31658 Adopted - board of trustees community college district no. 508 december 7, 2012

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508 COUNTY OF COOK AND STATE OF ILLINOIS

RESOLUTION

AUTHORIZING THE ACCEPTANCE OF CONVEYANCE OF CERTAIN REAL PROPERTY LOCATED IN THE VICINITY OF WEST 63RD STREET AND SOUTH HALSTED STREET ON BEHALF OF KENNEDY-KING COLLEGE

WHEREAS, in August 2000, the City of Chicago (the "City"), the Public Building Commission of Chicago (the "Commission") and the Board of Trustees of Community College District No. 508, County of Cook and State of Illinois (the "Board of Trustees"), entered into an Intergovernmental Agreement (the "IGA") for a Capital Improvement Program authorizing, *inter alia*, the acquisition, design, construction and equipping of a new community college campus facility and related improvements for Kennedy-King College (the "Project");

WHEREAS, funding for the Project was provided by the issuance of City of Chicago General Obligation Bonds (City Colleges of Chicago Capital Improvement Project), Series 1999, which were authorized by an ordinance adopted by the City Council of the City of Chicago (the "City Council") on September 29, 1999;

WHEREAS, the Board of Trustees, the Commission and the City Council each approved the acquisition of certain property located in the vicinity of West 63rd Street and South Halsted Street (the "Site") for construction of the Project;

WHEREAS, many of the parcels included in the Site were owned by the City (the "City Parcels"). The remaining parcels were owned by various single-family and commercial owners (the "Non-City Parcels");

WHEREAS, pursuant to the IGA, the Commission was to acquire title to the Site or portions thereof as necessary to develop and construct the Project in fee simple which was to be for the use and benefit of the Board and transferred to the Board of Trustees following completion of the Project;

WHEREAS, the new Kennedy-King College structure was built on the Site and is now occupied by the City Colleges of Chicago;

WHEREAS, the Commission did acquire title to the Non-City Parcels, but title to the City Parcels remains vested in the City;

WHEREAS, the Project has long been completed, and it is now necessary and appropriate for all parcels included within the Site to be conveyed to the Board of Trustees as contemplated by the IGA;

WHEREAS, efficiency in the conveyance of the parcels would be served if both the City and the Commission were to convey their respective parcels directly to the Board of Trustees; and

WHEREAS, the Board of Trustees is seeking conveyance from the City and the Commission of all of the parcels underlying the Site to the Board of Trustees as contemplated in the Exhibits hereto as described below:

Exhibit 1: Intergovernmental Agreement among the City of Chicago, Board of Trustees of Community College District No. 508, County of Cook and State of Illinois and the Public Building Commission of Chicago (Capital Improvement Program) dated August 8, 2000

Exhibit 2: PIN numbers of the City Parcels

Exhibit 3: PIN numbers of the Non-City Parcels

NOW, THEREFORE BE IT RESOLVED that the Board of Trustees of Community College District No. 508 hereby approves the acceptance of the conveyance of the City Parcels from the City and the Non-City Parcels from the Public Building Commission on behalf of Kennedy-King College.

December 7, 2012 – Office of Administrative and Procurement Services

INTERGOVERNMENTAL AGREEMENT AMONG THE CITY OF CHICAGO, BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508, COUNTY OF COOK AND STATE OF ILLINOIS AND THE PUBLIC BUILDING COMMISSION OF CHICAGO (Capital Improvement Program)

THIS AGREEMENT ("Agreement"), dated as of the 2 + day of 42000, is made by and among the City of Chicago ("City"), the Board of Trustees of Community

College District No. 508, County of Cook and State of Illinois (the "Board of Trustees" or the "Board"), and the Public Building Commission of Chicago (the "Commission"). The City, the Board of Trustees and the Commission are referred to herein as a "Party" and collectively as the "Parties".

RECITALS

A. The City is a home rule unit of local government under the 1970 Constitution of the State of Illinois and has the authority to promote the health, safety and welfare of its inhabitants, furnish essential governmental services through its various departments and agencies and enter into contractual agreements with units of local government for the purpose of achieving the aforesaid objectives.

B. The Board of Trustees is a body politic and corporate created by the legislature pursuant to the Public Community College Act of the State of Illinois, as amended, for the purpose, among others, of providing educational and technical training programs.

