

ORDINANCE NO. 003-105

AN ORDINANCE AUTHORIZING A LEASE
AGREEMENT WITH THE ILLINOIS INSTITUTE OF
TECHNOLOGY FOR PROPERTY LOCATED AT 3100
SOUTH FEDERAL STREET AND 3125 SOUTH
FEDERAL STREET IN CHICAGO, ILLINOIS

WHEREAS, The Illinois Institute of Technology ("IIT") owns two buildings located at 3100 and 3125 South Federal Street in Chicago, Illinois ("IIT Buildings"); and

WHEREAS, Chicago Transit Board Ordinance No. 98 – 85 authorized a Lease Agreement between IIT, as Owner, and the Chicago Transit Authority ("Authority"), as Tenant, for use of the IIT Buildings as a Maintenance Training Facility for a term of three years, with one two-year option to renew; and

WHEREAS, The IIT Buildings contain an aggregate of 45,077 square feet of space, which is sufficient to accommodate the Authority's bus, rail and facilities maintenance training programs; and

WHEREAS, Said Lease Agreement with IIT for use of the IIT Buildings will expire on November 30, 2003; and

WHEREAS, The IIT Buildings are well-situated for maintenance training purposes and staff has determined that the Authority will require continued use of the property for an additional term of two years; and

WHEREAS, Staff has negotiated a Lease Agreement for continued use of the IIT Buildings for a term of two years, commencing December 1, 2003, and ending November 30, 2005, at an annual base rent of two hundred ninety-three thousand dollars (\$293,000) for the first lease year and an annual base rent of three hundred one thousand seven hundred ninety dollars (\$301,790) during the second year of the lease; and

WHEREAS, The Lease Agreement provides for the payment of a proportionate share of taxes and applicable utility and maintenance costs by the Authority; and

WHEREAS, Said Lease also requires that the Authority pay four thousand dollars (\$4,000) per year as additional rent for the use of twenty parking spaces at the IIT Buildings; and

WHEREAS, Pursuant to 70 ILCS 3605/8, the Authority is empowered to lease real estate which is useful for its purposes; now therefore:

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

ORDINANCE NO. 003-105

(Continued -2)

SECTION 1. That the Chairman of the Chicago Transit Board, or her designee, is hereby authorized to execute a Lease Agreement between the Illinois Institute of Technology, as Owner, and the Chicago Transit Authority, as Tenant, for property located at 3100 South Federal Street and 3125 South Federal Street, Chicago Illinois, for use by the Authority as a maintenance training facility for two years, commencing December 1, 2003, and ending November 30, 2005.

SECTION 2. That the Lease Agreement shall provide for an annual rental fee of two hundred ninety-three thousand dollars (\$293,000) for the first lease year and three hundred one thousand seven hundred ninety dollars (\$301,790) during the second year of the Lease. Said Lease shall require the Authority to pay a prorated share of taxes and applicable utility and maintenance costs, additional annual rent of four thousand dollars (\$4,000.00) for use of twenty parking spaces, shall include an indemnification of IIT by the Authority, and shall include other terms that are substantially in conformance with the terms set forth in Exhibit A.

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

APPROVED:

PASSED:

Chairman

Assistant Secretary

August 6, 2003

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