

## Contract Summary Sheet

**Contract (PO) Number:** 20059

**Specification Number:** 75172

**Name of Contractor:** CHICAGO PARK DISTRICT

**City Department:** DEPT OF ZONING & LAND USE PLANNING

**Title of Contract:** Intergovernmental Agreement

**Term of Contract: Start Date:** 12/22/2005

**End Date:** 12/31/2009

**Dollar Amount of Contract (or maximum compensation if a Term Agreement) (DUR):**

\$400,000.00

**Brief Description of Work:** Intergovernmental Agreement

**Procurement Services Contract Area:** COMPTROLLER-OTHER

**Vendor Number:** 1050662

**Submission Date:**

11/6/2002

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**COMMITTEE ON HOUSING AND REAL ESTATE.**

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AUTHORIZATION FOR EXECUTION OF INTERGOVERNMENTAL  
AGREEMENT WITH CHICAGO PARK DISTRICT TO  
PROVIDE TAX INCREMENT FINANCING  
ASSISTANCE FOR EXPANSION OF  
GOMPERS PARK.

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, October 29, 2002.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, to which was referred an ordinance by the Department of Planning and Development authorizing the execution of an intergovernmental agreement with the Chicago Park District concerning expansion of Gompers Park, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a vote of the members of the Committee present, with no dissenting votes.

Respectfully submitted,

(Signed) RAY SUAREZ,  
*Chairman.*

On motion of Alderman Suarez, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas--Aldermen Granato, **Tillman**, Preckwinkle, Hairston, Beavers, Stroger, **Beale**, Pope, **Balcer**, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, **DeVile**, Munoz, **Zalewski**, Chandler, **Solis**, **Ocasio**, Burnett, E. Smith, Carothers, Wojcik, **Suarez**, Matlak, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, **Daley**, Hansen, **Levar**, **Shiller**, **Schulter**, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago (the "City"), is a home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The Chicago Park District (the "Park District") is an Illinois municipal corporation and a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois and, as such, is authorized to exercise control over and supervise the operation of all parks within the corporate limits of the City; and

WHEREAS, The Park District has proposed the acquisition of a parcel of land commonly known as 5145 -- 5159 North Pulaski Road and legally described in Exhibit A (the "Property"), to build and maintain a park on the Property (the "Project"); and

WHEREAS, The Property lies wholly within the boundaries of the Lawrence/Pulaski Redevelopment Area (as hereinafter defined); and

WHEREAS, The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/ 11-74.4-1, et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, In accordance with the provisions of the Act and pursuant to ordinances adopted on February 27, 2002 and published in the Journal of the *Proceedings of the City Council* (the "*Journal of Proceedings*") for said date at pages 79687 -- 79793, the City Council: (i) approved and adopted a redevelopment plan and project (the "Plan") for a portion of the City known as the "Lawrence/Pulaski Redevelopment Project Area" (the "Lawrence/Pulaski Redevelopment Area"); (ii)

designated the Lawrence/Pulaski Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Lawrence/Pulaski Redevelopment Area; and

WHEREAS, In accordance with the provisions of the Act, pursuant to ordinances adopted on February 16, 2000 and published in the *Journal of Proceedings* for said date at pages 24802 -- 24918, the City Council: (i) approved and adopted a redevelopment plan and project (the "Lawrence/Kedzie Plan") for a portion of the City known as the "Lawrence/Kedzie Redevelopment Project Area" (the "Lawrence/Kedzie Redevelopment Area"); (ii) designated the Lawrence/Kedzie Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Lawrence/Kedzie Redevelopment Area (collectively, the "Lawrence/Kedzie Ordinance"); and

WHEREAS, Under 65 ILCS 5/11-74.4-3(q)(7), such incremental ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the Lawrence/Pulaski Redevelopment Area shall be known as the "Lawrence/Pulaski Increment"; Increment collected from the Lawrence/Kedzie Redevelopment Area shall be known as the "Lawrence/Kedzie Increment"; and together, the Lawrence/Pulaski Increment and the Lawrence/Kedzie Increment shall be known as the "City Increment"); and

WHEREAS, Pursuant to 65 ILCS 5/11-74.4-4(q), the City can use Increment from one redevelopment project area for eligible redevelopment project costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the Increment is received (the "Transfer Rights"); and

WHEREAS, The Lawrence/Pulaski Redevelopment Area is either contiguous to, or is separated only by a public right-of-way from, the Lawrence/Kedzie Redevelopment Area; and

WHEREAS, D.P.D. wishes to make available to the Park District a portion of the City Increment in an amount not to exceed Four Hundred Thousand Dollars (\$400,000) for the purpose of partially funding the acquisition of the Property (the "T.I.F.-Funded Improvements") in the Lawrence/Pulaski Redevelopment Area to the extent and in the manner provided in the Agreement (as hereinafter defined); and

WHEREAS, The City will agree and contract to exercise its Transfer Rights pursuant to the Act, the Lawrence/Kedzie Ordinance and the Lawrence/Kedzie Plan in order to pay for certain T.I.F.-Funded Improvements in the Lawrence/Pulaski Redevelopment Area, to the extent and in the manner provided in the Agreement; and

WHEREAS, The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Lawrence/Pulaski Redevelopment Area; and

WHEREAS, The Park District is a taxing district under the Act; and

WHEREAS, In accordance with the Act, the T.I.F.-Funded Improvements shall include such of the Park District's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City has found that the T.I.F.-Funded Improvements consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act; and

WHEREAS, The City and the Park District wish to enter into an intergovernmental agreement in substantially the form attached as Exhibit B (the "Agreement") whereby the City shall pay for or reimburse the Park District for a portion of the T.I.F.-Funded Improvements; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. The City hereby finds that the T.I.F.-Funded Improvements, among other eligible redevelopment project costs under the Act approved by the City, consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/ 11-74.4-3(u) of the Act.

SECTION 3. Subject to the approval of the Corporation Counsel of the City of Chicago as to form and legality, and to the approval of the City Comptroller, the Commissioner of D.P.D. is authorized to execute and deliver the Agreement, and such other documents as are necessary, between the City of Chicago and the Park District, which Agreement may contain such other terms as are deemed necessary or appropriate by the parties executing the same on the part of the City.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions

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of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage.

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*

Common Address:

5 145 -- 5 159 North Pulaski Road.

Permanent Index Number:

13-11-300-001-0000.

Parcel 1:

The part north of centerline of river of the west half of the southwest quarter of Section 11, Township 40 North, Range 13 East of the Third Principal Meridian, except that part taken for Foster Avenue and also that part taken for 40<sup>th</sup> Avenue, now Pulaski Road, in Cook County, Illinois.

*Exhibit "B".*

*Intergovernmental Agreement.*

This agreement is made this \_\_\_ day of \_\_\_\_\_, (the "Closing Date"), under authority granted by Article VII, Section 10 of the 1970 Constitution of the State of Illinois and the Intergovernmental Cooperation Act, 5 ILCS 220/1, et seq., by and between the City of Chicago (the "City"), an Illinois municipal corporation,

by and through its Department of Planning and Development ("D.P.D.") and the Chicago Park District (the "Park District"), an Illinois municipal corporation. The Park District and the City are sometimes referred to herein as the "Parties".

