

**AMEND BOARD REPORT 15-0527-UP8**

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**URBAN PREP ACADEMIES INC**

**FOR THE ENGLEWOOD SCHOOL BUILDING AT 6201 SOUTH STEWART AVENUE**

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

Approve entering into a renewal lease agreement with Urban Prep Academies for the Englewood School building located at 6201 South Stewart Avenue for the Urban Prep Academies for Young Men Charter School. The agreement will require a written lease agreement to be presented to the Board of Education for automatic renewal in the event a written lease agreement is not executed within 90 days of the date of this amended Board Report.

This October 2016 amendment is necessary to correct the number of years for the renewal term from 5 years to 3 years to coincide with the term of the charter.

**TENANT:** Urban Prep Academies Inc

420 North Wabash Avenue  
Chicago, Illinois 60611  
Contact: Tim King, Founder and Chief Executive Officer  
Phone: 312-276-0259

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

**PREMISES:** Tenant shall use a portion of the Englewood School building, located at 6201 South Stewart Avenue, as set forth in the lease agreement. Tenant shall share the premises with TEAM Englewood Community Academy High School. Tenant's current Charter School Agreement was authorized by the Board on May 27, 2015.

**USE:** Tenant shall use the Premises to operate a charter school and related educational and enrichment programs and for no other purpose.

**ORIGINAL TERM:** The term of the lease, authorized by Board Report 11-0602-008, commenced on July 1, 2011 and ends on June 30, 2015. If Tenant's Charter School Agreement is terminated, the lease shall also terminate.

**RENEWAL TERM:** The term of the lease shall be 3 years, commencing on July 1, 2016, and shall terminate on June 30, 2019.

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

**OPERATING AND UTILITIES EXPENSES:** Tenant shall procure all operating services from Landlord, unless otherwise permitted by Landlord. Tenant shall reimburse Landlord for operating services provided by Landlord at Landlord's then current rates and costs and in accordance with Landlord's then current procedures. The charter will be assessed to reflect this option.

**AUTHORIZATION:** Authorize the General Council to include the 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 other 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.

Provisions of 105 ILCS 5/54-2.3 which restricts the employment or re-employment 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 (06-0636-BO3) as amended from time to time, shall be incorporated into and made a part of the agreement.

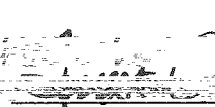
Contingent Liability - The Board's Contingent Liability Policy adopted May 25, 2001 (01-0525-BO3) as amended shall be incorporated into and made a part of the agreement.


Contingent Liability - The agreement shall restrict the claims 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:

Approved:

  
Jason Kierna

  
Forrest Claypool

Approved as to Legal Form 

Ronald L. Marmer  
General Counsel