

**AUTHORIZE ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT
WITH THE CITY OF CHICAGO RELATING TO A NEW BEIDLER CAMPUS PARK**

THE CHIEF EXECUTIVE OFFICER RECOMMENDS:

Approve entering into an Intergovernmental Agreement (IGA) with the City of Chicago (City) for the acquisition of certain property, the vacation and opening of alleys and funding the design and construction of the Beidler Campus Park (Beidler Campus Park). A written IGA is currently being negotiated. Information pertinent to this agreement is stated below.

PARTIES:	Board of Education 125 S. Clark Street Chicago, IL 60601 Contact: Chief Operating Officer Phone: 773-553-1522	City of Chicago Department of Housing and Economic Development City Hall – Room 703 Chicago, Illinois 60602 Attn: Commissioner
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BASIC TERMS OF IGA: The Board will coordinate, manage, administer and otherwise implement the design and construction of Beidler Campus Park (as depicted on Exhibit A attached hereto), which will be adjacent to and utilized by the Beidler Elementary School. The Beidler Campus Park Improvements, the cost of which are estimated at \$2,222,410.00 will be funded by the Board and then reimbursed by the City and the State of Illinois in the following amounts: \$1,636,500.00 from the City; and \$575,000 from the State of Illinois Department of Natural Resources, through its Open Space Land Acquisition and Development Grant Program (OSLAD Grant). The Board has or will provide \$10,910.00 of the estimated project cost, plus any amounts in excess of the funds provided by the City and the OSLAD Grant required to complete construction of Beidler Campus Park. In addition to funding, the City will convey the land described on Exhibit B and will vacate a portion of an alley immediately south of the School ("alley vacation") to the Board for the construction of the Beidler Campus Park at no cost to the Board. The Board will dedicate land described on Exhibit B to the City to replace the vacated alley and to provide required access to adjacent properties ("alley opening"). The Board shall assume responsibility for Beidler Campus Park including, without limitation, costs of operation and maintenance, electricity, water, and other utilities, security, personnel and insurance.

TERM: The term of this IGA shall commence on the date the IGA is signed and shall end upon receipt by the Board of all final reimbursements for the project conveyance of all campus park property to the City of Chicago in Trust for Use of Schools and the opening of the replacement alleys.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written IGA. Authorize the President and Secretary to execute the IGA. Authorize the Chief Operating Officer to execute all ancillary documents required to administer or effectuate the IGA, transfer of title for the construction of the Beidler Campus Park, including the alley vacations and openings, the OSLAD Grant, and reimbursement from the City.

AFFIRMATIVE ACTION: Exempt

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

FINANCIAL: Charge to: \$10,910- CPS 22211-477-56310-009567-610000-2010
Reimbursement:
\$1,000,000 City of Chicago TIF Funds
\$575,000 State of Illinois Department of Natural Resources Open Space
Lands Acquisition and Development Funds
\$636,500 City Matching Funds

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 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 Ethic 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 IGA 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:



Patricia L. Taylor
Chief Operating Officer

Approved:



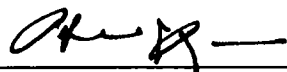
Terry Mazany
Chief Executive Officer

Within Appropriation:



