

ORDINANCE NO. 024-102

AN ORDINANCE AUTHORIZING A
LICENSE AGREEMENT WITH JAMIL
SALMAN FOR REAL PROPERTY
LOCATED AT 6052 SOUTH
CALUMET AVENUE/320-332 EAST
61ST STREET, CHICAGO ILLINOIS
AND AUTHORIZING THE
ACQUISITION OF THE PROPERTY

WHEREAS, The Metropolitan Transit Authority Act, 70 ILCS 3605/8, provides that the Chicago Transit Authority (“Authority”) has the power to acquire any real property useful for its purposes; and

WHEREAS, Jamil Salman (“Owner”) owns the property located at 6052 South Calumet Avenue/320-332 East 61st Street, Chicago, Illinois (“Property”); and

WHEREAS, The Property consists of unimproved vacant land of approximately 11,000 square feet; and

WHEREAS, The Authority requires the use of the Property to stage old track panels for the purpose of dismantling and disposing of the panels; and

WHEREAS, The Authority and the Owner have agreed to enter into a one (1) year license agreement for the Property (“Agreement”), which provides the Authority the right to immediately terminate the Agreement upon the Authority’s acquisition of the Property or if the Authority determines that termination is necessary as a result of operational requirements, commencing on September 1, 2024, and ending on August 31, 2025, with a license fee of Eight Hundred Fifty Dollars (\$850.00) per month; and

WHEREAS, The Agreement requires the Authority to repair any damage to the Property caused by the Authority’s gross negligence at the Authority’s sole cost; and

WHEREAS, Staff additionally recommends that the General Counsel, or designee, be authorized to send an offer to purchase to the Owner of the Property and negotiate the terms of the purchase for the Property, and that the Chief Infrastructure Officer and General Counsel, or their designees, be authorized to purchase the Property if the purchase price does not exceed One Million Dollars (\$1,000,000.00); now therefore:

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

SECTION 1. The Chicago Transit Board hereby authorizes a license agreement with Jamil Salman for the Authority to license the Property located at 6052 South Calumet Avenue/320-332 East 61st Street, Chicago, Illinois, as depicted in

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Exhibit A hereto, to stage old track panels for the purpose of dismantling and disposing of the panels.

SECTION 2. The Authority's Chief Infrastructure Officer, or designee, is authorized to enter into a license agreement with Jamil Salman for the Property which requires the Authority to pay the Owner Eight Hundred Fifty Dollars (\$850.00) per month, has a term of one (1) year, states that the Owner will not have any liability for damages that may be incurred to pedestrians from the Authority's use of the Property, permits the Authority to terminate the license upon acquisition of the Property or if necessary for operational requirements, and contains such other terms as are substantially in conformance with the License on Private Property attached as Exhibit B hereto.

SECTION 3. The Chicago Transit Board hereby determines that it is necessary, desirable, and convenient for the Chicago Transit Authority to acquire rights, including but not limited to fee simple to and possession of the Property.

SECTION 4. The General Counsel of the Chicago Transit Authority, or designee, is hereby authorized to send an offer to purchase and to negotiate with the Owner of the Property.

SECTION 5. The Chief Infrastructure Officer and General Counsel, or their designees, are hereby authorized to purchase the Property if the purchase price does not exceed One Million Dollars (\$1,000,000.00). If the purchase price exceeds One Million Dollars (\$1,000,000.00), separate Board approval is required to purchase the Property.

SECTION 6. The Chairman of the Board, or designee, is further authorized to take such actions and execute such documents as may be necessary to implement the objectives of this ordinance.

SECTION 7. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

Chairman

Secretary

August 14, 2024

August 14, 2024