



# City of Chicago



O2018-2342

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/28/2018

**Sponsor(s):** Emanuel (Mayor)

**Type:** Ordinance

**Title:** Intergovernmental agreement with Chicago Park District for provision of Tax Increment Financing assistance (TIF) for rehabilitation Seward Park Fieldhouse facilities at 375 W Elm St

**Committee(s) Assignment:** Committee on Finance



OFFICE OF THE MAYOR  
CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

March 28, 2018

TO THE HONORABLE, THE CITY COUNCIL  
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing the execution of intergovernmental agreements for TIF assistance with the Chicago Park District.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

## ORDINANCE

**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 parks within the corporate limits of the City; and

**WHEREAS**, the Park District has undertaken to renovate the fieldhouse facilities (the "Project") located on a parcel of land known as Seward Park, which is generally located at 375 West Elm Street, Chicago, Illinois and legally described in Exhibit 1 (the "Property"); and

**WHEREAS**, the Property lies wholly within the boundaries of the Near North Redevelopment Project 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, pursuant to ordinances adopted on July 30, 1997, and published in the Journal of Proceedings of the City Council of the City of Chicago, Illinois for such date at pages 49207-49374, the City Council of the City: (i) approved a redevelopment plan and project (the "Near North Plan") for a portion of the City known as the "Near North Redevelopment Project Area", (ii) designated the Near North Redevelopment Project Area as a redevelopment project area under the Act, and, (iii) adopted tax increment financing for the Near North Redevelopment Project Area; 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 Near North Redevelopment Project Area shall be known as the "Near North Increment"); and

**WHEREAS**, the City wishes to make available to the Park District a portion of the Near North Increment in an amount not to exceed \$4,000,000 for the purpose of partially funding the Project (the "TIF-Funded Improvements") in the Near North Redevelopment Project Area to the extent and in the manner provided in the Agreement (as hereinafter defined); and

**WHEREAS**, the Near North Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Near North Redevelopment Project Area; and

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

**WHEREAS**, 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 Near North 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; and

**WHEREAS**, the City and the Park District wish to enter into an intergovernmental agreement in substantially the form attached as **Exhibit 2** (the "Agreement") whereby the City shall pay for or reimburse the Park District for a portion of the TIF-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 TIF-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, the Commissioner of Planning and Development 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 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.

EXHIBIT 1  
LEGAL DESCRIPTION

Fieldhouse Parcels:

PIN Numbers: 17-04-408-001 and 17-04-408-001

Legal Description: BLOCK FIVE (5) IN JOHNSTON, ROBERT'S AND STORRS' ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS: ALSO BLOCK TEN (10) IN ROBERT'S SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER (N.E. ¼) OF THE SOUTH WEST QUARTER (S.W. ¼) SECTION FOUR (4) TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD (3<sup>RD</sup>) PRINCIPAL MERIDIAN LYING NORTH OF OAK STREET AND EAST OF SEDGEWICK STREET IN COOK COUNTY, ILLINOIS.

Address: 375 W. Elm Street  
Chicago, Illinois 60610

Playground and Landscaping Improvement Parcels:

PIN Numbers: 17-04-308-004 through 007  
17-04-308-010 through 016  
17-04-400-001 through 011  
17-04-400-016 through 022

Legal Description:

PARCEL 1:

LOTS 1, 2 AND 3 IN THE SUBDIVISION OF LOT 7 AND THE NORTH 'A' OF LOT 8 IN THE SUBDIVISION OF THE WEST PORTION OF BLOCK 4 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO ACCORDING TO DOCUMENT NUMBER 3189310 RECORDED DECEMBER 26, 1901 IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID LOTS 1, 2 AND 3 TAKEN AS A WHOLE, THE NORTH 39.00 FEET THEREOF). AND LOTS 9 THROUGH 12 INCLUSIVE AND THE SOUTH V2 OF LOT 8 IN THE SUBDIVISION OF THE WEST PORTION OF BLOCK 4 IN SAID JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 17, 1852 IN COOK COUNTY, ILLINOIS. AND THE 10.00 FOOT WIDE ALLEY (EXCEPTING