*Recitals.*

A. The City is a home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs.

B. The Park District is a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois and, as such, has the authority to exercise control over and supervise the operation of all parks within the corporate limits of the City.

C. The Park District has proposed the acquisition of a parcel of land commonly known as 5 145 -- 5 159 North Pulaski Road and legally described in (Sub)Exhibit A (the "Property"), to build and maintain a park on the Property (the "Project").

D. \_\_\_\_\_ (the "Owner") owns the Property

E. The Property lies wholly within the boundaries of the Lawrence/Pulaski Redevelopment Area (as hereinafter defined).

F. The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/ 1-74.4-1, et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects.

G. In accordance with the provisions of the Act, and pursuant to ordinances adopted on February 27, 2002 and published in the *Journal of the Proceedings of the City Council* (the "*Journal of Proceedings*") for said date at pages 79687 -- 79793, the City Council: (i) approved and adopted a redevelopment plan and project (the "Plan", a copy of which is attached hereto as (Sub)Exhibit B) for a portion of the City known as the "Lawrence/Pulaski Redevelopment Project Area" (the "Lawrence/Pulaski Redevelopment Area"); (ii) designated the Lawrence/Pulaski Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Lawrence/Pulaski Redevelopment Area.

H. In accordance with the provisions of the Act, pursuant to ordinances adopted on February 16, 2000 and published in the *Journal of Proceedings* for said date at pages 24802 -- 24918, the City Council: (i) approved and adopted a redevelopment

plan and project (the "Lawrence/Kedzie Plan") for a portion of the City known as the "Lawrence/Kedzie Redevelopment Project Area" (the "Lawrence/Kedzie Redevelopment Area"); (ii) designated the Lawrence/Kedzie Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Lawrence/Kedzie Redevelopment Area (collectively, the "Lawrence/Kedzie Ordinance").

I. Under 65 ILCS 5/11-74.4-3(q)(7), such incremental ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the Lawrence/Pulaski Redevelopment Area shall be known as the "Lawrence/Pulaski Increment"; Increment collected from the Lawrence/Kedzie Redevelopment Area shall be known as the "Lawrence/Kedzie Increment"; and together, the Lawrence/Pulaski Increment and the Lawrence/Kedzie Increment shall be known as the "City Increment").

J. Pursuant to 65 ILCS 5/11-74.4-4(q), the City can use Increment from one (1) redevelopment project area for eligible redevelopment project costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the Increment is received (the "Transfer Rights").

K. The Lawrence/Pulaski Redevelopment Area is either contiguous to, or is separated only by a public right-of-way from, the Lawrence/Kedzie Redevelopment Area.

L. D.P.D. wishes to make available to the Park District a portion of the City Increment in an amount not to exceed Four Hundred Thousand Dollars (\$400,000) (the "T.I.F. Assistance") for the purpose of partially funding the acquisition of the Property (the "T.I.F.-Funded Improvements") in the Lawrence/Pulaski Redevelopment Area to the extent and in the manner provided in the agreement (as hereinafter defined).

M. The City will agree and contract to exercise its Transfer Rights pursuant to the Act, the Lawrence/Kedzie Ordinance and the Lawrence/Kedzie Plan in order to pay for certain T.I.F.-Funded Improvements in the Lawrence/Pulaski Redevelopment Area, to the extent and in the manner provided in the agreement.

N. The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Lawrence/Pulaski Redevelopment Area.



O. The Park District is a taxing district under the Act.

P. In accordance with the Act, the T.I.F.-Funded Improvements shall include such of the Park District's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City has found that the T.I.F.-Funded Improvements consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act.

Q. The City and the Park District wish to enter into this agreement whereby the City shall pay for or reimburse the Park District for a portion of the T.I.F.-Funded Improvements.

R. On \_\_\_\_\_, 2002, the City Council adopted an ordinance published in the Journal of *Proceedings* for said date at pages \_\_\_\_\_ to \_\_\_\_\_, (the "Authorizing Ordinance"), among other things, authorizing the execution of this agreement.

S. On \_\_\_\_\_, the Park District's Board of Commissioners passed Ordinance Number \_\_\_\_\_ expressing its desire to cooperate with the City in the construction of the Project and authorizing the execution of this agreement (the "Park District Ordinance").

Now, Therefore, In consideration of the mutual covenants and agreements contained herein, the above recitals which are made a contractual part of this agreement, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

*Terms And Conditions.*

section 1.

*The Project.*

1.1

Within \_\_\_\_\_ days after execution of this agreement the Park District agrees to purchase the Property (the "Purchase") in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the

Purchase or the Park District as related thereto, including but not limited to 70 ILCS 1505/0.01, et seq.

## 1.2

No later than eighteen (18) months from the Closing date, or later as the Commissioner of D.P.D. (the "Commissioner") may agree in writing, the Park District shall let one (1) or more contracts for the construction of the Project in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Park District as related thereto.

## 1.3

The plans and specifications for the Project (the "Plans and Specifications") shall at a minimum meet the general requirements set forth in (Sub)Exhibit C hereof and shall be provided to the City by the Park District prior to the disbursement of the T.I.F. Assistance. No material deviation from the Plans and Specifications may be made without the prior written approval of the City. The Park District shall comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Park District as related thereto.

## 1.4

At such time as the Park District lets a contract or contracts for the Project, the Park District shall also provide the City with copies of all governmental licenses and permits required to construct the Project and to use, occupy and operate the Property as a public park from all appropriate governmental authorities, including evidence that the Property is appropriately zoned to be used, occupied and operated as a public park.

## 1.5

The Park District shall include a certification of compliance with the requirements of Sections 1.1, 1.2, 1.3 and 1.4 hereof with each request for the T.I.F. Assistance hereunder and at the time the Project is completed. The City shall be entitled to rely on this certification without further inquiry. Upon the City's request, the Park District shall provide evidence satisfactory to the City of such compliance.

*Section 2.*

*Funding.*

2.1

The City shall, subject to the Park District's satisfaction of the conditions precedent for disbursement described in this Section 2 and such other conditions contained in this agreement, disburse the T.I.F. Assistance to the Park District. The Park District shall keep the T.I.F. Assistance in a segregated account to be used only for the Project.

2.2

The City agrees to exercise its Transfer Rights to transfer Lawrence/Kedzie Increment as set forth in the Transfer Schedule attached hereto as (Sub)Exhibit D to a special account which the City has created or shall create within the Lawrence/Pulaski Redevelopment Project Area Special Tax Allocation Fund created by the City pursuant to the Lawrence/Pulaski Ordinances; such special account is or shall be known as the "Gompers Park Account". Any such Increment transferred pursuant to such Transfer Rights is hereinafter sometimes referred to as "Transferred Increment". Disbursement of T.I.F. Assistance funds will be subject to the availability of Transferred Increment in the Gompers Park Account, subject to all restrictions on and obligations of the City contained in all Lawrence/Pulaski Ordinances, or relating to the Transferred Increment and all agreements and other documents entered into by the City pursuant thereto.