C. The Commission is a municipal corporation created by the City Council of the City pursuant to the Public Building Commission Act of the State of Illinois (the "Act") for the purpose

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design requirements, constraints and criteria, and site requirements with reasonable promptness in order to avoid delay in the progress of a Project;

3.3.3 Cooperate with the Commission and the Board of Trustees and their respective designees in their efforts to obtain any approvals pertaining to the re-zoning of the Site or other land use requirements of the City for the construction of a Project, provided, however, that nothing herein shall obligate the City Council to take any action;

3.3.4 Cooperate with the Commission and the Board of Trustees in their efforts to obtain permits for the construction of a Project or portion thereof and other approvals involving the use or uses of the public ways, and street or alley closings or vacations, provided, however, that nothing in this Agreement shall obligate the City Council of the City to take any action; and

3.3.5 Provide such additional services as may be agreed by the Parties

SECTION IV

SITE ACQUISITION AND ACCESS TO FACILITIES

4.1 Acquisition of Site. The Board of Trustees, the Commission and the City Council have heretofore approved the acquisition of the Site for the Initial Project pursuant to the requirements of Section 14 of the Act (with respect to the City Council only, by means of an ordinance adopted by the City Council on December 15, 1999). Accordingly, the Commission shall commence acquisition of fee simple title and such additional interests in and to the Site as may be necessary in order to construct the Initial Project, free and clear of all liens and encumbrances that would preclude the use of the Site for its intended purpose. Any such title to the Site as may be acquired by the Commission shall be for the use and benefit of the Board of Trustees and title thereto

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July 21, 2000

shall be conveyed to the Board within 60 days following completion of the Initial Project by customary documents of conveyance as approved by the Board of Trustees.

4.2 Right of Entry. It is expressly acknowledged and agreed that the Commission, the Contractor and the Subcontractor and their respective officers, employees, consultants and representatives, agents, successors and assigns, shall have the right to enter upon any facility or facilities used or occupied by the Board of Trustees for purposes associated with designing and constructing a Project without further authorization by the Board. Any such person or entity performing services or providing Work on a Project pursuant to such Right of Entry shall be required to cooperate with personnel designated by the Board of Trustees in order to avoid disruption or interference with activities conducted by the Board and to indemnify the Board and the Commission upon such terms as the Commission and the Board deem appropriate. The Board of Trustees shall cooperate with the Commission and its designated representatives in obtaining any and all approvals pertaining to the use of such facility or facilities, and executing any applications for permit or the like as may be required in order to develop and construct a Project.

4.3 Unpermitted Encumbrances. Neither the Commission, the City nor the Contractor nor any of their respective officers, employees, consultants, representatives, agents, successors or assigns shall engage in any financing or other transaction the effect of which creates an encumbrance or lien upon the Site or any facility or facilities upon which an Additional Project will be undertaken.

4.4 Relocation Assistance. Any person or business displaced as a result of the acquisition of the Site by the Commission shall be entitled to receive relocation assistance. The amount of relocation assistance to be paid and the guidelines and procedures to be followed in providing such

July 21, 2000

12.9 Counterparts. This Agreement shall be executed in several counterparts, each of which shall constitute an original instrument.

IN WITNESS WHEREOF, the Parties hereto have executed or caused this Agreement to be executed, all as of the date first written above.

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508, COUNTY OF COOK and STATE OF ILLINOIS

By: _____ .

ATTEST:

By: _____

PUBLIC BUILDING COMMISSION OF **CHICAGO** Richard M. Daley, Chairman

ATTEST:

Eileen J. Carey Secretary

CITY OF CHICAGO

un a By:

Walter Knorr, Chief Financial Officer

July 21, 2000

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EXHIBIT A

Initial Project

(Kennedy King Community College)

Legal Description:

That part of the NE 1/4 of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian and the NW 1/4 of Section 21, Township 38 North, Range 14 East of the Third Principal Meridian bounded and described as follows:

