



Board of Education

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

Board Report

25-0424-OP5 DEFERRED

Agenda Date: 4/24/2025

RATIFY RENEWAL LEASE AGREEMENT WITH URBAN PREP ACADEMIES FOR THE FORMER DOOLITTLE WEST SCHOOL BUILDING, 521 E. 35th STREET

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Ratify the renewal of a lease agreement with Urban Prep Academies for use of the former Doolittle West school building located at 521 E. 35th Street, 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: Urban Prep Academies
420 N. Wabash Avenue, suite 300, Chicago, Illinois
Contact Name: Dennis Lacewell, Chief Academic Officer
Phone: 312-276-0259

LANDLORD: Board of Education of the City of Chicago

PREMISES: Tenant shall be the sole occupant of the former Doolittle West school building, located at 521 E. 35th Street, 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 14-0226-OP8) commenced on July 1, 2014 and ended on June 30, 2015. The lease was subsequently renewed (authorized by Board Report 15-0527-OP6) for a term that commenced on July 1, 2015 and ended on June 30, 2020. The lease was again renewed (authorized by Board Report 20-0122-OP8) for a term that commenced on July 1, 2020 and ended on June 30, 2023.

RENEWAL TERM: The lease renewal shall be for a term that commenced on July 1, 2023 and continues through the expiration of Tenant's charter school agreement, which is being considered for renewal on the same date hereof. 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

renewal lease agreement. Authorize the President and Secretary to execute the renewal lease agreement. Authorize the Chief Operations Officer to execute any and all ancillary documents related to the renewal 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 Mayfield
Chief Operating Officer

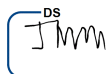
Approved:

Signed by:



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Pedro Martinez
Chief Executive Officer

Approved as to legal form:



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Ruchi Verma
General Counsel