2.3

Within \_\_\_ days after the Closing Date or such longer period of time as may be agreed to by the Commissioner, but in no event later than \_\_\_ days after the execution of this agreement (the "Satisfaction Period"), the Park District must satisfy to the reasonable satisfaction of the Commissioner, the following conditions precedent for the City's disbursement of the T.I.F. Assistance to the Park District:

2.3.1

The Owner has satisfactory title to the Property (which may be evidenced by an acceptable title insurance policy), subject only to those title exceptions acceptable to the City and the Park District; and

## 2.3.2

The Park District has provided the City with:

- (a) copies of all easements and encumbrances of record (other than those arising from the Purchase);
- (b) two (2) copies of a Class A plat survey in the most recently revised form of ALTA/ACSM land title survey, acceptable in form and content to the City prepared by a surveyor registered in the State of Illinois, certified to the Park District, and certifying as to whether the Property is in an area identified by the Federal Emergency Management Agency as having special flood hazards;
- (c) evidence of searches of current financing statement, judgments, pending litigation, bankruptcy proceedings and federal and state tax liens showing no security interests, judgments, pending litigation, bankruptcy proceedings or federal or state tax liens on the Property or affecting the Owner;
- (d) copies of a phase I environmental audit completed with respect to the Property. Based on the City's review thereof, the City may, in its sole discretion, require the completion of a phase II environmental audit with respect to the Property prior to the Closing Date. The City reserves the right to terminate this agreement if, in the City's view, such audits reveal the existence of material environmental problems. Prior to the Closing Date, the Park District shall provide a letter from the environmental engineer(s) who completed such audit(s), authorizing the City to rely on such audits.

## 2.3.3

If the Park District is unable to satisfy the conditions stated in this Section 2.3 within the Satisfaction Period, either Party may terminate this agreement by providing written notice to the other Party.

## 2.4

The Park District may request that a certificate(s) of expenditure in the form of (Sub)Exhibit F hereto ("Certificates of Expenditure") be processed and executed quarterly. The City shall not execute Certificates of Expenditure in the aggregate in excess of the actual costs of the Project that are T.I.F.-Funded Improvements. Prior to each execution of a Certificate of Expenditure by the City, the Park District shall submit documentation regarding the applicable expenditures to D.P.D.. Delivery

by the Park District to D.P.D., of any request for execution by the City of a Certificate of Expenditure hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such request for execution of a Certificate of Expenditure, that:

2.4.1

The total amount of the request for the Certificate of Expenditure represents the actual amount payable to (or paid to) the general contractor, subcontractors, and other parties who have performed work on or otherwise provided goods or services in connection with the Project and/or their payees;

2.4.2

All amounts shown as previous payments on the current request for a Certificate of Expenditure have been paid to the parties entitled to such payment;

2.4.3

The Park District has approved all work and materials for the current request for a Certificate of Expenditure, and such work and materials conform to the Plans and Specifications; and

2.4.4

The Park District is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Park District as related thereto.

2.5

The City shall have the right, in its discretion, to require the Park District to submit further documentation as the City may require in order to verify that the matters certified to in Section 2.4 are true and correct, and any execution of a Certificate of Expenditure by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by the Park District.

## 2.6

The current estimate of the cost of the Project is \$ \_\_\_\_\_. The Park District has delivered to the Commissioner a project budget for the Project attached as (Sub)Exhibit E. The Park District certifies that it has identified sources of funds (including the T.I.F. Assistance) sufficient to complete the Project. The Park District agrees that the City will only contribute the T.I.F. Assistance to the Project and that all costs of completing the Project over the T.I.F. Assistance shall be the sole responsibility of the Park District. If the Park District at any point does not have sufficient funds to complete the Project, the Park District shall so notify the City in writing, and the Park District may narrow the scope of the Project (the "Revised Project") as agreed with the City in order to complete the Revised Project with the available funds.

## 2.7

(Sub)Exhibit E contains a preliminary list of capital improvements, land assembly costs, relocation costs, financing costs, and other costs, if any, recognized by the City as being eligible redevelopment project costs under the Act with respect to the Project, to be paid for out of the T.I.F. Assistance. To the extent the T.I.F.-Funded Improvements are included as taxing district capital costs under the Act, the Park District acknowledges that the T.I.F.-Funded Improvements are costs for capital improvements and the City acknowledges it has determined that these T.I.F.-Funded Improvements are necessary and directly result from the Plan. Prior to the expenditure of T.I.F. Assistance funds on the Project, the Commissioner, based upon the project budget, may make such modifications to (Sub)Exhibit E as he or she wishes in his or her discretion to account for all of the T.I.F. Assistance funds to be expended under this agreement; provided, however, that all T.I.F.-Funded Improvements shall (i) qualify as redevelopment project costs under the Act, (ii) qualify as eligible costs under the Plan; and (iii) be improvements that the Commissioner has agreed to pay for out of T.I.F. Assistance funds, subject to the terms of this agreement.

## 2.8

The Park District hereby acknowledges and agrees that the City's obligations hereunder with respect to the T.I.F. Assistance are subject on every respect to the availability of funds as described in and limited by this Section 2.8 and by Section 2.3. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for disbursements of the T.I.F. Assistance, then the City will notify the Park District in writing of that occurrence, and the City may terminate this agreement on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for disbursement under this agreement are exhausted.

2.9

If the aggregate cost of the Project is less than the amount of the T.I.F. Assistance contemplated by this agreement, the Park District shall have no claim to the difference between the amount of the T.I.F. Assistance contemplated by this Agreement and the amount of the T.I.F. Assistance actually paid by the City to the Park District and expended by the Park District on the Project.

*section 3.*

*Term.*

The term of this agreement shall commence on the Closing Date and shall expire on the date on which the Lawrence/Pulaski Redevelopment Area is no longer in effect, or on the date of termination of this agreement according to its terms, whichever occurs first.

*Section 4.*

*Environmental Matters.*

4.1

It shall be the responsibility of the Park District, at its sole cost and expense, to investigate and determine the soil and environmental condition of the Property, including obtaining phase I and, if applicable, phase II environmental audits for the Property. The City makes no covenant, representation or warranty as to the environmental condition of the Property or the suitability of the Property as a park or for any use whatsoever.

4.2

The Park District agrees to carefully inspect the Property prior to commencement of any activity related to the Project to ensure that such activity shall not damage surrounding property, structures, utility lines or any subsurface lines or cables. The Park District shall be solely responsible for the safety and protection of the public. The City reserves the right to inspect the work being done on the Property. The Park District agrees to restore the Property to its original condition in the event

that the Property is not conveyed to the Park District. The Park District agrees to keep the Property free from all liens and encumbrances arising out of any work performed, materials supplied or obligations incurred by or for the Park District.

#### 4.3

The Park District may request a right of entry from the Owner for the purpose of conducting environmental tests on the Property. Prior to exercising its rights under the right of entry, the Park District or its contractor must obtain all necessary permits, and applicable insurance as described in Section 5 hereof.

### Section 5.

#### Insurance.

#### 5.1

The Park District shall provide and maintain at the Park District's own expense, or cause to be provided during the term of this agreement, the insurance coverages and requirements specified below, insuring all operations related to this agreement.

##### 5.1.1 Workers' Compensation And Employer's Liability.

Workers' Compensation as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employer's Liability coverage with limits of not less than One Hundred Thousand Dollars (\$100,000) each accident-or illness.

##### 5.1.2 Commercial General Liability (Primary And Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than One Million Dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage liability. Coverages shall include the following: all premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work.



