

Board Meeting
July 30, 2007

ROLL CALL

APPROVE LEASE OF SPACE FOR THE UNIVERSITY RESEARCH CENTER TO
CHICAGO TECHNOLOGY PARK CORPORATION, CHICAGO

Action: Approve Lease of Space for the University Research Center to Chicago
Technology Park Corporation, Chicago

Funding: No Funding Required

The Chancellor at Chicago recommends a lease of the University Research Center (URC), a laboratory building located at 2201 West Campbell Park Drive, to Chicago Technology Park Corporation (CTPC).

The CTPC is a not-for-profit corporation that was organized by the University and Rush-Presbyterian St. Luke's Medical Center (RPSL). The CTPC mission is to promote the economic development of the area bounded on the north by Congress Parkway, on the south by Polk Street, on the east by Damen Avenue, and on the west by Oakley Boulevard. The URC was constructed by the State to serve as rental space for biotechnology firms in the early stages of their development. Title to the land and building were transferred to the University and the facility was then leased by the University to CTPC at a nominal annual rental of \$10 for a term of five years through March 16, 1992. On September 12, 1991, the Board approved the transfer of control of

CTPC to the State of Illinois Medical District Commission (IMD). The Board subsequently approved extensions of this lease through August 31, 2007.

Over time, certain provisions of the original 1987 lease became obsolete or non-functional, and it was determined that a new lease was preferable to a renewal. The term of the proposed lease would extend from September 1, 2007, through June 30, 2008, at a nominal rental of \$10 per year, with four annual one-year options to renew exercisable by the CTPC with 90 days notice. The IMD, through its control of the CTPC, uses the URC for the promotion and economic development of Chicago Technology Park by leasing space in the URC to technology companies. The provisions of the new lease include regular reporting to the Vice Chancellor for Research on IMD's use of the URC, and stipulations regarding maintenance of the property in good condition.

The board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes*, *The General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

The Vice President/Chief Financial Officer and Comptroller concurs.

The President of the University recommends approval.