

ORDINANCE NO. 006-124

AN ORDINANCE AUTHORIZING
THE RENEWAL OF A LEASE
AGREEMENT FOR REAL
ESTATE AT 5834-38 WEST
ROOSEVELT ROAD, CHICAGO,
ILLINOIS

WHEREAS, The Chicago Transit Authority ("Authority") has leased the property located at 5834-38 West Roosevelt Road, Chicago, Illinois, for bus turnaround purposes since 1952; and

WHEREAS, Chicago Transit Board Ordinance No. 003-119 authorized the execution of a lease agreement between JoAnn Goodman, as Lessor, and the Chicago Transit Authority, as Lessee, for use of the subject property, effective October 1, 2003, at a rental rate of \$21,600 per annum; and

WHEREAS, Said lease agreement expires on September 30, 2006, and the Authority requires continued use of the property as a bus turnaround; and

WHEREAS, Staff has inspected several sites in this area but has not yet finalized its review of an alternate location which would be suitable for use as a bus turnaround; and

WHEREAS, The #91 Austin route's south terminal is currently located on-street at South Austin Avenue and West Roosevelt Road; and

WHEREAS, Staff is analyzing the feasibility of consolidating #12 Roosevelt route and #91 Austin route bus operations into one off-street bus turnaround; and

WHEREAS, In the interim, staff has negotiated a new lease agreement for continued use of the property at 5834-38 West Roosevelt Road, Chicago, Illinois, for a term of 3 years under the same terms and conditions as the current lease, excepting rent, which shall be increased to twenty-five thousand two hundred dollars (\$25,200) in year one of the term, twenty-six thousand four hundred dollars (\$26,400) in year two of the term, and twenty-seven thousand six hundred dollars (\$27,600) in year three of the term; and

WHEREAS, Effective October 1, 2007, the lease may be terminated by either party upon 60 days' written notice; now, therefore:

BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD
OF THE CHICAGO TRANSIT AUTHORITY:

SECTION 1. That the Chairman of the Chicago Transit Board, or her designee, is hereby authorized to execute a lease agreement, between JoAnn Goodman, as Lessor, and the Chicago Transit Authority, as Lessee, for the property located at 5834-38 West Roosevelt Road, Chicago, Illinois, legally described on Exhibit A, attached hereto and made a part hereof, for use by the Authority for bus turnaround purposes for a term of 3 years, commencing October 1, 2006, and ending September 30, 2009.

SECTION 2. That the lease agreement shall include a total annual rental rate of twenty-five thousand two hundred dollars (\$25,200) in year one of the term, twenty-six thousand four hundred dollars (\$26,400) in year two of the term, and twenty-seven thousand six hundred dollars (\$27,600) in year three of the term, the payment of appropriate utility expenses incurred for maintaining electric service and heat at the bus operator's restroom facility, an indemnification of the property owner, JoAnn Goodman, by the Authority, a mutual 60-day cancellation provision which may be exercised effective October 1, 2007, and such other terms which are substantially in conformance with the terms set forth in Exhibit B.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

Chairman

September 13, 2006

Assistant Secretary

September 13, 2006