

June 28, 2023

**APPROVE A LEASE AGREEMENT WITH THE  
METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO  
FOR THE USE OF PROPERTY LOCATED ADJACENT TO NORTHSIDE COLLEGE PREP**

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

Approve a Lease Agreement with the Metropolitan Water Reclamation District of Greater Chicago (“MWRD”) for use of property lying adjacent to Northside College Preparatory High School. (“Property”) to accommodate a new turf soccer field and for related recreational and educational purposes. The Lease is currently being negotiated. The authority granted herein shall automatically rescind in the event that a written agreement is not executed within 120 days of the date of this Board Report.

**LESSOR:** Water Reclamation District of Greater Chicago  
100 East Erie Street  
Chicago, Illinois 60611  
Contacts: Nicholas O’Connor, Senior Attorney, (312) 751-5636, OConnorN@mwr.org  
and  
Margarett Zilligen, Real Estate Senior Attorney, (312) 751-5805, ZilligenM@mwr.org

**PROPERTY:** Vacant land located between Northside College Preparatory High School and the North Shore Channel with an approximate address of 5341-5441 North Kedzie Avenue consisting of 6,279± square feet and a second parcel approximately 1.48 acres with an approximate street address of 3024 W. Foster located on a portion of North Shore Channel 9.17 south of Bryn Mawr Avenue and west of the North Shore Channel in Chicago, Illinois. The description may be modified upon receipt of a final survey.

**TERM:** The term shall commence upon execution of the Lease Agreement and be for a period of fifty (50) years.

**USE:** The Property shall be used to accommodate the installation of a turf soccer field and for other related recreational and educational purposes.

**RENT:** Ten Dollars (\$10.00) for the Term of the Lease.

**UTILITIES, MAINTENANCE AND REPAIRS:** CPS shall be responsible for utilities and maintenance of the Premises.

**REAL ESTATE TAXES:** The Property is currently exempt from real estate taxes. The General Counsel is hereby authorized to contest and appeal any action to tax the Property or the Board’s use of the property. In the event the Property or the Board’s use becomes taxable after all appeals have been taken and failed, the Board authorizes the payment of the real estate taxes in addition to the fees below.

**INSURANCE/DEMNIIFICATION:** Any and all insurance/indemnification language 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 agreement. Authorize either

the Chief Operating Officer or Chief Facilities Officer to execute any and all ancillary documents required to administer or effectuate the agreement.

**AFFIRMATIVE ACTION:** Exempt

**LSC REVIEW:** Not applicable

**FINANCIAL:** Source of Funds: Rent, Contingency

**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:**

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

**Approved:**

DocuSigned by:  
  
AA17786A4B2446C...  
**Pedro Martinez**  
Chief Executive Officer

**Approved as to legal form:**

DocuSigned by:  
  
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**Ruchi Verma**  
General Counsel