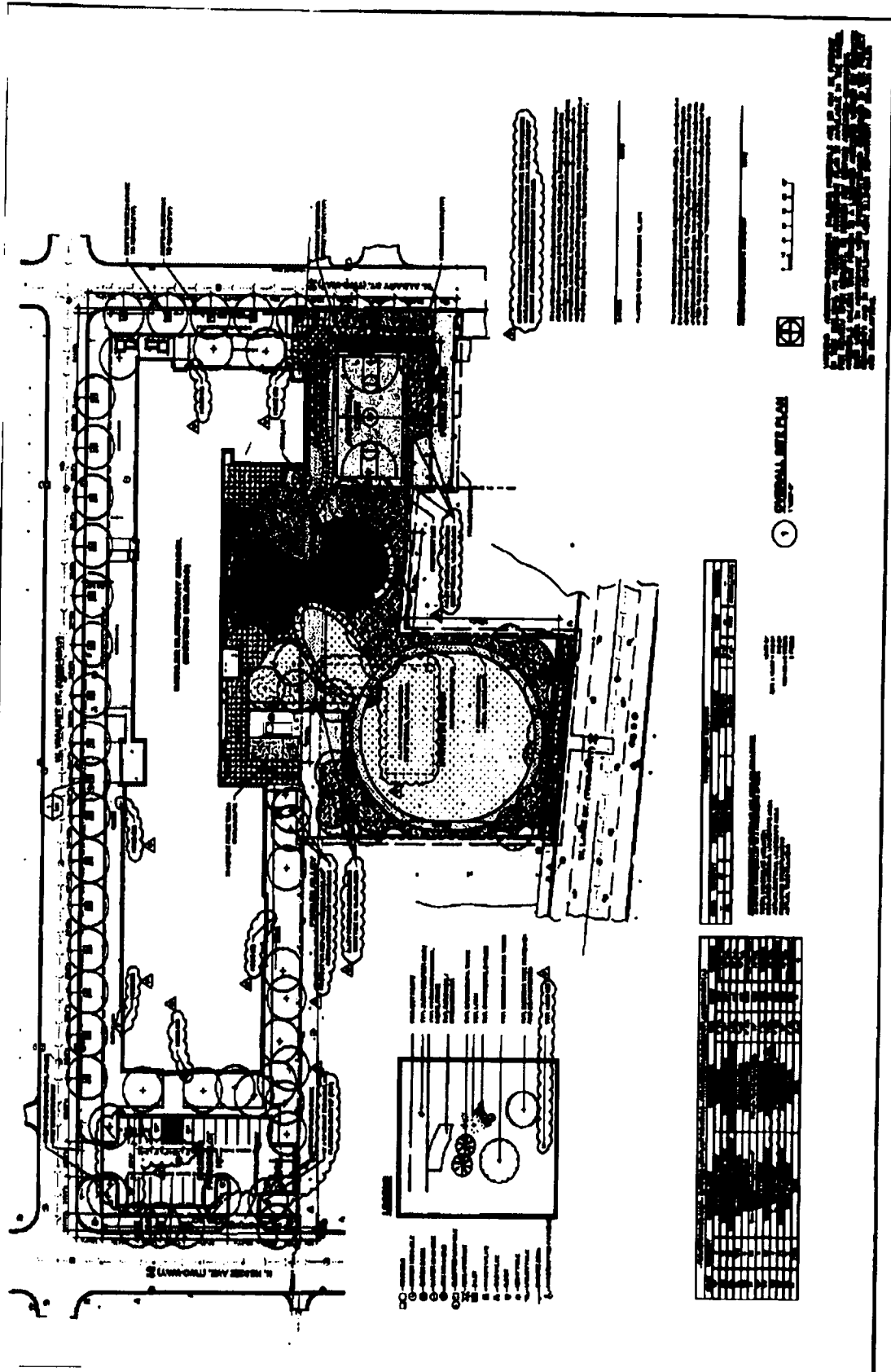
Diana S. Ferguson
Chief Financial Officer

Approved as to legal form. 



Patrick J. Rocks
General Counsel

EXHIBIT A



Beidler Campus Park Project Site Plan

**EXHIBIT B
LEGAL DESCRIPTION FOR BEIDLER CAMPUS PARK PROJECT**

PARK PARCELS

LOTS 23 AND 24 IN BLOCK 3 IN THE SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 128860, AND LOT "A" IN THE RESUBDIVISION OF LOT 4 AND THE VACATED ALLEY WEST OF AND ADJOINING SAID LOT 4 IN F.S. BAIRD'S RESUBDIVISION OF LOTS 13, 14 AND 15 IN BLOCK 4 OF W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN THE SAID SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1906 AS DOCUMENT 3811949, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN JONES' SUBDIVISION OF LOTS 21 TO 24 OF SUB-BLOCK 4 IN AFORESAID SMITH'S SUBDIVISION OF SUB-LOTS 1 AND 4 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1876 AS DOCUMENT 90353; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND ITS EXTENSION, BEING ALSO THE SOUTH LINE OF A 16.00 FOOT WIDE VACATED PUBLIC ALLEY, A DISTANCE OF 257.9 FEET TO A POINT 34.5 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN A.M. JONES' SUBDIVISION OF LOTS 16 TO 20 OF BLOCK 4 IN AFORESAID W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1884 AS DOCUMENT 518018, BEING THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 15 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF AFORESAID VACATED ALLEY, A DISTANCE OF 34.5 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.85 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 8.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 8.84 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 24 IN THE SUBDIVISION OF BLOCK 8 IN LEE'S SUBDIVISION, BEING ALSO A POINT ON THE SOUTH LINE OF AFORESAID 16 FOOT WIDE VACATED PUBLIC ALLEY DISTANT 73.41 FEET WEST OF THE AFORESAID NORTHWEST CORNER OF LOT 6 IN A.M. JONES' SUBDIVISION; THENCE EAST ALONG THE SAID SOUTH LINE OF VACATED ALLEY, A DISTANCE OF 38.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LOTS 1, 2 AND 3 IN F.S. BAIRD'S RESUBDIVISION OF LOTS 13, 14 AND 15 IN BLOCK 4 OF SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 1707158.