THEREFROM THE NORTH 39.00 FEET) LYING WEST OF AND ADJACENT TO LOTS 1 THROUGH 6 INCLUSIVE IN SAID JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO. AND THAT PART OF LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 4 IN SAID JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH ALONG THE WEST LINE AND WEST LINE EXTENDED NORTH OF LOT 1 (SAID EXTENDED LINE BEING ALSO THE WEST LINE OF RESPECTIVE LOTS 2 THROUGH 5) A DISTANCE OF 244.79 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5, SAID POINT LYING 39.00 FEET SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET; THENCE EAST ON A LINE MAKING A 90 DEGREES 08 MINUTES 14 SECONDS ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE 20.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 34 DEGREES 24 MINUTES 19 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 72.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 50 DEGREES 01 MINUTE 36 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 204.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE INTERSECTION OF THE NORTH LINE OF WEST ELM STREET WITH THE WEST LINE OF NORTH ORLEANS STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

LOTS 1, 2, 3, 4, 5 AND THE SOUTH 5.00 FEET OF LOT 6 IN ROGER'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, LYING NORTH OF OAK STREET, AND EAST OF SEDGWICK STREET AND LOTS 1, 2, 3 AND 4 EXCEPT THE NORTH 39.00 FEET THEREOF IN THE SUBDIVISION OF LOT 6 IN BLOCK 1 IN ROGER'S SUBDIVISION OF THAT PART.

Address: Division Street on the North  
Elm Street on the South  
Orleans Street on the East  
Sedgwick Street on the West  
Chicago, Illinois 60610

EXHIBIT 2  
INTERGOVERNMENTAL AGREEMENT

SEE ATTACHED

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF CHICAGO  
AND THE CHICAGO PARK DISTRICT  
(SEWARD PARK FIELDHOUSE)**

This Agreement is made as of this \_\_\_\_ day of \_\_\_\_\_, 2018 (the "**Closing Date**"), under authority granted by Article VII, Section 10 of the 1970 Constitution of the State of Illinois, by and between the City of Chicago (the "**City**"), an Illinois municipal corporation, by and through its Department of Planning and Development or any successor thereto ("**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 parks within the corporate limits of the City.

C. The Park District seeks payment or reimbursement of funds it intends to expend or has expended for the rehabilitation of certain facilities which are a part of Seward Park (the "**Project**"), an approximately 7 acre park located at 375 West Elm Street and legally described in Exhibit A (the "**Property**").

D. The Park District owns the Property and the Property lies wholly within the boundaries of the Near North Redevelopment Area (as hereinafter defined).

E. 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.

F. In accordance with the provisions of the Act, pursuant to ordinances adopted on July 30, 1997, and published in the Journal of Proceedings of the City Council for such date at pages 49207-49374 (collectively, the "**Near North Ordinances**"), and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4-1 *et seq.*, as amended (the "**Act**"), the City Council of the City: (i) approved a redevelopment plan and project (the "**Redevelopment Plan**") for a portion of the City known as the "Near North Redevelopment Project Area"; (ii) designated the Near North Redevelopment Project Area as a "redevelopment project area" and a Tax Increment Financing District; and (iii) adopted tax increment financing for the Redevelopment Project Area.

G. 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 Near North Redevelopment Area shall be known as the "**Near North Increment**").

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

I. DPD wishes to make available to the Park District a portion of the Near North Increment in an amount not to exceed a total of \$4,000,000 (the "**TIF Assistance**"), subject to Section 2.6, for the purpose of funding the Project (the "**TIF-Funded Improvements**") in the Near North Redevelopment Area to the extent and in the manner provided in the Agreement (as hereinafter defined).

J. The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Near North Redevelopment Area.

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

L. 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.

M. The City and the Park District wish to enter into this Agreement whereby the Park District shall undertake the Project and the City shall reimburse the Park District for the TIF-Funded Improvements made pursuant to the Project.

N. On \_\_\_\_\_, 2018, the City Council adopted an ordinance published in the Journal for said date, (the "**Authorizing Ordinance**"), among other things, authorizing the execution of this Agreement.

O. On January 10, 2018, the Park District's Board of Commissioners passed an ordinance expressing its desire to accept TIF Assistance from the City for 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. No later than [eighteen (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 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.

1.2. The plans and specifications for the Project (the "Plans and Specifications") shall at a minimum meet or shall have met the general requirements set forth in Exhibit B hereof and comply with plans and specifications which the Park District will have provided to, and be approved by, DPD 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.

1.3. 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.

1.4. The Park District shall include a certification of compliance with the requirements of Sections 1.1, 1.2, and 1.3 hereof with the request for the TIF Assistance hereunder at the time the Project is completed and prior to any disbursement of the TIF Assistance. 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.

2.2. The City shall establish a special account within the Near North Redevelopment Project Area Special Tax Allocation Fund; such special account shall be known as the "**Seward Park—Fieldhouse Account**." Disbursement of TIF Assistance funds will be subject to the availability of Near North Increment in the Seward Park-Fieldhouse Account, subject to all restrictions on and obligations of the City contained in all Near North Ordinances, or relating to the Near North Increment and all agreements and other documents entered into by the City pursuant thereto.