5.1.3 Automobile Liability (Primary And Umbrella).

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Park District shall provide or cause to be provided, Automobile Liability Insurance with limits of not less than One Million Dollars (\$1,000,000) per occurrence for bodily injury and property damage.

5.1.4 Professional Liability.

When any architects, engineers or professional consultants perform work in connection with this agreement, the Park District shall cause to be provided, Professional Liability Insurance covering acts, errors, or omissions shall be maintained with limits of not less than One Million Dollars (\$1,000,000).

5.2

The Park District will furnish the City at the address stated in Section 8.13, original Certificates of Insurance evidencing the required coverage to be in force on the Closing Date, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this agreement. The Park District shall submit evidence of insurance on the City's Insurance Certificate Form or equivalent prior to the Closing Date. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in this agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all agreement requirements. The failure of the City to obtain certificates or other insurance evidence shall not be deemed to be a waiver by the City.

5.3

The Park District shall advise all insurers of the provisions of this agreement regarding insurance. Non-conforming insurance shall not relieve the Park District of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of this agreement, and the City retains the right to stop work until proper evidence of insurance is provided, or this agreement may be terminated.

5.4

The required insurance shall provide for sixty (60) days prior written notice to be

given to the City in the event coverage is substantially changed, canceled, or non-renewed.

## 5.5

Any and all deductibles or self insured retentions on referenced insurance coverages shall be borne by the Park District and its contractors.

## 5.6

The Park District agrees that insurers shall waive their rights of subrogation against the City, its employees, elected officials, agents, or representatives.

## 5.7

The Park District expressly understands and agrees that any coverage and limits furnished by the Park District shall in no way limit the Park District's liabilities and responsibilities specified by this agreement or by law.

## 5.8

The Park District expressly understands and agrees that any insurance or self insurance programs maintained by the City shall not contribute with insurance provided by the Park District under this agreement.

## 5.9

The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law.

## 5.10

The Park District shall require all subcontractors to provide the insurance required herein or the Park District may provide the coverages for subcontractors. All subcontractors shall be subject to the same insurance requirements of the Park District unless otherwise specified herein. In all contracts relating to the Project, the Park District agrees to require the contractor to name the City as an additional insured on insurance coverages and to require the contractor to indemnify the City from all claims, damages, demands, losses, suits, actions, judgments and expenses.

including but not limited to attorney's fees arising out of or resulting from work on the Project by the contractor or contractor's suppliers, employees or agents.

## 5.11

The City's Risk Management Department maintains the right to modify, delete, alter or change these requirements.

## Section 6.

*Indemnity/No Personal Liability.*

## 6.1

The Park District agrees to indemnify and hold the City, its officers and employees, harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses, including, without limitation, reasonable attorney's fees and court costs suffered or incurred by the City arising from or in connection with (i) the Park District's failure to comply with any of the terms, covenants and conditions contained in this agreement; or (ii) the Park District's or any contractor's failure to pay general contractors, subcontractors or **materialmen** in connection with the Project. The defense and indemnification obligations in this Section 6.1 shall survive any termination or expiration of this agreement.

## 6.2

No elected or appointed official or member or employee or agent of the City or the Park District shall be individually or personally liable in connection with this agreement.

## Section 7.

*Default.*

## 7.1

If the Park District, without the City's written consent, does not have satisfactory

title to the Property within \_\_\_\_\_ days after the execution of this agreement, the City may terminate this agreement by providing written notice to the Park District. If the City so terminates this agreement, the Park District shall reimburse the City for the full amount of the Project Assistance.

#### 7.2

If the Park District, without the City's written consent fails to complete the Project within \_\_\_\_\_ months after the date of execution of this agreement, then the City may terminate this agreement by providing written notice to the Park District. If the City so terminates this agreement, the Park District shall reimburse the City for the full amount of the T.I.F. Assistance.

#### 7.3

In the event the Park District fails to perform, keep or observe any of its covenants, conditions, promises, agreements or obligations under this agreement not identified in Sections 7.1 and 7.2 and such default is not cured as described in Section 7.3 hereof, the City may terminate this agreement.

#### 7.4

Prior to termination, the City shall give its notice of intent to terminate thirty (30) days prior to termination at the address specified in Section 8.13 hereof, and shall state the nature of the default. In the event Park District does not cure such default within the thirty (30) day notice period, such termination shall become effective at the end of such period; provided, however, with respect to those defaults which are not capable of being cured within such thirty (30) day period, the Park District shall not be deemed to have committed such default and no termination shall occur if the Park District has commenced to cure the alleged default within such thirty (30) day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

#### 7.5

The City may, in any court of competent jurisdiction, by any proceeding at law or in equity, secure the specific performance of the agreements contained herein, or may be awarded damages for failure of performance, or both.

*Section 8.*

*General Provisions.*

8.1 Authority.

Execution of this agreement by the City is authorized by the Authorizing Ordinance. Execution of this agreement by the Park District is authorized by the Park District Ordinance. The Parties represent and warrant to each other that they have the authority to enter into this agreement and perform their obligations hereunder.

8.2 Assignment.

This agreement, or any portion thereof, shall not be assigned by either Party without the prior written consent of the other.

8.3 Compliance With Laws.

The Parties agree to comply with all federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders relating to this agreement.

8.4 Consents.

Whenever the consent or approval of one (1) or both Parties to this agreement is required hereunder, such consent or approval will not be unreasonably withheld.

8.5 Construction Of Words.

As used in this agreement, the singular of any word shall include the plural, and vice versa. Masculine, feminine and neuter pronouns shall be fully interchangeable, where the context so requires.

8.6 Counterparts.

This agreement may be executed in several counterparts and by a different Party in separate counterparts, with the same effect as if all Parties had signed the same document. All such counterparts shall be deemed an original, shall be construed

together and shall constitute one and the same instrument.

#### 8.7 Further Assurance.

The Parties shall perform such acts, execute and deliver such instruments and documents, and do all such other things as may be reasonably necessary to accomplish the transactions contemplated in this agreement.

#### 8.8 Governing Law And Venue.

This agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof. If there is a lawsuit under this agreement, each Party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois.

#### 8.9 Integration.

This agreement constitutes the entire agreement between the Parties, merges all discussions between them and supersedes and replaces any and every other prior or contemporaneous agreement, negotiation, understanding, commitments and writing with respect to such subject matter hereof.

#### 8.10 Parties' Interest/No Third Party Beneficiaries.

This agreement shall be binding upon the Parties, and their respective successors and permitted assigns (as provided herein) and shall inure to the benefit of the Parties, and their respective successors and permitted assigns (as provided herein). This agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a Party and its successors and permitted assigns. This agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this agreement, nor any act of the Parties shall be deemed or construed by any of the Parties hereto or by third parties, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving any of the Parties.

#### 8.11 Modification Or Amendment

This agreement may not be altered, modified or amended except by a written instrument signed by both Parties.

### 8.12 No Implied Waivers.

No waiver by either Party of any breach of any provision of this agreement will be a waiver of any continuing or succeeding breach of the breached provision, a waiver of the breached provision itself, or a waiver of any right, power or remedy under this agreement. No notice to, or demand on, either Party in any case will, of itself, entitle that Party to any further notice or demand in similar or other circumstances.