Commencing at a point at the intersection of the East line of South Peoria Street and the south line of the elevated railway tracks, thence east along the south line of the elevated railway tracks to its intersection with the east line of South Halsted Street, thence north along the east line of South Halsted Street to the intersection with the south line of West 63rd Street, thence east along the south line of West 63rd Street to the intersection with the east line of South Lowe Avenue, thence south along the east line of South Lowe Avenue to the intersection with the south line of the elevated railway, thence east along the south line of the elevated railway to the intersection with the west line of the C. & E. I. Railroad right of way, thence south along the west line of the C. & E. I. Railroad right of way to the north line of West 64th Street. thence west along the north line of West 64th Street to the west line of South Lowe Avenue, thence south along the west line of South Lowe Avenue to the north line West 65th Street, thence west along the north line of West 65th Street to the west line of South Union Avenue, thence south along the west line of South Union Avenue to the north line of the east-west public alley lying south of and parallel with West 65th Street, thence west along the north line of said alley extended west to the west line of South Emerald Avenue, thence south along the west line of South Emerald Avenue to a line approximately 300 feet south of and parallel to the south line of West 65th Street, thence west along the north south alley lying east of and parallel to South Halsted Street, thence south along said alley to the North line of East 66th Street, thence west along the north line of East 66th Street to the east line of South Halsted Street, thence north along the east line of South Halsted Street (as originally dedicated) to the north line of West 65th Street, thence west along the north line of West 65th Street to the east line of South Green Street, thence north along the east line of South Green Street to the north line of West 64th Street, thence west along the north line of West 64th Street to the east line of South Peoria Street, thence north along the east line of South Peoria Street to the point of beginning, all in Cook County, Illinois.

PROJECT DESCRIPTION: The new Kennedy King Community College will be located at the southeast corner of Halsted and 63rd Streets on approximately 15 acres of land. The new campus will encompass seven (7) buildings sited to create a traditional collegiate quadrangle setting with gross building area of approximately 720,000 square feet.

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July 21, 2000

NEW KENNEDY KING CAMPUS PROJECT 63rd/Halsted CITY OF CHICAGO PROPERTIES (List of 2012)

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Γ	CURRENT OWNER	PIN #	FORMER PROPERTY	Title Commitment
-	1 City of Chicago	20-16-321-003	ADDRESS 6215 S. Haisted Street	<u>No.</u> 8887214
	2 City of Chicago	20-16-324-004	727 W. Englewood	8887215
	3 City of Chicago	20-16-324-019	726 W. 63rd Street	8887215
	4 City of Chicago	20-16-324-032	731 W. Englewood	8887215
			711 W. Englewood	
	5 City of Chicago	20-16-324-037	700 W. 63rd Street	8887215
	6 City of Chicago	20-16-324-038	720 W. 63rd Street	8887215
	7 City of Chicago	20-16-324-039	722 W. 63rd Street	8887215
			711 W. Englewood	
	8 City of Chicago	20-16-324-040	700 W. 63rd Street	8887215
	9 City of Chicago	20-20-207-007	6332 S. Halsted	8887226
	10 City of Chicago	20-20-207-008		8887226
	11 City of Chicago	20-20-207-009		8887226
	12 City of Chicago	20-20-207-010		8887226
	13 City of Chicago	20-20-207-011		8887226
	4 City of Chicago	20-20-207-012		8887226
	15 City of Chicago 16 City of Chicago	20-20-207-013		8887226
	7 City of Chicago	20-20-207-014 20-20-215-001	6356 S. Halsted	8887226
	8 City of Chicago	20-20-215-001		8887227
	9 City of Chicago	20-20-215-002		8887227
	0 City of Chicago	20-20-215-003		8887227
	1 City of Chicago	20-20-215-004		8887227
	2 City of Chicago	20-20-215-005		8887227
	3 City of Chicago	20-20-215-007		8887227
	4 City of Chicago	20-20-215-008		8887227 8887227
	5 City of Chicago	20-20-215-009		8887227
	6 City of Chicago	20-20-215-010		8887227
2	7 City of Chicago	20-20-215-011		8887227
2	8 City of Chicago	20-20-215-012		8887227
	9 City of Chicago	20-20-215-013		8887227
3	0 City of Chicago	20-20-215-014		8887227
3	1 City of Chicago	20-20-215-015		8887227
	2 City of Chicago	20-20-215-016		8887227
3	3 City of Chicago	20-20-215-017		8887227
	4 City of Chicago	20-20-215-018		8887227
	5 City of Chicago	20-20-215-019		8887227
	6 City of Chicago	20-20-215-026	· .	8887227
	7 City of Chicago	20-20-215-027		8887227
	B City of Chicago	20-20-215-032	6456 S. Halsted	8887227
	9 City of Chicago	20-20-215-033		8887227
4	City of Chicago	20-20-215-038		8887227
			704-708, 714-718	
-4	1 City of Chicago	20-21-100-010	730 W. 63rd Place	8887216
	2 City of Chicago	20 21 100 011	704-708, 714-718	
		20-21-100-011	730 W. 63rd Place	8887216
4	City of Chicago	20-21-100-012	704-708, 714-718	
	long of officago	20-21-100-012	730 W. 63rd Place 704-708, 714-718	8887216
4	City of Chicago	20-21-100-014		0007040
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4	City of Chicago	20-21-100-015	730 W. 63rd Place	0007040
		20 21 100 010	704-708, 714-718	8887216
46	City of Chicago	20-21-100-018	730 W. 63rd Place	0007010
[]	1		704-708, 714-718	8887216
47	City of Chicago	20-21-100-019	730 W. 63rd Place	8887216
	City of Chicago	20-21-100-021	723 W. 63rd. St.	8887216
	City of Chicago	20-21-101-011		8887217
50	City of Chicago	20-21-101-012		8887217
	City of Chicago	20-21-101-028	1	8887217
52	City of Chicago	20-21-101-029	700 W. 64th St.	8887217
	City of Chicago	20-21-101-030	700 W. 64th St.	8887217
54	City of Chicago	20-21-101-031	714 W. 64th St.	8887217
55	City of Chicago	20-21-101-032		8887217
	City of Chicago	20-21-101-033		8887217
	City of Chicago	20-21-101-034		8887217
	City of Chicago	20-21-101-035		8887217
	City of Chicago	20-21-101-036		8887217
60	City of Chicago	20-21-101-042		8887217
	City of Chicago	20-21-101-052		8887217
	City of Chicago	20-21-101-053		8887217
	City of Chicago	20-21-103-004		8887220
	City of Chicago	20-21-103-005		8887220
	City of Chicago	20-21-103-006		8887220
	City of Chicago	20-21-103-007		8887220
	City of Chicago	20-21-103-009		8887220
	City of Chicago	20-21-103-010	653 W. 63rd St.	8887220
		20-21-103-015	643 W. 63rd Place	8887220
		20-21-103-016	641 W. 63rd Place	8887220
1 1 1		20-21-103-018	637 W. 63rd Place	8887220
		20-21-103-020	633 W. 63rd Place	8887220
72				
72 73	City of Chicago	20-21-103-023		8887220
72 73 74	City of Chicago City of Chicago			