2.3. Within 15 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 City's disbursement of the TIF Assistance to the Park District:

2.3.1. 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; and

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

2.3.3. The Park District may request payment from the City by submitting a Certificate of Expenditure in the form of **Exhibit D** hereto ("**Certificate of Expenditure**"), which may be processed and executed periodically. The City shall not execute and approve Certificates of Expenditure in the aggregate in excess of the actual costs of the Project that are TIF-Funded Improvements, and in no event in an amount greater than the TIF Assistance. 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 the City 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 and approval 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 estimated cost of the entire Project is \$4,000,000. The Park District has delivered to the Commissioner a budget for the Project attached as **Exhibit C**. The Park District certifies that it has identified sources of funds, including the TIF Assistance, sufficient to complete its budgeted portion of the Project. The Park District agrees that the City will only

contribute TIF Assistance to reimburse the Park District for the costs of 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 immediately in writing and cease all work on the Project until the City and the Park District agree on how to proceed; the Park District may narrow the scope of the Project (the "Revised Project") as agreed to by the City prior to the restart of any work in order to complete the Revised Project with the approved funds or TIF Assistance. The City has the right, at its election, to withhold and refuse all reimbursement in the event that the Park District fails to so notify the City and/or the Park District and the City fail to reach agreement on a Revised Project as described above.

2.7. **Exhibit C** contains a preliminary list of capital improvements, equipment costs, general construction 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 C** 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 in every respect to the availability of funds as described in and limited by this **Section 2**. 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 Near North 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 and (b) to determine if any environmental remediation is necessary with respect to the Property or the Project, and any such work that the Park District determines is required shall be performed at its sole cost and expense as the parties understand and agree that the City's financial obligation shall be limited to an amount not to exceed the TIF Assistance which is provided solely for the items set forth on Exhibit C. 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 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.

5.1.1. 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.

5.1.2. 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.

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 \$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 \$1,000,000.

5.1.5. Self Insurance. To the extent permitted by applicable 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 any such insurance requirements, the Park District must bear all risk of loss for any loss which would otherwise be covered by insurance policies, and the self insurance program must comply with at least such 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, promptly as any requisite insurance is renewed. 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 and insurance customarily required by the Park District 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 complete the Project within 36 months after the date of execution of this Agreement, then the City may terminate this Agreement by providing written notice to the Park District.

7.2. 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 such default is not cured as described in **Section 7.3** hereof, the City may terminate this Agreement.

7.3. 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 the 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.

7.4. 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) 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  
Chicago, Illinois 60611  
(312) 742-4200  
(312) 742-5276 (Fax)

With copies to: Chicago Park District  
General Counsel  
541 North Fairbanks, Room 300  
Chicago, Illinois 60611  
(312) 742-4602

(312) 742-5316 (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: Nelson Chueng  
City of Chicago  
Department of Planning and Development  
City Hall, Room 1101  
121 N. LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5756  
(312) 744-7996 (Fax)

For the Park District: Heather Gleason  
Chicago Park District  
Director of Planning and Construction  
541 North Fairbanks  
Chicago, Illinois 60611  
(312) 742-4685  
(312) 742-5347 (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—Signature page immediately follows]***

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: \_\_\_\_\_  
David L. Reifman  
Commissioner

CHICAGO PARK DISTRICT, a body politic and corporate of the State of Illinois

By: \_\_\_\_\_  
General Superintendent and CEO

ATTEST

By: \_\_\_\_\_  
Secretary

**Exhibit A**

**Legal Description**

**Fieldhouse Parcels:**

PIN Numbers: 17-04-408-001 and 17-04-408-001

Legal Description: BLOCK FIVE (5) IN JOHNSTON, ROBERT'S AND STORRS' ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS: ALSO BLOCK TEN (10) IN ROBERT'S SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER (N.E. ¼) OF THE SOUTH WEST QUARTER (S.W. ¼) SECTION FOUR (4) TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD (3<sup>RD</sup>) PRINCIPAL MERIDIAN LYING NORTH OF OAK STREET AND EAST OF SEDGEWICK STREET IN COOK COUNTY, ILLINOIS.

