

June 22, 2005

**APPROVE THE RENEWAL OF THE LEASE AGREEMENT WITH MARYVILLE CITY OF YOUTH
FOR USE OF SPACE AT 810 WEST MONTROSE AVENUE, CHICAGO, ILLINOIS**

Approve the renewal of the lease agreement with Maryville City of Youth for use of space at 810 West Montrose Avenue, Chicago, Illinois. A written renewal lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written lease renewal agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this lease renewal agreement is stated below.

LANDLORD: Maryville City of Youth
1150 North River Road
Des Plaines, IL 60016
Contact Person: Dennis Ronowski
Phone: (847) 294-1829

TENANT: Board of Education of the City of Chicago.

PREMISES: Columbus/Maryville Children's Reception Center, 810 W. Montrose Avenue, Chicago, Illinois, consisting of five (5) classrooms, one (1) principal's office, one (1) podium room, one (1) teacher 's lounge, two (2) blackboard rooms, one (1) art room, one (1) copier room, and washroom facilities.

USE: To be used by the Brenneman School to provide additional classroom space.

RENEWAL TERM: This lease shall be renewed for a term commencing September 1, 2005, and ending August 31, 2006.

ORIGINAL LEASE AGREEMENT: The original lease agreement (authorized by Board Report 91-0522-RE3) was for a term beginning July 1, 1991 and ending June 30, 1994. Supplement I to the Lease (authorized by 94-0727-RE28) extended the term from September 1, 1994 to August 31, 1997. Supplement II to the Lease (authorized by 97-0924-OP2) extended the term from September 1, 1997 through August 31, 1998. Board Report 00-0927-OP10 extended the term from September 1, 2000 through August 31, 2001, and the Chief Operating Officer extended the Lease through August 31, 2003. The Lease was further extended (authorized by Board Report 03-1119-OP07) for a term commencing September 1, 2003 and ending August 31, 2005.

OPTION TO RENEW REMAINING: The Board shall have one (1) additional options to renew for 1-year terms.

OTHER TERMS AND CONDITIONS: All other terms and conditions in the Lease, as extended and renewed, shall remain in full force and effect.

RENT: The annual rent for this renewal term is \$161,635.20, payable in monthly installments of \$13,469.60.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written lease renewal agreement. Authorize the President and Secretary to execute the lease renewal agreement. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate this lease renewal agreement.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: Charge to Brenneman School: \$161,635.20
\$134,696.00-FY06
\$26,939.00-FY07
Budget Classification: 6600-552-000-6000-5480

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.

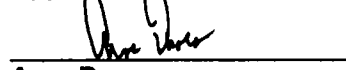
Ethics - The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

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:


Sean P. Murphy
Chief Operating Officer

Approved:


Arne Duncan
Chief Executive Officer

Within Appropriation:


John Maiorca
Chief Financial Officer

Approved as to legal form 


Patrick J. Rocks
General Counsel