

**APPROVE ENTERING INTO A LICENSE AGREEMENT WITH CRYSTAL
REALTY COMPANY FOR USE OF PARKING LOT AT 2325-33 W. CERMAK ROAD**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into a license agreement with Crystal Realty Company for use of the parking lot at 2325-33 W. Cermak Road to provide additional parking for staff of Pickard School. A written license 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 license agreement is stated below.

LICENSOR: Crystal Realty Company
2353 West Cermak Road
Chicago, IL 60608
Contact: Gus G. Kitsos
Phone: (773) 254-3000

PREMISES: Parking Lot
2325-33 West Cermak Road
Consisting of 30 parking spaces

LICENSEE: Board of Education of the City of Chicago

TERM: The term of this license agreement shall be one year commencing March 1, 2001 and shall end February 28, 2002, with an option to renew for one (1) additional year upon mutual agreement by the Chief Operating Officer and Crystal Realty Company.

EARLY TERMINATION RIGHT: Either party may terminate this agreement at any time, with or without cause, by providing thirty (30) days prior written notice to the other party, after the first six (6) months of use.

USE: To provide temporary parking for Pickard School during construction. Licensee shall be restricted to use of the lot from 7am to 5pm on days that Pickard School is in session. Ingress and egress to the lot shall be from Cermak Road.

LICENSE FEE: License fee shall be \$28,800 annually, payable at \$2,400 per month, based on 30 parking spaces at \$80.00 per month, per car.

OPERATION & MAINTENANCE: The Board shall be responsible for maintaining the Premises at its own expense, including removal of debris and snow.

INSURANCE: The Board shall provide insurance under its self-insured coverage.

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

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: This action was approved by the LSC for Pickard on January 16, 2001.

FINANCIAL: Budget Classification: 5430-478-000-9313-5480 - \$28,800

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:



Timothy Martin
Chief Operating Officer

Approved:



Paul G. Vallas
Chief Executive Officer

Within Appropriation:



Kenneth C. Gotsch
Chief Fiscal Officer

Approved as to legal form:



Marilyn F. Johnson
General Counsel