LOTS 1, 2, 3, 4 AND 5 EXCEPT THE SOUTH 125 FEET THEREOF AND ALL OF LOT 6 IN A.M. JONES' SUBDIVISION OF LOTS 16 TO 20 OF BLOCK 4 IN THE SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN THE SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 518018.

LOTS 1, 2, 3 AND 4 AND THE 10 FOOT WIDE PRIVATE ALLEY WESTERLY ADJACENT TO SAID LOTS, TAKEN AS A TRACT, IN JONES' SUBDIVISION OF LOTS 21 TO 24 IN SUB-BLOCK 4 IN W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN THE SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1876 AS DOCUMENT NUMBER 90353, EXCEPTING FROM SAID TRACT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF A 16 FOOT WIDE PUBLIC ALLEY WITH THE WEST LINE OF NORTH ALBANY AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 65.04 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE SAID SOUTH LINE OF LOT 4 AND ITS EXTENSION, A DISTANCE OF 38.40 FEET TO A POINT ON THE EAST LINE OF LOT 1 IN A.M. JONES' SUBDIVISION OF LOTS 16 TO 20

IN BLOCK 4 IN AFORESAID W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN THE SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1884 AS DOCUMENT NUMBER 518018; THENCE NORTH ALONG THE SAID EAST LINE OF LOT 1, BEING ALSO THE WEST LINE OF A 10 FOOT WIDE PRIVATE ALLEY, A DISTANCE OF 14.00 FEET; THENCE EAST, PARALLEL WITH THE AFORESAID SOUTH LINE OF LOT 4, A DISTANCE OF 35.14 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.50 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALLEY VACATION PARCEL

THAT PART OF A SAID PUBLIC VACATED ALLEY LYING SOUTH OF WEST WALNUT STREET AND WEST OF NORTH ALBANY AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN THE SUBDIVISION OF BLOCK 8 IN LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF A 16 FOOT WIDE PUBLIC ALLEY WITH THE WEST LINE OF SAID NORTH ALBANY AVENUE; THENCE SOUTH ALONG THE SAID WEST LINE OF NORTH ALBANY AVENUE, A DISTANCE OF 16 FEET TO THE NORTHEAST CORNER OF LOT 1 IN JONES' SUBDIVISION OF LOTS 21 TO 24 OF SUB-BLOCK 4 IN AFORESAID W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND ITS EXTENSION, BEING THE SOUTH LINE OF AFORESAID 16 FOOT WIDE SAID VACATED PUBLIC ALLEY, A DISTANCE OF 223.33 FEET TO THE NORTHWEST CORNER OF LOT 6 IN A.M. JONES' SUBDIVISION OF LOTS 16 TO 20 IN BLOCK 4 IN AFORESAID W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6, BEING ALSO THE EAST LINE OF SAID VACATED ALLEY, A DISTANCE OF 86 FEET TO THE NORTHEAST CORNER OF LOT 1 IN F.S. BAIRD'S RESUBDIVISION OF LOTS 13, 14 AND 15 OF BLOCK 4 OF AFORESAID W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4; THENCE WEST ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 IN SAID F.S. BAIRD'S RESUBDIVISION, BEING ALSO THE SOUTH LINE OF SAID VACATED ALLEY, A DISTANCE OF 72 FEET TO A POINT ON THE EAST LINE OF LOT 24 IN THE SUBDIVISION OF BLOCK 8 IN AFORESAID LEE'S SUBDIVISION; THENCE NORTH ALONG THE SAID EAST LINE OF LOT 24, BEING ALSO THE WEST LINE OF A SAID PUBLIC ALLEY, A DISTANCE OF 35.83 FEET; THENCE EAST ALONG THE NORTH LINE OF A PUBLIC ALLEY, A DISTANCE OF 56 FEET TO AN INTERSECTION WITH THE WEST LINE OF A 16 FOOT WIDE SAID VACATED PUBLIC ALLEY; THENCE NORTH ALONG THE SAID WEST LINE OF SAID VACATED ALLEY, A DISTANCE OF 50 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A 16 FOOT WIDE SAID VACATED PUBLIC ALLEY; THENCE NORTH ALONG THE SAID WEST LINE OF SAID VACATED PUBLIC ALLEY, A DISTANCE OF 50 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A 16.00 FOOT WIDE SAID VACATED PUBLIC ALLEY; THENCE NORTH ALONG THE SAID WEST LINE OF SAID VACATED ALLEY, A DISTANCE OF 50 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A 16 FOOT WIDE SAID VACATED PUBLIC ALLEY; THENCE WEST ALONG THE SAID SOUTH LINE OF SAID VACATED PUBLIC ALLEY, A DISTANCE OF 18.5 FEET TO A POINT 257.9 FEET WEST OF AFORESAID NORTH ALBANY AVENUE; THENCE NORTH 16 FEET TO A POINT ON THE NORTH LINE OF SAID 16 FOOT WIDE SAID VACATED PUBLIC ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID VACATED ALLEY, A DISTANCE OF 257.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALLEY OPENING PARCELS

