

ORDINANCE NO. 011-21

AN ORDINANCE AMENDING SECTIONS 54.2
AND 54.5-2 OF THE REGULATIONS
GOVERNING PURCHASE AND SALES
TRANSACTIONS

WHEREAS, The Chicago Transit Authority ("Authority") has in place Regulations Governing Purchase and Sales Transactions ("Regulations"); and

WHEREAS, Section 54.2 of the Regulations requires that any concession in or lease or easement of Authority property for a term of more than one year shall comply with the specified competitive bidding and public notice requirements; and

WHEREAS, Section 54.5-2 of the Regulations sets out the publication and notice requirements of all proposals to award real estate contracts involving amounts in excess of Ten Thousand Dollars (\$10,000); and

WHEREAS, The Authority is seeking to increase the revenue generated by the leasing of its concession spaces; and

WHEREAS, In order to accomplish the foregoing, staff recommends use of real estate brokerage services to market the Authority's concession spaces and recommend award of concession leases in a timely and cost efficient manner; and

WHEREAS, Pursuant to Ordinance 008-114, dated July 16, 2008, the Authority awarded a contract to Jones Lang LaSalle Americas Inc. that includes, among other things, brokerage services if authorized by the Authority; and

WHEREAS, Staff recommends that Sections 54.2 and 54.5-2 of the Regulations be amended to permit use of real estate brokerage services to market and recommend award of leases of Authority concession spaces; now, therefore:

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

SECTION 1. Section 54.2 of the Regulations Governing Purchase and Sales Transactions is hereby amended by the addition of the following paragraph:

"54.2 In instances where the Authority uses the services of a Real Estate Brokerage firm to market and recommend award of leases for the Authority's concession spaces, the Real Estate Brokerage firm will not be required to comply with the preceding requirements of this section 54.2; provided, however, the Real Estate Brokerage firm must 1) comply with all Federal and Illinois State laws governing the

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marketing and leasing of commercial real estate, 2) utilize a selection process that provides for open and full competition that is reasonable for the commercial circumstances and 3) submit proposed criteria for the evaluation and selection of lessees to the Authority for approval.”

SECTION 2. Section 54.5-2 of the Regulations Governing Purchase and Sales Transactions is hereby amended by the addition of the following paragraph:

“54.5-2 In instances where the Authority uses the services of a Real Estate Brokerage firm to market and recommend award of leases for the Authority’s concession spaces, the Real Estate Brokerage firm will not be required to comply with the preceding requirements of this section 54.5-2; provided, however, that the Authority’s Real Estate Brokerage firm must: 1) comply with all Federal and Illinois State laws governing the marketing and leasing of commercial real estate, 2) utilize a selection process that provides for open and full competition that is reasonable for the commercial circumstances and 3) submit proposed criteria for the evaluation and selection of lessees to the Authority for approval.”

SECTION 3. Ordinance Nos. 010-28 and 010-29 authorizing brokerage services for leasing retail space at 567 West Lake remain in full force and effect and are not superseded by this Ordinance.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

Chairman

Assistant Secretary

March 9, 2011

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