Address: 375 W. Elm Street  
Chicago, Illinois 60610

**Playground and Landscaping Improvement Parcels:**

PIN Numbers: 17-04-308-004 through 007  
17-04-308-010 through 016  
17-04-400-001 through 011  
17-04-400-016 through 022

Legal Description:

PARCEL 1:

LOTS 1, 2 AND 3 IN THE SUBDIVISION OF LOT 7 AND THE NORTH 'A' OF LOT 8 IN THE SUBDIVISION OF THE WEST PORTION OF BLOCK 4 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO ACCORDING TO DOCUMENT NUMBER 3189310 RECORDED DECEMBER 26, 1901 IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID LOTS 1, 2 AND 3 TAKEN AS A WHOLE, THE NORTH 39.00 FEET THEREOF). AND LOTS 9 THROUGH 12 INCLUSIVE AND THE SOUTH 1/2 OF LOT 8 IN THE SUBDIVISION OF THE WEST PORTION OF BLOCK 4 IN SAID JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH,

RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 17, 1852 IN COOK COUNTY, ILLINOIS. AND THE 10.00 FOOT WIDE ALLEY (EXCEPTING THEREFROM THE NORTH 39.00 FEET) LYING WEST OF AND ADJACENT TO LOTS 1 THROUGH 6 INCLUSIVE IN SAID JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO. AND THAT PART OF LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 4 IN SAID JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH ALONG THE WEST LINE AND WEST LINE EXTENDED NORTH OF LOT 1 (SAID EXTENDED LINE BEING ALSO THE WEST LINE OF RESPECTIVE LOTS 2 THROUGH 5) A DISTANCE OF 244.79 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5, SAID POINT LYING 39.00 FEET SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET; THENCE EAST ON A LINE MAKING A 90 DEGREES 08 MINUTES 14 SECONDS ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE 20.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 34 DEGREES 24 MINUTES 19 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 72.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 50 DEGREES 01 MINUTE 36 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 204.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE INTERSECTION OF THE NORTH LINE OF WEST ELM STREET WITH THE WEST LINE OF NORTH ORLEANS STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

LOTS 1, 2, 3, 4, 5 AND THE SOUTH 5.00 FEET OF LOT 6 IN ROGER'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, LYING NORTH OF OAK STREET, AND EAST OF SEDGWICK STREET AND LOTS 1, 2, 3 AND 4 EXCEPT THE NORTH 39.00 FEET THEREOF IN THE SUBDIVISION OF LOT 6 IN BLOCK 1 IN ROGER'S SUBDIVISION OF THAT PART.

Address: Division Street on the North  
Elm Street on the South  
Orleans Street on the East  
Sedgwick Street on the West  
Chicago, Illinois 60610

**Exhibit B**

**Plans and Specifications**

Project will include the renovation of the fieldhouse, roof replacement, window restoration, exterior masonry, accessibility upgrades to the basement and first and second floors, an elevator, landscaping improvement, and a new playground.

See attached.

**Exhibit C**

**Project Budget /  
TIF-Funded Improvements**

**Preliminary Budget**

Roof replacement	\$ 850,000
Window restoration	\$ 600,000
Masonry and concrete	\$ 600,000
Accessibility upgrades (1 <sup>st</sup> floor)	\$ 250,000
Accessibility upgrades (2 <sup>nd</sup> floor/basement)	\$1,100,000
Playground replacement	\$ 600,000
	-----
TOTAL	\$4,000,000

The Commissioner may approve changes to the preliminary budget.



**Exhibit D**

**Form of Certificate of Expenditure**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The affiant, Chicago Park District (the "Park District"), an Illinois municipal corporation, hereby certifies that with respect to that certain Intergovernmental Agreement between the Park District and the City of Chicago dated \_\_\_\_\_, \_\_\_\_ (the "Agreement"):

A. Expenditures for the Project, in the total amount of \$ \_\_\_\_\_, have been made:

B. This paragraph B sets forth and is a true and complete statement of all costs of TIF-Funded Improvements for the Project reimbursed by the City to date:  
\$ \_\_\_\_\_

C. The Park District requests reimbursement for the following cost of TIF-Funded Improvements: \$ \_\_\_\_\_

D. None of the costs referenced in paragraph C above have been previously reimbursed by the City.

E. The Park District hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and the Park District is in compliance with all applicable covenants contained herein.

2. No event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute a Default, exists or has occurred.

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.

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.

All capitalized terms which are not defined herein has the meanings given such terms in the Agreement.

Chicago Park District

By: \_\_\_\_\_  
Name

Title: \_\_\_\_\_

Subscribed and sworn before me this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
My commission expires: \_\_\_\_\_

Agreed and accepted:

\_\_\_\_\_  
Name  
Title: \_\_\_\_\_  
City of Chicago  
Department of Planning and Development