLORD:** Board of Education of the City of Chicago

**PREMISES:** Southeast corner of Laflin and Monroe Streets, Chicago, Illinois, consisting of approximately 5,284 square feet.

**USE:** Construction of and use as a dog-friendly park area.

**TERM:** The term of the Lease Agreement shall be for a period commencing upon execution of the agreement and ending 40 years thereafter.

**RENT:** None.

**TENANT IMPROVEMENTS:** Tenants at its sole cost and expense, shall construct a dog-friendly park area on the Premises. It is anticipated that a portion of the Premises will be used for the dog-friendly park area and another portion will be used for parking. The Premises shall be fenced off and landscaped. All improvements shall be in accordance with plans and specifications to be submitted to and approved by the Board's Chief Property Officer.

**MAINTENANCE:** Tenant shall be responsible for all maintenance and repair on the Premises.

**INSURANCE/INDEMNIFICATION:** The General Counsel shall negotiate all insurance and indemnification provisions in the Lease.

**AUTHORIZATION:** Authorize the General Counsel to include insurance, indemnification, and other relevant terms and conditions in the written lease agreement. Authorize the President and Secretary to execute the lease agreement. Authorize the Chief Property Officer to approve the plans and specifications related to the improvements on the Premises. Authorize the General Counsel to execute any and all ancillary documents required to administer or effectuate this Lease Agreement.

**AFFIRMATIVE ACTION:** Exempt

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

**FINANCIAL:** No cost to the Board.

**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 member during the one year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted June 23, 2004 (04-0623-PO4), 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:**

  
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**Stephen M. Wilkins**  
Chief Property Officer

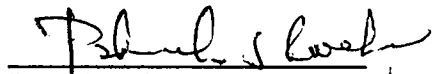
**Approved:**

  
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**Ron Huberman**  
Chief Executive Officer

**Within Appropriation:**

  
\_\_\_\_\_  
**Pedro Martinez**  
Chief Financial Officer

Approved as to legal form 

  
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**Patrick J. Rocks**  
General Counsel 