

March 27, 2019

**APPROVE ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT
WITH THE CHICAGO HOUSING AUTHORITY FOR THE EXCHANGE OF LAND, A TEMPORARY
CONSTRUCTION LICENSE AGREEMENT FOR FACILITIES AND LICENSE FOR REPLACEMENT
PARKING FOR ALDRIDGE SCHOOL**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

The purpose of this Board Report is to authorize the Board to: (1) enter into an Intergovernmental Agreement ("IGA") with the Chicago Housing Authority ("CHA") for a lease of the Aldridge School Property to the CHA in exchange for (a) a deed from the CHA to the Board for the CHA Property adjacent to Aldridge School, (b) a temporary construction license agreement ("TCLA") with the CHA for the CHA to construct two (2) playgrounds and three (3) basketball courts at Aldridge School, and (c) the CHA providing replacement parking for Aldridge School; (2) enter into the TCLA and parking license agreement with the CHA and (3) authorize the Chief Operating Officer ("COO") to negotiate the terms and conditions of the foregoing agreements. The School Property and CHA Property are generally described on Exhibit A. The authority granted herein shall automatically rescind in the event the IGA, TCLA and parking license agreement are not executed within 120 days of the date of this Board Report. Information pertinent to these agreements and property transfers/exchanges are stated below.

The Public Building Commission ("PBC") holds title to the Aldridge School property for Board. The CHA owns property adjacent to Aldridge School. The property exchanges are authorized by the Local Government Property Transfer Act 50 ILCS 605/0.01, et.seq. ("LGPTA"). The property to be exchanged is generally identified on Exhibit A and is subject to receipt of a dimensioned survey, title report and approved redevelopment plan.

PARTIES:

Board of Education of
the City of Chicago
42 W. Madison Street
Chicago, IL 60602
Contact: Chief Operating Officer
Phone: 773-553-2900

Chicago Housing Authority
60 E. Van Buren
Chicago, IL 60605
Contact: Eugene Jones, Jr.
CHA Chief Executive Officer
Phone: 312-786-3184

CHICAGO BOARD OF EDUCATION PROPERTY TO BE SUBJECT TO FIFTY (50) YEAR LEASE:
Approximately 88,400 SF of the Aldridge Elementary School property located at 630 E. 131st Street described on Exhibit A attached hereto, which property is currently used for parking ("School Property").

CHICAGO HOUSING AUTHORITY PROPERTY TO BE TRANSFERRED TO THE BOARD:
Approximately 15,600 SF of the CHA property adjacent to Aldridge School ("CHA Property").

CONSIDERATION: As consideration for the long-term lease, the CHA will: (1) transfer to the Board and provide a deed for approximately 15,600 SF of CHA property adjacent to Aldridge School ("CHA Property"), (2) construct two (2) playgrounds and three (3) basketball courts for the benefit of the Aldridge School, at no cost to Board and (3) license to the Board replacement parking west of the School and adjacent to St. Lawrence Avenue at no cost to the Board.

TERM: The term of the IGA shall commence upon the date the agreement is signed and shall end 50 years thereafter and shall have two (2) options to renew for periods of five (5) years each.

TEMPORARY CONSTRUCTION LICENSE AGREEMENT: The Board will grant the CHA a TCLA over a portion of the Aldridge Elementary School property located at 630 E. 131st Street. The TCLA will include a

detailed scope of work to enable the CHA or its agent(s) to construct at no cost to the Board the two (2) playgrounds and three (3) basketball courts for the benefit of the Aldridge School. In the alternative, CHA may pay the Board to construct the playgrounds and basketball courts for CHA at Aldridge School.

PARKING LICENSE AGREEMENT: The parking license agreement may either be incorporated into the IGA or as a separate agreement. The term of the license agreement shall be negotiated by the Chief Operating Officer.

AUTHORIZATION: Authorize the President and the Secretary to execute the IGA with the CHA and any all of documents required to effectuate the exchange of the property generally shown on Exhibit A. Authorize the General Counsel and the Chief Operating Officer to negotiate the IGA with CHA on behalf of the Board and to execute the Temporary Construction License Agreement, parking license agreement and all other documents in furtherance of the IGA. Authorize the PBC and the City in Trust for Use of Schools to receive a deed for the CHA Property generally described on Exhibit A.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: None.

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-P02), 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:



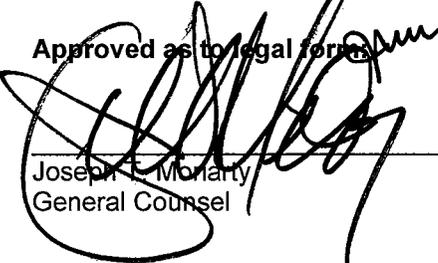
Arnaldo Rivera
Chief Operating Officer

Approved:



Janice K. Jackson, Ed. D.
Chief Executive Officer

Approved as to legal form:



Joseph F. Moriarty
General Counsel

EXHIBIT A

**GENERAL DESCRIPTION OF THE PROPERTY TO
BE EXCHANGED BETWEEN BOARD AND CHA**

**PROPERTY EXCHANGES SUBJECT TO RECEIPT AND APPROVAL OF
DIMENSIONED SURVEYS, TITLE REPORTS AND FINAL REDEVELOPMENT PLAN**