### 8.13 Notices.

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) electronic communications, whether by telex, telegram, facsimile (fax); (c) overnight courier; or (d) registered or certified first class mail, return receipt requested.

To The City:

City of Chicago  
Department of Planning and Development  
Attention: Commissioner  
City Hall, Room 1000  
12 1 North LaSalle Street  
Chicago, Illinois 60602  
Telephone: (Omitted for printing  
purposes)  
Fax: (Omitted for printing purposes)

with copies to:

City of Chicago  
Department of Law  
Attention: Finance and Economic  
Development Division  
City Hall, Room 600  
12 1 North LaSalle Street  
Chicago, Illinois 60602  
Telephone: (Omitted for printing  
purposes)  
Fax: (Omitted for printing purposes)

To The Park District:

Chicago Park District  
Attention: General Superintendent  
54 1 North Fairbanks Court  
Chicago, Illinois 606 11  
Telephone: (Omitted for printing  
purposes)  
Fax: (Omitted for printing purposes)

with copies to:

Chicago Park District  
Department of Law  
54 1 North Fairbanks Court  
Chicago, Illinois 606 11  
Telephone: (Omitted for printing  
purposes)  
Fax: (Omitted for printing purposes)

Such addresses may be changed by notice to the other Party given in the same manner provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) above shall be deemed received upon such personal service or dispatch. Any notice, demand or request sent pursuant to clause (c) above shall be deemed received on the day immediately following deposit with the overnight courier and any notices, demands or requests sent pursuant to clause (d) above shall be deemed received two (2) business days following deposit in the mail.

#### 8.14 Remedies Cumulative.

The remedies of a Party hereunder are cumulative and the exercise of any one (1) or more of the remedies provided for herein shall not be construed as a waiver of any other remedies of such Party unless specifically so provided herein.

#### 8.15 Representatives.

Immediately upon execution of this agreement, the following individuals will represent the Parties as a primary contact in all matters under this Agreement.



For The City:

Kathy Dickhut  
City of Chicago  
Department of Planning and Development  
City Hall, Room 1003  
12 1 North LaSalle Street  
Chicago, Illinois 60602  
Telephone: (Omitted for printing  
purposes)  
Fax: (Omitted for printing purposes)

For The Park District:

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Chicago Park District  
54 1 North Fairbanks Court  
Chicago, Illinois 606 11  
Telephone: (Omitted for printing  
purposes)  
Fax: (Omitted for printing purposes)

Each Party agrees to promptly notify the other Party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such Party for the purpose hereof.

#### 8.16 Severability.

If any provision of this agreement, or the application thereof, to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect only if, after excluding the portion deemed to be unenforceable, the remaining terms shall provide for the consummation of the transactions contemplated hereby in substantially the same manner as originally set forth herein.

#### 8.17 Survival Of Agreements.

Except as otherwise contemplated by this agreement, all covenants and agreements of the Parties contained in this agreement will survive the consummation of the transactions contemplated hereby.

#### 8.18 Titles And Headings.

Titles and headings to paragraphs contained in this agreement are for convenience

11/6/2002

REPORTS OF COMMITTEES

95973

only and are not intended to limit, vary, define or expand the content of this agreement.

8.19 Time.

Time is of the essence in the performance of this agreement.

In Witness Whereof, each of the Parties has caused this agreement to be executed and delivered as of the date first above written.

City of Chicago, a municipal corporation,  
by and through its Department of  
Planning and Development

By: \_\_\_\_\_  
Commissioner

Chicago Park District, a body politic and  
corporate

By: \_\_\_\_\_  
General Superintendent

[(Sub)Exhibits "A", "B", "C", "D", "E" and "F" referred to in this  
Intergovernmental Agreement with the Chicago Park District  
unavailable at time of printing.]

\_\_\_\_\_  
ACCEPTANCE OF BID FOR PURCHASE OF CITY-OWNED  
PROPERTY AT 1700 NORTH KEATING AVENUE/  
4742 WEST WABANSIA AVENUE.

The Committee on Housing and Real Estate submitted the following report:

## INTERGOVERNMENTAL AGREEMENT

This Agreement is made this 22 day of December, 2005 (the "Closing Date"), under authority granted by Article VII, Section 10 of the 1970 Constitution of the State of Illinois and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, by and between the City of Chicago (the "City"), an Illinois municipal corporation, by and through its Department of Planning and Development ("DPD"); and the Chicago Park District (the "Park District"), an Illinois municipal corporation. The Park District and the City are sometimes referred to herein as the "Parties."

### RECITALS

- A. The City is a home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs.
- B. The Park District is a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois, and as such, has the authority to exercise control over and supervise the operation of all parks within the corporate limits of the City.
- C. The Park District has proposed the acquisition of a parcel of land commonly known as 5145-5159 North Pulaski Road and legally described in Exhibit A (the "Property"), to build and maintain a park on the Property (the "Project").
- D. The Park District purchased the Property from Trust for the Public Land in 2003 using a budget appropriation and is now the owner of record of the Property.
- E. The Property lies wholly within the boundaries of the Lawrence/Pulaski Redevelopment Area (as hereinafter defined).
- F. The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time (the "Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects.
- G. In accordance with the provisions of the Act, and pursuant to ordinances adopted on February 27, 2002 and published in the Journal of the Proceedings of the City Council (the "Journal of Proceedings") for said date at pages 79687-79793, the City Council: (i) approved and adopted a redevelopment plan and project (the "Plan," a copy of which is attached hereto as Exhibit B) for a portion of the City known as the "Lawrence/Pulaski Redevelopment Project Area" (the "Lawrence/Pulaski Redevelopment Area"); (ii) designated the Lawrence/Pulaski Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Lawrence/Pulaski Redevelopment Area.
- H. In accordance with the provisions of the Act, pursuant to ordinances adopted on February 16, 2000 and published in the Journal of Proceedings for said date at pages 24802-24918, the City Council: (i) approved and adopted a redevelopment plan and project (the "Lawrence/Kedzie

Plan”) for a portion of the City known as the “Lawrence/Kedzie Redevelopment Project Area” (the “Lawrence/Kedzie Redevelopment Area”); (ii) designated the Lawrence/Kedzie Redevelopment Area as a “redevelopment project area”; and (iii) adopted tax increment allocation financing for the Lawrence/Kedzie Redevelopment Area (collectively, the “Lawrence/Kedzie Ordinance”).

I. Under 65 ILCS 5/11-74.4-3(q)(7), such incremental ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof (“Increment”) may be used to pay all or a portion of a taxing district’s capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs (Increment collected from the Lawrence/Pulaski Redevelopment Area shall be known as the “Lawrence/Pulaski Increment”; Increment collected from the Lawrence/Kedzie Redevelopment Area shall be known as the “Lawrence/Kedzie Increment”; and together, the Lawrence/Pulaski Increment and the Lawrence Kedzie Increment shall be know as the “City Increment”).

J. Pursuant to 65 ILCS 5/11-74.4-4(q), the City can use Increment from one redevelopment project area for eligible redevelopment project costs in another redevelopment project area that is either contiguous to, or is separated only by a public right of way from, the redevelopment project area from which the Increment is received (the “Transfer Rights”).