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NEW KENNEDY KING CAMPUS PROJECT 63rd/Halsted CITY OF CHICAGO PROPERTIES (List of 2012)

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1	CURRENT OWNER	PIN #	FORMER PROPERTY	Title Commitment
L			ADDRESS	No.
	City of Chicago	20-21-103-026		8887220
	City of Chicago	20-21-103-027		8887220
/8	City of Chicago	20-21-103-037	632 W. 64th St.	8887220
				8887220 Parcel 6
1				reflects typo on PIN
	City of Chicago	20-21-103-039		No.
	City of Chicago	20-21-103-040		8887220
	City of Chicago City of Chicago	20-21-108-016		8887221
	City of Chicago	20-21-108-017		8887221
	City of Chicago	20-21-108-018		8887221
	City of Chicago	20-21-108-019		8887221
	City of Chicago	20-21-108-020		8887221
	City of Chicago	20-21-108-021 20-21-108-022		8887221
	City of Chicago	20-21-108-022		8887221
80	City of Chicago	20-21-108-023		8887221
90	City of Chicago	20-21-108-025		8887221
	City of Chicago	20-21-108-025		8887221
	City of Chicago	20-21-108-028		8887221
	City of Chicago	20-21-108-027		8887221
	City of Chicago	20-21-108-028		8887221
	City of Chicago	20-21-108-029		8887221
96	City of Chicago	20-21-108-030		8887221
97	City of Chicago	20-21-108-032	6451 S. Halsted	8887221
98	City of Chicago	20-21-108-034	0451 S. Haisted	8887221 8887221
	City of Chicago	20-21-108-036		8887221
	City of Chicago	20-21-108-038		8887221
	City of Chicago	20-21-109-001		8887222
102	City of Chicago	20-21-109-014		8887222
103	City of Chicago	20-21-109-015		8887222
104	City of Chicago	20-21-109-016		8887222
105	City of Chicago	20-21-109-017		8887222
	City of Chicago	20-21-109-018	1	8887222
	City of Chicago	20-21-109-019	1	8887222
	City of Chicago	20-21-109-035		8887222
	City of Chicago	20-21-109-036		8887222
110	City of Chicago	20-21-109-037		8887222
1110	City of Chicago	20-21-109-038		8887222
	City of Chicago	20-21-109-039		8887222
	City of Chicago	20-21-109-040		8887222
1140	City of Chicago	20-21-109-042		8887222
1150	City of Chicago	20-21-109-044		8887222
	City of Chicago	20-21-109-071		8887222
	City of Chicago	20-21-110-001		8887216
	City of Chicago	20-21-110-002		8887216
	City of Chicago	20-21-110-003		8887216
	City of Chicago	20-21-110-010		8887216
	City of Chicago	20-21-110-011		8887216
	Lity of Chicago	20-21-110-012		8887216
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	ity of Chicago	20-21-110-021		8887216
	ity of Chicago	20-21-116-001	6487 S. Halsted	8887225
	ity of Chicago	20-21-116-004		8887225
	ity of Chicago	20-21-116-005		8887225
	ity of Chicago	20-21-116-006		8887225
	ity of Chicago	20-21-116-041	6407.0 Uslate 1	8887225
	ity of Chicago	20-21-116-042	6487 S. Halsted	8887225
		20-21-110-042	6487 S. Halsted	8887225

