



NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

Board of Education Policy 8-130

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SCHOOL-COMMUNITY RELATIONS

LEASING

Term of Lease

Illinois statute allows school districts to lease vacant facilities for periods up to 25 years. The Board of Education recognizes that a shorter term lease within the allowed time span may have merit but will consider all legitimate proposals so long as it can review the lease(s) granted at appropriate intervals so that the Board can evaluate its own facility needs.

Size of Leasehold Areas

Because the Board wishes to ensure a high level of management efficiency and property maintenance, it prefers to lease space in the largest blocks possible. If an entire campus is not leased to a single entity and at one time, the lease terms must be coordinated as to termination dates.

Economic Criteria

The Board recognizes the valuable nature of this asset to the community. It considers the protection of the value to be of utmost importance. Accordingly, any leases should be as secure as possible financially. The Board also considers it important to earn income from the property that will help to offset other District costs and that is beyond the amount necessary to cover operating costs and general depreciation. No minimum lease rate is established; however, a lease or leases should be negotiated so as to place the property at a competitive advantage with the commercial marketplace while meeting the other stated objectives.

The Board prefers a primary user with an established financial record.

Modifications to the Property

The Board recognizes that some tenants will require physical changes in the leased space. Tenants may be allowed to reconfigure the lease space although it is the Board's desire that the changes should be minimized where possible.

Athletic Fields

It is the Board's desire to continue to have use of the athletic fields throughout any lease period.

Revised: 10/17/88

Revised: 10/17/94

Revised: 8/24/98

Affirmed: 4/20/2009