K. The Lawrence/Pulaski Redevelopment Area is either contiguous to, or is separated only by a public right of way from, the Lawrence/Kedzie Redevelopment Area.

L. DPD wishes to make available to the Park District a portion of the City Increment in an amount not to exceed \$400,000 (the “TIF Assistance”) for the purpose of partially funding the acquisition of the Property (the “TIF-Funded Improvements”) in the Lawrence/Pulaski Redevelopment Area to the extent and in the manner provided in the Agreement (as hereinafter defined).

M. The City will agree and contract to exercise its Transfer Rights pursuant to the Act, the Lawrence/Kedzie Ordinance and the Lawrence/Kedzie Plan in order to pay for certain TIF-Funded Improvements in the Lawrence/Pulaski Redevelopment Area, to the extent and in the manner provided in the Agreement.

N. The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Lawrence/Pulaski Redevelopment Area.

O. The Park District is a taxing district under the Act.

P. In accordance with the Act, the TIF-Funded Improvements shall include such of the Park District’s capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City has found that the TIF-Funded Improvements consist of the cost of the Park District’s capital improvements that are necessary and directly result from the

redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act.

Q. The City and the Park District wish to enter into this Agreement whereby the City shall pay for or reimburse the Park District for a portion of the TIF-Funded Improvements.

R. On November 6, 2002, the City Council adopted an ordinance published in the Journal of Proceedings for said date at pages 95949 to 95976, (the "Authorizing Ordinance"), among other things, authorizing the execution of this Agreement.

S. On November 13, 2002, the Park District's Board of Commissioners granted the General Superintendent authorization to complete the Project and to execute the Agreement (the "Park District Ordinance").

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein, the above recitals which are made a contractual part of this Agreement, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

## **TERMS AND CONDITIONS**

### **SECTION 1. THE PROJECT.**

1.1. The Park District purchased the Property (the "Purchase") in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Property or the Park District as related thereto, including but not limited to 70 ILCS 1505/0.01 *et seq.*

1.2. No later than 18 months from the Closing date, or later as the Commissioner of DPD (the "Commissioner") may agree in writing, the Park District shall let one or more contracts for the construction of the Project in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Park District as related thereto.

1.3. The plans and specifications for the Project (the "Plans and Specifications") shall at a minimum meet the general requirements set forth in Exhibit C hereof and shall be provided to the City by the Park District prior to the disbursement of the TIF Assistance. No material deviation from the Plans and Specifications may be made without the prior written approval of the City. The Park District shall comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Park District as related thereto.

1.4. Reserved.

1.5. The Park District shall include a certification of compliance with the requirements of

Sections 1.1, 1.2, 1.3 and 1.4 hereof with each request for the TIF Assistance hereunder and at the time the Project is completed. The City shall be entitled to rely on this certification without further inquiry. Upon the City's request, the Park District shall provide evidence satisfactory to the City of such compliance.

## **SECTION 2. FUNDING**

2.1. The City shall, subject to the Park District's satisfaction of the conditions precedent for disbursement described in this Section 2 and such other conditions contained in this Agreement, disburse the TIF Assistance to the Park District. The Park District shall keep the TIF Assistance in a segregated account to be used only for the Project.

2.2. The City agrees to exercise its Transfer Rights to transfer Lawrence/Kedzie Increment as set forth in the Transfer Schedule attached hereto as Exhibit D to an special account which the City has created or shall create within the Lawrence/Pulaski Redevelopment Project Area Special Tax Allocation Fund created by the City pursuant to the Lawrence/Pulaski Ordinances; such special account is or shall be known as the "Gompers Park Account." Any such Increment transferred pursuant to such Transfer Rights is hereinafter sometimes referred to as "Transferred Increment." Disbursement of TIF Assistance funds will be subject to the availability of Transferred Increment in the Gompers Park Account, subject to all restrictions on and obligations of the City contained in all Lawrence/Pulaski Ordinances, or relating to the Transferred Increment and all agreements and other documents entered into by the City pursuant thereto.

2.3. Within 45 days after the Closing Date or such longer period of time as may be agreed to by the Commissioner, but in no event later than 90 days after the execution of this Agreement (the "Satisfaction Period"), the Park District must satisfy to the reasonable satisfaction of the Commissioner, the following conditions precedent for the City's disbursement of the TIF Assistance to the Park District:

the Park District has satisfactory title to the Property (which may be evidenced by an acceptable title insurance policy), subject only to those title exceptions acceptable to the City; and

the Park District has provided or will provide the City with:

- (a) copies of all easements and encumbrances of record (other than those arising from the Purchase);
- (b) two copies of a Class A plat survey in the most recently revised form of ALTA/ACSM land title survey, acceptable in form and content to the City prepared by a surveyor registered in the State of Illinois, certified to the Park District, and certifying as to whether the Property is in an area identified by the Federal Emergency Management Agency as having special flood hazards;

- (c) evidence of searches of current financing statement, judgments, pending litigation, bankruptcy proceedings and federal and state tax liens showing no security interests, judgments, pending litigation, bankruptcy proceedings or federal or state tax liens on the Property or affecting the Park District;
- (d) copies of a phase I environmental audit completed with respect to the Property. Based on the City's review thereof, the City may, in its sole discretion, require the completion of a phase II environmental audit with respect to the Property prior to the Closing Date. The City reserves the right to terminate this Agreement if, in the City's view, such audits reveal the existence of material environmental problems. Prior to the Closing Date, the Park District shall provide a letter from the environmental engineer(s) who completed such audit(s), authorizing the City to rely on such audits.

If the Park District is unable to satisfy the conditions stated in this Section 2.3 within the Satisfaction Period, either Party may terminate this Agreement by providing written notice to the other Party.

2.4. The Park District may request that a certificate(s) of expenditure in the form of Exhibit F hereto ("Certificates of Expenditure") be processed and executed quarterly. The City shall not execute Certificates of Expenditure in the aggregate in excess of the actual costs of the Project that are TIF-Funded Improvements. Prior to each execution of a Certificate of Expenditure by the City, the Park District shall submit documentation regarding the applicable expenditures to DPD. Delivery by the Park District to DPD of any request for execution by the City of a Certificate of Expenditure hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such request for execution of a Certificate of Expenditure, that:

the total amount of the request for the Certificate of Expenditure represents the actual amount payable to (or paid to) the general contractor, subcontractors, and other parties who have performed work on or otherwise provided goods or services in connection with the Project, and/or their payees;

all amounts shown as previous payments on the current request for a Certificate of Expenditure have been paid to the parties entitled to such payment;

the Park District has approved all work and materials for the current request for a Certificate of Expenditure, and such work and materials conform to the Plans and Specifications; and

the Park District is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Park District as related

thereto.

2.5. The City shall have the right, in its discretion, to require the Park District to submit further documentation as the City may require in order to verify that the matters certified to in Section 2.4 are true and correct, and any execution of a Certificate of Expenditure by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by the Park District.

2.6. The current estimate of the cost of the Project is \$750,000.00. The Park District has delivered to the Commissioner a project budget for the Project attached as Exhibit E. The Park District certifies that it has identified sources of funds (including the TIF Assistance) sufficient to complete the Project. The Park District agrees that the City will only contribute the TIF Assistance to the Project and that all costs of completing the Project over the TIF Assistance shall be the sole responsibility of the Park District. If the Park District at any point does not have sufficient funds to complete the Project, the Park District shall so notify the City in writing, and the Park District may narrow the scope of the Project (the "Revised Project") as agreed with the City in order to complete the Revised Project with the available funds.

