

**APPROVE NEW LEASE AGREEMENT WITH  
URBAN PREP ACADEMIES, INC  
FOR THE DOOLITTLE WEST BUILDING, 521 E 35<sup>TH</sup> ST, AND  
A PORTION OF THE DOOLITTLE EAST BUILDING, 535 E 35<sup>TH</sup> ST**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Approve entering into a new lease agreement with **Urban Prep Academies, Inc.** for the former Doolittle West building, located at 521 East 35<sup>th</sup> Street in Chicago, Illinois and a portion of Doolittle East Elementary School, located at 535 East 35<sup>th</sup> Street in Chicago, Illinois for use as a charter school. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written lease agreement is not executed within 90 days of the date of this Board Report.

**TENANT:** Urban Prep Academies, Inc.  
420 North Wabash Avenue, Suite 203  
Chicago, Illinois 60611  
Contact: Tim King  
Phone: (312) 276-0259 / Email: tking@urbanprep.org

**LANDLORD:** Board of Education of the City of Chicago

**PREMISES:** The charter shall use the former Doolittle West building, located at 521 East 35<sup>th</sup> Street, and a portion of the Doolittle East Elementary School building, located at 535 East 35<sup>th</sup> Street, as set forth in the lease agreement. The charter shall share the Doolittle East Elementary School building with Doolittle East Elementary.

**USE:** The charter shall use the Premises to operate Urban Prep Charter Academy for Young Men High School and related educational and community programs and for no other purpose. The charter's current Charter School Agreement was authorized by Board Report 11-0824-EX13.

**TERM:** The term of the lease shall be 1 year, commencing on July 1, 2014, and ending on June 30, 2015. If The charter's Charter School Agreement is terminated, the lease shall also terminate.

**RENT:** One dollar (\$1.00) per year.

**OPERATING AND UTILITIES EXPENSES:** The charter shall procure all operating services from CPS. CPS shall provide all operating services. The charter will be assessed to reflect this option.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written lease agreement. Authorize the President and Secretary to execute the lease agreement. Authorize the Chief Operating Officer to execute any and all ancillary documents related to the lease agreement.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Rent payable to the General Fund.

**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 June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted May 25, 2011 (11-0525-PO2), 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).

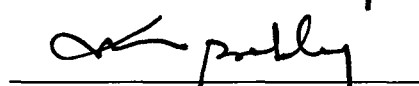
**Approved for Consideration:**

  
Patricia L. Taylor  
Chief Facilities Officer

**Approved:**

  
Barbara Byrd-Bennett  
Chief Executive Officer

**Approved as to legal form:** 

  
James Bebley  
General Counsel