PARCEL 1:

A PART OF LOT A IN THE RESUBDIVISION OF LOT 4 AND THE VACATED ALLEY WEST OF AND ADJOINING SAID LOT 4 IN F.S. BAIRD'S RESUBDIVISION OF LOTS 13, 14 AND 15 IN BLOCK 4 OF W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN THE SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1906 AS DOCUMENT 3811949, ALONG WITH A PART OF LOT 24 IN THE SAID SUBDIVISION OF BLOCK

8 OF LEE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1873 AS DOCUMENT 128860, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF A 16 FOOT WIDE PUBLIC ALLEY WITH THE WEST LINE OF NORTH ALBANY AVENUE, BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN JONES' SUBDIVISION OF LOTS 21 TO 24 OF SUB-BLOCK 4 IN AFORESAID W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1876 AS DOCUMENT 90353; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND ITS EXTENSION, BEING ALSO THE SOUTH LINE OF SAID 16 FOOT WIDE ALLEY, A DISTANCE OF 257.9 FEET TO A POINT 34.5 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN A.M. JONES' SUBDIVISION OF LOTS 16 TO 20 OF BLOCK 4 IN AFORESAID W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1884 AS DOCUMENT 518018, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 15 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF AFORESAID ALLEY, A DISTANCE OF 34.5 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.85 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 8.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.84 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 24 IN THE SUBDIVISION OF BLOCK 8 IN LEE'S SUBDIVISION, BEING ALSO A POINT ON THE SOUTH LINE OF SAID 16 FOOT WIDE PUBLIC ALLEY DISTANT 73.41 FEET WEST OF THE AFORESAID NORTHWEST CORNER OF LOT 6 IN A.M. JONES' SUBDIVISION; THENCE EAST ALONG THE SAID SOUTH LINE OF ALLEY, A DISTANCE OF 38.91 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PART OF LOT 4 AND THE 10 FOOT WIDE PRIVATE ALLEY WESTERLY ADJACENT TO SAID LOT IN JONES' SUBDIVISION OF LOTS 21 TO 24 IN SUB-BLOCK 4 IN W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN THE SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1876 AS DOCUMENT 90353, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF A 16 FOOT WIDE PUBLIC ALLEY WITH THE WEST LINE OF NORTH ALBANY AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 65.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE SAID SOUTH LINE OF LOT 4 AND ITS EXTENSION, A DISTANCE OF 38.41 FEET TO A POINT ON THE EAST LINE OF LOT 1 IN A.M. JONES' SUBDIVISION OF LOTS 16 TO 20 IN BLOCK 4 IN AFORESAID W. SMITH'S SUBDIVISION OF SUB-BLOCKS 1 AND 4 IN THE SUBDIVISION OF BLOCK 8 OF LEE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1884 AS DOCUMENT 518018; THENCE NORTH ALONG THE SAID EAST LINE OF LOT 1, BEING ALSO THE WEST LINE OF A 10 FOOT WIDE PRIVATE ALLEY, A DISTANCE OF 14.00 FEET; THENCE EAST, PARALLEL WITH THE AFORESAID SOUTH LINE OF LOT 4, A DISTANCE OF 35.14 FEET; THENCE SOUTH, PARALLEL WITH THE AFORESAID WEST LINE OF PRIVATE ALLEY, A DISTANCE OF 7.50 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.