

**AUTHORIZATION TO PAY JUST COMPENSATION AWARD TO
ACQUIRE 419-429 NORTH SPAULDING AND 418-428 N. SAWYER
FOR THE CONSTRUCTION OF A NEW WESTINGHOUSE CAREER ACADEMY**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the payment of a final just compensation award of \$975,000 to acquire 419-429 North Spaulding and 418-428 N. Sawyer for the New Westinghouse Career Academy.

Information pertinent to the acquisition is as follows:

OWNERS: George and Dominick Gatto
4620 W. Roosevelt Road
Chicago, Illinois 60644

TENANT: Bruce MacGilpin d/b/a Icon Group, Inc.
429 N. Spaulding
Chicago, Illinois 60624

DESCRIPTION: 419-429 N. Spaulding: 25,000 square foot, one and two story industrial building on a 15,625 square foot lot, zoned M1-2, PINS: 16-11-229-009, 010, 011

418-428 N. Sawyer: 5 vacant lots totaling 15,625 square feet zoned R-5 PINS: 16-11-229, 013, 014, 015, 016 and 017.

FINAL AWARD: \$975,000 (Includes Owner's and Tenant's Relocation and Moving Payments)

BASIS:	BOE Appraisals:	Owner's Appraisal:
	James Gibbons: \$725,000	Joseph Thouvenell: \$1,800,000
	David Dubois: \$760,000	
	Fred Tadrowski: \$810,000	

PURPOSE/USE: To acquire property for the New Westinghouse Career Academy.

AUTHORIZATION: Such other conditions as deemed necessary by the General Counsel for the Board. Authorize the Comptroller to issue a check in the amount of \$975,000 payable to the Cook County Treasurer as final just compensation for the acquisition of the property.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL:	Charge to Operations Department:	\$975,000
	Budget Classification No:	1160-436-000-9538-5400
	Fiscal Year:	2005
	Source of Funds:	Capital Improvement

GENERAL CONDITIONS:

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILSC 5/34-13.1, the Inspector General of the Board of Trustees 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.

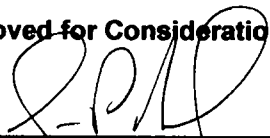
Conflicts: The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILSC 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their 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:



Sean P. Murphy
Chief Operating Officer

Approved:



Arne Duncan
Chief Executive Officer

Within Appropriation:



John Maiorca
Chief Financial Officer

Approved as to legal form: 



Ruth Moscovitch
General Counsel