2.7. Exhibit E contains a preliminary list of capital improvements, land assembly costs, relocation costs, financing costs, and other costs, if any, recognized by the City as being eligible redevelopment project costs under the Act with respect to the Project, to be paid for out of the TIF Assistance. To the extent the TIF-Funded Improvements are included as taxing district capital costs under the Act, the Park District acknowledges that the TIF-Funded Improvements are costs for capital improvements and the City acknowledges it has determined that these TIF-Funded Improvements are necessary and directly result from the Plan. Prior to the expenditure of TIF Assistance funds on the Project, the Commissioner, based upon the project budget, may make such modifications to Exhibit E as he or she wishes in his or her discretion to account for all of the TIF Assistance funds to be expended under this Agreement; provided, however, that all TIF-Funded Improvements shall (i) qualify as redevelopment project costs under the Act, (ii) qualify as eligible costs under the Plan; and (iii) be improvements that the Commissioner has agreed to pay for out of TIF Assistance funds, subject to the terms of this Agreement.

2.8. The Park District hereby acknowledges and agrees that the City's obligations hereunder with respect to the TIF Assistance are subject on every respect to the availability of funds as described in and limited by this Section 2.8 and by Section 2.3. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for disbursements of the TIF Assistance, then the City will notify the Park District in writing of that occurrence, and the City may terminate this Agreement on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for disbursement under this Agreement are exhausted.

2.9. If the aggregate cost of the Project is less than the amount of the TIF Assistance contemplated by this Agreement, the Park District shall have no claim to the difference between the amount of the TIF Assistance contemplated by this Agreement and the amount of the TIF Assistance actually paid by the City to the Park District and expended by the Park District on the



Project.

### SECTION 3. TERM.

The term of this Agreement shall commence on the Closing Date and shall expire on the date on which the Lawrence/Pulaski Redevelopment Area is no longer in effect, or on the date of termination of this Agreement according to its terms, whichever occurs first.

### SECTION 4. ENVIRONMENTAL MATTERS.

4.1. It shall be the responsibility of the Park District, at its sole cost and expense, to investigate and determine the soil and environmental condition of the Property, including obtaining phase I and, if applicable, phase II environmental audits for the Property. The City makes no covenant, representation or warranty as to the environmental condition of the Property or the suitability of the Property as a park or for any use whatsoever.

4.2. The Park District agrees to carefully inspect the Property prior to commencement of any activity related to the Project to ensure that such activity shall not damage surrounding property, structures, utility lines or any subsurface lines or cables. The Park District shall be solely responsible for the safety and protection of the public. The City reserves the right to inspect the work being done on the Property. The Park District agrees to restore the Property to its original condition in the event that the Property is not conveyed to the Park District. The Park District agrees to keep the Property free from all liens and encumbrances arising out of any work performed, materials supplied or obligations incurred by or for the Park District.

### SECTION 5. INSURANCE.

5.1. The Park District shall provide and maintain at the Park District's own expense, or cause to be provided during the term of this Agreement, the insurance coverages and requirements specified below, insuring all operations related to this Agreement.

Workers Compensation and Employers Liability. Workers Compensation as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employers Liability coverage with limits of not less than \$100,000 each accident or illness.

Commercial General Liability (Primary and Umbrella). Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages shall include the following: All premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the

work.

Automobile Liability (Primary and Umbrella). When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Park District shall provide or cause to be provided, Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage. The City of Chicago is to be named as an additional insured on a primary, non-contributory basis.

Professional Liability. When any architects, engineers or professional consultants perform work in connection with this Agreement, the Park District shall cause to be provided, Professional Liability Insurance covering acts, errors, or omissions shall be maintained with limits of not less than \$1,000,000.

#### 5.1.5. Self Insurance

To the extent permitted by law, the Park District may self insure for the insurance requirements specified above, it being expressly understood and agreed that, if the Park District does self insure for the above insurance requirements, the Park District shall bear all risk of loss which would otherwise be covered by insurance policies, and the self insurance program shall comply with at least the insurance requirements as stipulated above.

5.2. The Park District will furnish the City at the address stated in Section 8.13, original Certificates of Insurance evidencing the required coverage to be in force on the Closing Date, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. The Park District shall submit evidence of insurance on the City's Insurance Certificate Form or equivalent prior to the Closing Date. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in this Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of the City to obtain certificates or other insurance evidence shall not be deemed to be a waiver by the City.

5.3. The Park District shall advise all insurers of the provisions of this Agreement regarding insurance. Non-conforming insurance shall not relieve the Park District of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of this Agreement, and the City retains the right to stop work until proper evidence of insurance is provided, or this Agreement may be terminated.

5.4. The required insurance shall provide for sixty (60) days prior written notice to be given to the City in the event coverage is substantially changed, canceled, or non-renewed.

5.5. Any and all deductibles or self insured retentions on referenced insurance coverages shall be borne by the Park District and its contractors.

5.6. The Park District agrees that insurers shall waive their rights of subrogation against the

City, its employees, elected officials, agents, or representatives.

5.7. The Park District expressly understands and agrees that any coverage and limits furnished by the Park District shall in no way limit the Park District's liabilities and responsibilities specified by this Agreement or by law.

5.8. The Park District expressly understands and agrees that any insurance or self insurance programs maintained by the City shall not contribute with insurance provided by the Park District under this Agreement.

5.9. The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law.

5.10. The Park District shall require all subcontractors to provide the insurance required herein or the Park District may provide the coverages for subcontractors. All subcontractors shall be subject to the same insurance requirements of the Park District unless otherwise specified herein. In all contracts relating to the Project, the Park District agrees to require the contractor to name the City as an additional insured on insurance coverages and to require the contractor to indemnify the City from all claims, damages, demands, losses, suits, actions, judgments and expenses including but not limited to attorney's fees arising out of or resulting from work on the Project by the contractor or contractor's suppliers, employees, or agents.

5.11. The City's Risk Management Department maintains the right to modify, delete, alter or change these requirements.

## **SECTION 6. INDEMNITY / NO PERSONAL LIABILITY.**

6.1. The Park District agrees to indemnify and hold the City, its officers and employees, harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses, including, without limitation, reasonable attorney's fees and court costs suffered or incurred by the City arising from or in connection with (i) the Park District's failure to comply with any of the terms, covenants and conditions contained in this Agreement; or (ii) the Park District's or any contractor's failure to pay general contractors, subcontractors or materialmen in connection with the Project. The defense and indemnification obligations in this Section 6.1 shall survive any termination or expiration of this Agreement.

6.2. No elected or appointed official or member or employee or agent of the City or the Park District shall be individually or personally liable in connection with this Agreement.

## **SECTION 7. DEFAULT.**

7.1. If the Park District, without the City's written consent, fails to maintain title to the Property after the execution of this Agreement, the City may terminate this Agreement by

providing written notice to the Park District. If the City so terminates this Agreement, the Park District shall reimburse the City for the full amount of the Project Assistance.