NEW KENNEDY KING CAMPUS PROJECT 63rd/Halsted PUBLIC BUILDING COMMISSION PROPERTIES (List of 2012)

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CURRENT OWNER Pro # CORRENT PORCESTY Title Commitment No. 1 Public Building Commission 20-16-321 (001) 2001 (402) (101) 800000 3 Public Building Commission 20-16-324 (001) 724 VI KS Strest 850000 4 Public Building Commission 20-16-324 (001) 724 VI KS Strest 850000 5 Public Building Commission 20-16-324 (001) 724 VI KS Strest 850000 6 Public Building Commission 20-16-324 (001) 6333 S. Hatterd St. 855001 6 Public Building Commission 20-20-7021 6343 S. Hatterd St. 855001 10 Public Building Commission 20-20-7023 6544 S. Hatterd St. 855001 11 Public Building Commission 20-20-7030 6544 S. Hatterd St. 855001 12 Public Building Commission 20-20-7032 6544 S. Hatterd St. 855001 13 Public Building Commission 20-20-7032 6544 S. Hatterd St. 855001 14 Public Building Commission 20-20-7032 6544 S. Hatterd St. 855001	_		(List of 2012)		
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1	CURRENT OWNER	PIN #	FORMER PROPERTY	Title Commitment
	L		ADDRESS	No.
62	Public Building Commission	20-21-103-038	630 W. 64th St.	8850797
	Public Building Commission	20-21-108-001	6401 S. Halsted St.	8850799
64	Public Building Commission	20-21-108-002	6403 S. Halsted St.	8850799
			6405 S. Halsted St.	
			6409 S. Halsted St.	
65	Public Building Commission	20-21-108-003	6413 S. Halsted St.	8850799
			6405 S. Halsted St.	
			6409 S. Halsted St.	
66	Public Building Commission	20-21-108-004	6413 S. Halsted St.	8850799
			6405 S. Halsted St.	
			6409 S. Haisted St.	
67	Public Building Commission	20-21-108-005	6413 S. Halsted St.	8850799
	Public Building Commission	20-21-108-006	6417 S. Halsted St.	8850799
69	Public Building Commission	20-21-108-007	6419-29 S. Halsted St.	8850799
70			6431 S. Halsted St.	
/0	Public Building Commission	20-21-108-008	6433 S. Halsted St.	8850799
74			6431 S. Halsted St.	
70	Public Building Commission	20-21-108-009	6433 S. Halsted St.	8850799
72	Public Building Commission	20-21-108-014	6459 S. Halsted St.	8850799
-73	Public Building Commission	20-21-108-015	725 W. 64th Street	8850799
	Public Building Commission	20-21-108-033	6449 S. Halsted	8850799
	Public Building Commission	20-21-108-035	6457 S. Halsted	8850799
	Public Building Commission	20-21-108-037	6441 S. Halsted	8850799
-//	Public Building Commission	20-21-110-004	663 W. 64th Street	8850800
18	Public Building Commission	20-21-110-005	661 W. 64th St.	8850800
191	Public Building Commission	20-21-110-009	657 W. 64th Street	8850800
	Public Building Commission	20-21-110-013	645 W. 64th Street	8850800
	Public Building Commission	20-21-110-014	641 W. 64th Street	8850800
	Public Building Commission	20-21-110-015	639 W. 64th Street	8850800
	Public Building Commission	20-21-110-018	629 W. 64th Street	8850800
04[]	Public Building Commission	20-21-110-020	6412 S. Lowe	8850800