



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 17-0600, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF JUNE 1, 2017

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to amend lease agreement dated October 7, 1993, between the District and the Alsip Park District on 71.731 acres of District real estate located north and south of the Cal-Sag Channel between Pulaski Road and Ridgeland Avenue on Cal-Sag Channel Parcels 10.03 (eastern portion), 11.02, 11.03, 12.01, 12.03, and 12.11 in Alsip, Illinois, to add the northern portion of Cal-Sag Channel Parcel 10.03 comprising 8.2 acres for a total new leasehold area of 79.931 acres for operation and maintenance of the Cal-Sag Trail. Consideration shall be a nominal fee of \$10.00

Dear Sir:

At its meeting of October 7, 1993, the Board of Commissioners ("Board") authorized the issuance of a 39-year lease ("Lease") on 22.65 acres to the Alsip Park District ("Park District") on Cal-Sag Channel Parcel 12.01 located east of Cicero Avenue and north of the Cal-Sag Channel. The Lease commenced in 1993, was set to expire in 2032, and is for public recreational purposes including the construction, operation and maintenance of the Cal-Sag Trail. The rent under the Lease is a nominal fee of \$10.00. On April 18, 2013, the Lease was amended to add 53.28 acres, and on June 10, 2014, it was further amended to surrender 4.2 acres. The Lease, as amended and extended, compromises 71.731 acres and expires in 2052.

The Park District has requested to lease an additional 8.2 acre section of the northern portion of Cal-Sag Channel Parcel 10.03 located south of the Cal-Sag Channel between Ridgeland Avenue and Central Avenue in Alsip, Illinois, for operation and maintenance of the Cal-Sag Trail. This 8.2 acre section is currently under lease to Trinity Christian College ("Trinity"), and has been developed by Trinity to be part of the Cal-Sag Trail. A companion letter is on today's agenda on Trinity's request to surrender this 8.2 acre section to the Park District.

The Cal-Sag Trail is approximately 26 miles in length along the Cal-Sag Channel, 14 miles of which are on District owned land. It will connect to the Centennial Trail on the west and the Burnham Greenway Trail on the east. The District's technical departments have reviewed the Park District's request and have no objections thereto. Under 70 ILCS 2605/8c(11), the Lease is terminable upon service of 1-year notice if the property becomes essential to the District's corporate needs.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize an amendment to the lease agreement dated October 7, 1993, between the District and the Alsip Park District on 71.731 acres of District real estate located north and south of the Cal-Sag Channel between Pulaski Road and Ridgeland Avenue on Cal-Sag Channel Parcels 10.03 (eastern portion), 11.02, 11.03, 12.01, 12.03, and 12.11 in Alsip, Illinois, to add the northern portion of Cal-Sag Channel Parcel 10.03 comprising 8.2 acres for a total new leasehold area of 79.931 acres for operation and maintenance of the Cal-Sag Trail. Consideration shall be a nominal fee of \$10.00.

It is also requested that the Executive Director recommend to the Board of Commissioners that it authorize

and direct the Chairman of the Committee on Finance and the Clerk to execute a 3rd amendment to the lease agreement and such other documents as may be necessary after they are approved by the Acting General Counsel as to form and legality.

Requested, Susan T. Morakalis, Acting General Counsel, STM:CMM:npe

Recommended, David St. Pierre, Executive Director

Respectfully Submitted, David J. Walsh, Chairman Committee on Real Estate Development

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners June 1, 2017

Attachment