

May 28, 2026

**AUTHORIZE ENTERING INTO A LEASE AGREEMENT WITH THE CHICAGO PARK DISTRICT FOR GATELY STADIUM**

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

Approve entering into a Lease Agreement with the Chicago Park District for Gately Stadium located in Gately Park in Chicago, Illinois. A written Lease Agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not fully executed within 120 days of the date of this Board Report. Information pertinent to the Lease is stated below.

**LANDLORD:** Chicago Park District  
541 N. Fairbanks  
Chicago, IL 60611  
Contact: General Superintendent  
Phone: 312-742-4500

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

**PREMISES:** Gately Stadium, located within Gately Park, at 810 East 103rd Street, Chicago, Illinois 60628.

**USE:** The Premises shall be used for athletic, recreational and related events.

**TERM:** The term of the lease agreement shall be for 25 years, commencing upon execution.

**RENT:** \$1.00 per year.

**CAPITAL IMPROVEMENTS TO BE MADE BY THE BOARD:** The Board shall have the right to make additions, alterations or improvements to the Premises at its own expense, so long as such additions, alterations or improvements are consistent with the use of the Premises and the lease. The Board shall make the initial improvements to the Premises described below:

- a. Replace turf field
- b. Replace asphalt apron around the field with a concrete apron
- c. Replace fencing
- d. New scoreboard
- e. Exterior field lighting

**TAXES AND UTILITIES:** The Premises is exempt from property taxes. In the event property taxes are levied against the Premises, the Board shall pay such taxes assessed against the Premises during the term of the lease. The Board shall also pay all utility charges incurred on the Premises for gas and electricity during the term of the lease, excluding those utilities that are separately metered for the Chicago Park District's sole use.

**CONCESSIONS:** The Board shall have the exclusive right to control and operate all stadium concessions and shall receive any and all payments due or which shall become due.

**MAINTENANCE, REPAIR AND INSURANCE:** The Board shall keep the Premises in good condition, maintain and repair the Premises as necessary and return the Premises to the Chicago Park District in good condition (excepting normal wear and tear) at the end of the lease term. The Chicago Park District shall be responsible for maintenance, repairs and other expenses of the areas of Gately Park not subject to the lease.

**INSURANCE/INDEMNIFICATION:** Insurance and indemnification provisions shall be negotiated by the General Counsel.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written 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.

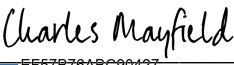
**AFFIRMATIVE ACTION:** Exempt.

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

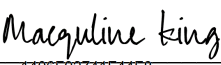
**FINANCIAL:** \$25 in rent throughout the term of the lease

**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:**

DocuSigned by:  
  
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**Charles E. Mayfield**  
Chief Operating Officer

**Approved:**

Signed by:  
  
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**Macquiline King, Ed.D**  
Superintendent/Chief Executive Officer

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**Approved a to legal form:**

Signed by:  
  
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**Elizabeth K. Barton**  
General Counsel

May 28, 2026

**AUTHORIZE PLACEMENT OF THE BOARD'S FY 2027 EXCESS LIABILITY, PROPERTY AND SPECIALTY INSURANCE PROGRAMS WITH VARIOUS INSURANCE COMPANIES THROUGH ALLIANT INSURANCE SERVICES, INC.**

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

Alliant Insurance Services, Inc., (Alliant) to place insurance policies on behalf of the Board for liability and property insurance programs in the aggregate amount not to exceed \$17,500,000 and at an annual premium cost not to exceed \$17,500,000, subject to the review and approval of the Treasurer or Chief Financial Officer. These placements will be arranged through Alliant, the Board's insurance broker, which was selected on a competitive basis pursuant to Board Rule 7-2. The policies of coverage constitute the contract between the Board and insurance carriers.

**INSURANCE BROKER:**

Vendor# 47075  
Alliant Insurance Services, Inc.  
353 N. Clark Street  
Chicago, Illinois 60654  
John Harney, Executive Vice President/  
Managing Director (312) 595-7347

**USER:**

Finance Department/Risk Management  
42 West Madison Street – 2nd Floor  
Walter M. Stock, Acting Chief Financial/ Treasurer  
(773) 553-2795

**TERM:**

The term of each insurance policy shall commence on July 1, 2026, and shall end on June 30, 2027.

**FINANCIAL:**


Charge to Risk Management, Unit 12460 Fund 210. Total for FY27 not to exceed \$17,500,000.

**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:**

**Approved:**

DocuSigned by:  
  
67CAA5E54631476...  
**Walter M. Stock**  
Acting Chief Financial Officer/  
Treasurer

Signed by:  
  
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**Macqueline King, Ed.D.**  
Superintendent/Chief Executive Officer

**Approved as to legal form:**

Signed by:  
  
974E0DEB7385497...  
**Elizabeth K. Barton**  
General Counsel