7.2. If the Park District, without the City's written consent fails to complete the Project within \_\_\_\_\_ months after the date of execution of this Agreement, then the City may terminate this Agreement by providing written notice to the Park District. If the City so terminates this Agreement, the Park District shall reimburse the City for the full amount of the TIF Assistance.

7.3. In the event the Park District fails to perform, keep or observe any of its covenants, conditions, promises, agreements or obligations under this Agreement not identified in Section 7.1 and 7.2 and such default is not cured as described in Section 7.3 hereof, the City may terminate this Agreement.

7.4. Prior to termination, the City shall give its notice of intent to terminate 30 days prior to termination at the address specified in Section 8.13 hereof, and shall state the nature of the default. In the event Park District does not cure such default within the 30-day notice period, such termination shall become effective at the end of such period; provided, however, with respect to those defaults which are not capable of being cured within such 30-day period, the Park District shall not be deemed to have committed such default and no termination shall occur if the Park District has commenced to cure the alleged default within such 30-day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

7.5. The City may, in any court of competent jurisdiction, by any proceeding at law or in equity, secure the specific performance of the agreements contained herein, or may be awarded damages for failure of performance, or both.

## **SECTION 8. GENERAL PROVISIONS.**

8.1. Authority. Execution of this Agreement by the City is authorized by the Authorizing Ordinance. Execution of this Agreement by the Park District is authorized by the Park District Ordinance. The Parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

8.2. Assignment. This Agreement, or any portion thereof, shall not be assigned by either Party without the prior written consent of the other.

8.3. Compliance with Laws. The Parties agree to comply with all federal, state and local laws, status, ordinances, rules, regulations, codes and executive orders relating to this Agreement.

8.4. Consents. Whenever the consent or approval of one or both Parties to this Agreement is required hereunder, such consent or approval will not be unreasonably withheld.

8.5. Construction of Words. As used in this Agreement, the singular of any word shall

include the plural, and vice versa. Masculine, feminine and neuter pronouns shall be fully interchangeable, where the context so requires.

8.6. Counterparts . This Agreement may be executed in several counterparts and by a different Party in separate counterparts, with the same effect as if all Parties had signed the same document. All such counterparts shall be deemed an original, shall be construed together and shall constitute one and the same instrument.

8.7. Further Assurance . The Parties shall perform such acts, execute and deliver such instruments and documents, and do all such other things as may be reasonably necessary to accomplish the transactions contemplated in this Agreement.

8.8. Governing Law and Venue . This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof. If there is a lawsuit under this Agreement, each Party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois.

8.9. Integration . This Agreement constitutes the entire agreement between the Parties, merges all discussions between them and supersedes and replaces any and every other prior or contemporaneous agreement, negotiation, understanding, commitments and writing with respect to such subject matter hereof.

8.10. Parties' Interest/No Third Party Beneficiaries . This Agreement shall be binding upon the Parties, and their respective successors and permitted assigns (as provided herein) and shall inure to the benefit of the Parties, and their respective successors and permitted assigns (as provided herein). This Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a Party and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor any act of the Parties shall be deemed or construed by any of the Parties hereto or by third parties, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving any of the Parties.

8.11. Modification or Amendment . This Agreement may not be altered, modified or amended except by a written instrument signed by both Parties.

8.12. No Implied Waivers . No waiver by either Party of any breach of any provision of this Agreement will be a waiver of any continuing or succeeding breach of the breached provision, a waiver of the breached provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to, or demand on, either Party in any case will, of itself, entitle that Party to any further notice or demand in similar or other circumstances.

8.13. Notices . Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) electronic communications, whether by telex, telegram, facsimile (fax); (c) overnight courier or (d) registered or certified first class mail, return receipt requested.

To the City: City of Chicago  
Department of Planning and Development  
Attention: Commissioner  
City Hall, Room 1000  
121 N. LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (Fax)

With copies to: City of Chicago  
Department of Law  
Attention: Finance and Economic Development Division  
City Hall, Room 600  
121 N. LaSalle Street  
Chicago, Illinois 60602  
(312) 744-0200  
(312) 744-8538 (Fax)

To the Park District: Chicago Park District  
Attention: General Superintendent  
541 North Fairbanks, Room 700  
Chicago, Illinois 60611  
(312) 747-2200  
(312) 747-6290 (Fax)

With copies to: Chicago Park District  
Department of Law  
541 North Fairbanks, Room 300  
Chicago, Illinois 60611  
(312) 742-4617  
(312) 742-5328 (Fax)

Such addresses may be changed by notice to the other Party given in the same manner provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) above shall be deemed received upon such personal service or dispatch. Any notice, demand or request sent pursuant to clause (c) above shall be deemed received on the day immediately following deposit with the overnight courier and any notices, demands or requests sent pursuant to clause (d) above shall be deemed received two business days following deposit in the mail.

8.14. Remedies Cumulative. The remedies of a Party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein shall not be construed as a waiver of any other remedies of such Party unless specifically so provided herein.

8.15. Representatives. Immediately upon execution of this Agreement, the following individuals will represent the Parties as a primary contact in all matters under this Agreement.

For the City: Kathy Dickhut  
City of Chicago  
Department of Planning and Development  
City Hall, Room 1003  
121 N. LaSalle Street  
Chicago, Illinois 60602  
(312) 744-1074  
(312) 744-6550 (Fax)

For the Park District: Arnold Randall  
Chicago Park District  
Director of Planning and Development  
541 North Fairbanks  
Chicago, Illinois 60611  
(312) 747-0742  
(312) 747-2433 (Fax)

Each Party agrees to promptly notify the other Party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such Party for the purpose hereof.

8.16. Severability. If any provision of this Agreement, or the application thereof, to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect only if, after excluding the portion deemed to be unenforceable, the remaining terms shall provide for the consummation of the transactions contemplated hereby in substantially the same manner as originally set forth herein.

8.17. Survival of Agreements. Except as otherwise contemplated by this Agreement, all covenants and agreements of the Parties contained in this Agreement will survive the consummation of the transactions contemplated hereby.

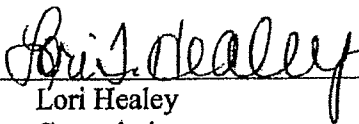
8.18. Titles and Headings. Titles and headings to paragraphs contained in this Agreement are for convenience only and are not intended to limit, vary, define or expand the content of this Agreement.

8.19. Time. Time is of the essence in the performance of this Agreement.

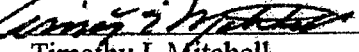
*[The remainder of this page is intentionally blank.  
Signatures appear on the following page.]*

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, a municipal corporation, by and through its Department of Planning and Development

By:   
Lori Healey  
Commissioner

CHICAGO PARK DISTRICT, a body politic and corporate

By:   
Timothy J. Mitchell  
General Superintendent and CEO



*Exhibit A  
Legal Description*

*Exhibit B  
Lawrence/Pulaski Tax Increment Redevelopment Plan*

*Exhibit C  
Plans and Specifications*

*Exhibit D  
Transfer Schedule*

*Exhibit E  
Project Budget  
TIF-Funded Improvements  
Improvements funded with the Open Space Fee Grant*

*Exhibit F  
Form of Certificate of Expenditure*

*Exhibit A*  
*Legal Description*