

**APPROVE RENEWING A LEASE AGREEMENT WITH NORTHWESTERN
UNIVERSITY SETTLEMENT ASSOCIATION FOR USE OF THE GYMNASIUM AT 1400 W. AUGUSTA BLVD.**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve renewing a lease agreement with Northwestern University Settlement Association for use of the gymnasium at 1400 West Augusta Blvd. A renewal of the lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a renewal of the lease agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this agreement is stated below.

LANDLORD: Northwestern University Settlement Association
1400 West Augusta Blvd.
Contact Person: Ron Manderschied
Phone: 773-278-7471
Vendor #31814

TENANT: Board of Education of the City of Chicago
125 S. Clark Street – 16th Floor
Chicago, IL 60603
Contact: Urie Clark, Director, Real Estate
Phone: (773) 553-2950

PREMISES: Allison Gymnasium, 1400 West Augusta Blvd.

USE: The Peabody School does not have a gymnasium and has been using the Allison gymnasium since the school was opened. Peabody School shall have use of the gymnasium from 10:15 a.m. to 2:30 p.m. each school day, for school functions in the evenings, and for special events on a pre-scheduled basis.

ORIGINAL LEASE: The original lease agreement dated September 1, 2001 (Board report 01-0627-OP6) provided for a lease term of ten months commencing September 1, 2001 and ending June 30, 2002 for the same premises, use and rent as set forth herein.

RENEWAL TERM: The term of this lease renewal shall be ten (10) months commencing on September 1, 2002 and shall end June 30, 2003.

RENT: During the renewal term of this lease, Board shall pay Rent in the amount of \$90.00 per day (not to exceed 180 days per school year/\$16,200), plus \$2,500 for floor maintenance totaling \$18,700 for the 10-month period.

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

LSC REVIEW: LSC approval is not applicable to this report.

FINANCIAL: Charge to Peabody School: \$18,700 Fiscal Year: 2003
Budget Classification: 5330-552-000-6000-5480

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:



Arne Duncan (MYPAD)
Chief Executive Officer

Within Appropriation:



Kenneth C. Gotsch
Chief Fiscal Officer

Approved as to legal form:



Marilyn F. Johnson
General Counsel