

March 19, 2026

**AUTHORIZE EXTENSION OF THE LEASE AGREEMENT WITH
MESSIAH EVANGELICAL LUTHERAN CHURCH FOR USE OF THE BUILDING
LOCATED AT 6200 WEST PATTERSON AVENUE BY SMYSER ELEMENTARY SCHOOL**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the extension of the lease agreement with Messiah Evangelical Lutheran Congregation, an Illinois not-for-profit corporation, to permit continued use of the property located 6200 West Patterson Avenue by Smyser Elementary School. A written lease extension is currently being negotiated. The authority granted herein shall automatically rescind in the event a written lease extension is not executed within 90 days of this Board Report. Information pertinent to this lease extension agreement is stated below.

LANDLORD: Messiah Evangelical Lutheran Congregation
6201 West Patterson Avenue
Chicago, IL 60634
Contact: Julie Elbe
Phone: (773) 725-8903

TENANT: Board of Education of the City of Chicago

PREMISES: An approximately 33,570 square foot building located at 6200 West Patterson Avenue, Chicago, Illinois and use of the parking lot located at 6200 West Addison Street.

USE: For use by Smyser Elementary School

ORIGINAL LEASE AGREEMENT: The original lease (authorized by Board Report 11-0727-OP2) was for a term commencing on August 1, 2011 and ending on June 30, 2016. The lease was renewed (authorized by Board Report 16-0525-OP1) for a term commencing on July 1, 2016 and ending on June 30, 2021. Thereafter, the lease was renewed for a term commencing on July 1, 2021 and ending on June 30, 2022 (authorized by Board Report 21-0623-OP4), which renewal was subsequently amended to extend the date to June 30, 2026 (authorized by Board Report 21-1027-OP1).

EXTENSION TERM: The lease shall be extended for a term which shall commence on July 1, 2026, and continue through June 30, 2031.

RENT: Rent for the extension term shall be payable in equal monthly installments according to the following schedule:

Period beginning	Period ending	Monthly base rent	Annual Rent
7/1/2026	6/30/2027	\$18,074.91	\$216,898.88
7/1/2027	6/30/2028	\$18,436.40	\$221,236.86
7/1/2028	6/30/2029	\$18,805.13	\$225,661.59
7/1/2029	6/30/2030	\$19,181.24	\$230,174.83
7/1/2030	6/30/2031	\$19,564.86	\$234,778.32

UTILITIES AND OPERATING EXPENSES: The Board shall continue to be responsible for and directly pay service providers for the supply of electricity, heat, telecommunications, garbage and snow removal, or other services reasonably necessary to operate the building.

OPERATION & MAINTENANCE: Tenant shall continue to be responsible for the routine maintenance and repair of non-structural portions of the Premises, including the boiler, sump pumps, fixtures, HVAC, fire suppression and mechanical, electrical and plumbing equipment and systems, minor repairs to the roof (including cleaning roof drains) and for landscaping and janitorial services.

Landlord shall continue to be responsible for the maintenance, repair and replacement of all structural portions of the Premises, including the foundations, floor slab, footings, flashings, structural portions of the walls and similar items of the Premises. Landlord shall be responsible for maintaining, repairing, resurfacing and restriping the Parking Lot.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written lease extension. Authorize the President and Secretary to execute the lease extension agreement. Authorize the Chief Operating Officer or Director of Real Estate, or their designees, to execute any and all ancillary documents required to administer or effectuate the lease extension.


AFFIRMATIVE ACTION: Exempt

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

FINANCIAL: Total not-to-exceed amount to be paid by the Board for the 5-year term is \$1,228,750.

GENERAL CONDITIONS: The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy Section 404.2; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

Approved for Consideration:


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Charles Mayfield
Chief Operating Officer

Approved:

Signed by:

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Macquiline King, Ed. D
Interim Superintendent/Chief Executive Officer

Approved as to Legal Form:

Signed by:

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Elizabeth K. Barton
Acting General Counsel