



# Board of Education

Office of the Board  
1 North Dearborn Street  
Suite 950  
Chicago, IL 60602

## Board Report

25-0424-OP1 DEFERRED

Agenda Date: 4/24/2025

### APPROVE RENEWAL LEASE AGREEMENT WITH EPIC ACADEMY INC. FOR THE FORMER SOUTH CHICAGO SCHOOL BUILDING, 8255 S. HOUSTON AVENUE

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

Approve entering into a renewal lease agreement with Epic Academy Inc. for the former South Chicago School building located at 8255 S. Houston Avenue, Chicago, Illinois for use as a charter school. 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 120 days of the date of this Board Report.

**TENANT:** Epic Academy Inc. (Epic Academy Charter High School)  
8255 S. Houston Ave., Chicago, Illinois  
Contact Name: LeeAndra Jamison, Executive Director  
Phone: 773-535-7930

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

**PREMISES:** Tenant shall be the sole occupant of the former South Chicago School building, located at 8255 S. Houston Avenue, Chicago, Illinois as set forth in the lease agreement, unless otherwise permitted by Landlord. The renewal of Tenant's current Charter School Agreement is scheduled to be authorized by the Board on the date hereof.

**USE:** Tenant shall use the Premises to operate a charter school and related educational and community programs and for no other purpose.

**ORIGINAL LEASE AGREEMENT:** The original lease agreement (authorized by Board Report 10-0224-OP2) commenced on July 1, 2010 and ended on June 30, 2015. The lease was subsequently renewed (authorized by Board Report 15-0527-OP3) for a term that commenced on July 1, 2015 and ended on June 30, 2018. The lease was most recently renewed (authorized by Board Report 17-1206-OP2) for a term that commenced on July 1, 2018 and ends on June 30, 2025.

**TERM:** The lease renewal shall be for a term that is coterminous with the renewal of Tenant's charter school agreement, which is being considered on the same date as this board report. If Tenant's Charter School Agreement is terminated, the renewal lease agreement shall also terminate.

**RENT:** One dollar (\$1.00) per year.

**OPERATING AND UTILITIES EXPENSES:** Tenant shall procure all operating services from Landlord, unless otherwise permitted by Landlord. Tenant shall reimburse Landlord for operating services provided by Landlord at Landlord's then-current rates and costs and in accordance with Landlord's then-current procedures. The

charter shall be assessed to reflect this option.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written lease agreement. Authorize the President and Secretary to execute the lease agreement. Authorize the Chief Operating Officer to execute any and all ancillary documents related to the lease agreement.

**AFFIRMATIVE ACTION:** Exempt.


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

**FINANCIAL:** Rent payable to the General Fund.

**GENERAL CONDITIONS:** The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy adopted June 26, 1996 pursuant to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

**Approved for Consideration:**

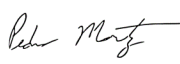
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**Charles E. Mayfield**  
Chief Operating Officer

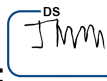
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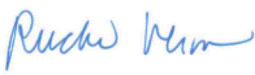
  
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**Pedro Martinez**  
Chief Executive Officer

**Approved a to legal form:**



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**Ruchi Verma**  
General Counsel