

ORDINANCE NO. 008-55

AN ORDINANCE AUTHORIZING A LEASE
FOR CERTAIN CTA PINK LINE RIGHT OF
WAY PROPERTY, LOCATED NORTH OF
CERMAK ROAD BETWEEN 49TH AVENUE
AND 50TH AVENUE, CICERO, ILLINOIS

WHEREAS, The Chicago Transit Authority ("Authority") owns certain vacant right-of-way property along the Pink Line located on the north side of Cermak Road between 49th Avenue and 50th Avenue, Cicero, Illinois ("Property"); and

WHEREAS, The Authority's Property is a rectangular parcel of property with approximately fifteen feet of frontage on 50th Avenue and includes 5,475 square feet; and

WHEREAS, La Chiquita Supermarket owned by Supermercado La Chiquita Cermak, Inc. ("La Chiquita") is located at 4926 West Cermak Road, Cicero IL, immediately south of the Property; and

WHEREAS, Upon site inspection, Authority staff determined that La Chiquita improved the Property by installing asphalt and striping parking spaces and was utilizing the Property for vehicular parking; and

WHEREAS, The cost of capital improvements to the Property made by La Chiquita is \$28,000; and

WHEREAS, Staff has negotiated a two-year lease with three 1-year options with La Chiquita with an annual rent of \$9,900.00, subject to annual CPI increases; and

WHEREAS, The lease will permit the Authority 24 hours access to the Property for operations and maintenance; and

WHEREAS, La Chiquita will be responsible to provide the Authority with appropriate insurance coverage and indemnification during the term of the lease; and

WHEREAS, La Chiquita is the only property owner immediately adjacent to the Property; and

WHEREAS, Section 54.3-5 of the Regulations Governing Purchase and Sales Transactions provides for the award of contracts in those situations where the Transit Board determines that competitive bidding would be disadvantageous, now, therefore:

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

SECTION 1. The Chicago Transit Board of the Chicago Transit Authority hereby declares that competitive bidding for the lease of certain Authority Pink Line right-of-way property located on the north side of Cermak Road between 49th Avenue and 50th Avenue, Cicero, Illinois, would be disadvantageous to public bidding.

SECTION 2. The Chairman of the Chicago Transit Board, or her designee, is hereby authorized to enter into a lease between the Chicago Transit Authority, as Lessor, and Supermercado La Chiquita Cermak, Inc., as Lessee, for certain Authority property located on the north side of Cermak Road between 49th Avenue and 50th Avenue, Cicero, Illinois legally described on Exhibit A and depicted on Exhibit B, attached hereto. Said lease shall be for a term of two years with three 1-year options. The initial annual rent shall be \$9,900.00 with annual increases based on the CPI.

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

APPROVED:

PASSED:

Chairman

April 10, 2008

Assistant Secretary

April 10, 2008