

AMEND BOARD REPORT 03-1217-OP01
APPROVE ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT
WITH THE CITY OF CHICAGO DEPARTMENT OF PLANNING
AND DEVELOPMENT FOR THE CONVEYANCE OF LAND
LOCATED AT 1018 S. LYTLE (AT THE RIIS SCHOOL) TO THE CITY OF CHICAGO

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve the conveyance of land located at 1018 S. Lytle (Riis School) from the Board of Education to the City of Chicago ~~Department of Planning and Development (DOP)~~ in exchange for consideration in the amount of Two Million Five Hundred Thousand Dollars (\$2,500,000) (the "Property"). ~~to be determined at a later date, and approve entering into an Intergovernmental Agreement with the DOP regarding this conveyance and other matters.~~ The Board shall cause the Public Building Commission (PBC), which is the legal title holder of record of the Property, to convey to the ~~DOP~~ City, the Property, which is approximately 71,820 square feet of real estate, more or less. ~~A written Intergovernmental Agreement (IGA) regarding this conveyance and other matters is currently being negotiated. The authority granted herein shall automatically rescind in the event an IGA is not executed within 120 days of the date of this Board Report.~~ Information pertinent to this IGA conveyance is stated below:

<p>PARTIES: Board of Education <u>of the</u> <u>City of Chicago</u> 125 S. Clark Street Chicago, Illinois 60603 Contact: Chief Operating Officer Phone: 773-553-2900</p>	<p>City of Chicago, Department of Planning & Development 121 N. LaSalle - City Hall #1003 Chicago, IL 60602 Contact: Alicia Mazur-Berg <u>Lori Healy</u>, Commissioner Phone: 312-744-6100</p>
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PROPERTY TO BE CONVEYED BY THE PBC TO THE ~~DOP~~ CITY: Approximately 71,820 square feet, more or less, as more fully described on Exhibit A attached hereto. This conveyance shall be made pursuant to the Local Government Property Transfer Act. In accordance with such act, the Board shall transfer the Property to the City, subject to (i) the City's prior passage of an ordinance declaring that it is necessary or convenient for the City to acquire the Property for a public use; and (ii) the City's payment to the Board in the amount of \$2,500,000.

BASIC TERMS OF THE IGA: ~~The IGA will provide for the terms of the conveyance and for the terms of the consideration to be paid to the Board.~~

PAYMENT OF CONSIDERATION: The City shall, upon delivery of the deed, pay the Board the sum of \$2,500,000.

APPRAISED VALUE: The appraised value of the Property, as of December 14, 2004, is \$2,075,000 pursuant to an appraisal report prepared by Allied Appraisal Company.

AUTHORIZATION: ~~Authorize the General Counsel to execute any and all conveyance documents required to effectuate the conveyance of the Property. Authorize the General Counsel to include other relevant terms and conditions in the IGA. Authorize the President and Secretary to execute the IGA. Authorize the PBC to convey the Board's interest in Riis School~~ the Property to the DOP City subject to the requirements of the Local Government Property Transfer Act.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: ~~No cost to the Board.~~ Credit proceeds to the Capital Asset Account.

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.

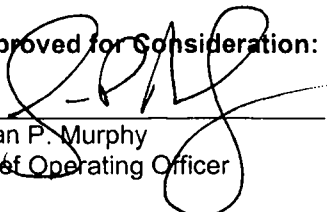
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their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

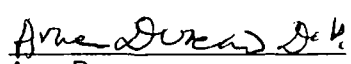
Ethics – The Board’s Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time shall be incorporated into and made a part of the agreement.

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).

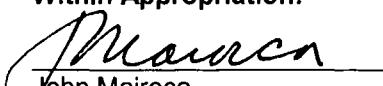
Approved for Consideration:


Sean P. Murphy
Chief Operating Officer

Approved:


Arne Duncan
Chief Executive Officer

Within Appropriation:


John Mairoca
Chief Financial Officer

Approved as to legal form: 

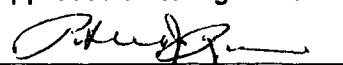

Patrick J. Rocks
General Counsel

EXHIBIT "A"

The North 9 feet of Lots 21 and 50 also all of Lots 11 to 20 inclusive and Lots 51 to 60 inclusive and vacated 16 foot north-south alley adjoining said lots, in Macalester's Subdivision of Block 46 in Canal Trustees Subdivision of the West ½ and the West ½ of the Northeast ¼ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Pin #s 17-17-333-002; 17-17-333-003
17-17-333-005 and 17-17-333-006