

5/3/2012

39-R-12

A RESOLUTION

**Authorizing the City Manager to Adjust Tenant Lease Conditions
at the Noyes Cultural Arts Center as of January 1, 2013,
Addressing Funding of Future Capital Projects at the Center
and Recognition of Noyes Tenants Association**

WHEREAS, at its February 13, 2012 meeting, the City Council authorized the City Manager to continue working with a new Noyes Tenants Association on operational and space issues at the Center, potential amendments to 2012 leases as appropriate and new lease conditions for City Council consideration; and

WHEREAS, these discussions have developed a series of changes to the operation of the Noyes Cultural Arts Center.

NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The City Manager is authorized to negotiate lease agreements with terms beginning January 1, 2013 with the tenants at the Noyes Cultural Arts Center with the following new conditions:

- a. The City will enter into leases with tenants from one year to five years as standard. The City will consider entering into leases longer than five years on a case by case basis with tenants.
- b. Tenants will be responsible for submitting reports to the City every six months certifying their tenancy of twenty five hours per week and community service provided by the lease agreement. Failure to provide

reports and/or meet minimum requirements will be grounds for termination of lease.

- c. Tenants will be able to sublease their space as desired as long as the sublease is for no longer than 60 hours per month (based on 160 hours/month tenancy). Subleases must be filed with the City of Evanston.
- d. Establish a rent increase for 2013 and work with the Noyes Tenants Association on future rent adjustments.

SECTION 2: The City recognizes the creation of a Noyes Tenants Association. The City will look to the tenants association for assistance and recommendations on the following issues:

- a. Review reports from tenants every six months certifying their tenancy of twenty five hours per week and the community service provided per the lease agreement.
- b. Review requirements for community service of tenants annually and make recommendations to the City for any additions or changes.
- c. Review subleases of tenants every six months.
- d. Review proposed annual operating budget for Center and proposed rental increases.
- e. Review annual and five year capital improvement program for Center and make recommendations to City on spending priorities.
- f. Work with the City on specific capital fundraising for facility-wide capital projects at Noyes.

- g. Review applications of new tenants at Noyes and make recommendations to the City on suitability of new tenants.
- h. Develop and implement marketing strategies for the Center.

SECTION 3: The City will establish a specific subfund for all revenue and expenses associated with the Noyes Center. All money generated by the Noyes Center will be spent on the Center.

SECTION 4: The City will work with the Noyes Tenants Association on a fundraising plan to support facility-wide capital improvements at Noyes.

SECTION 5: That this Resolution 39-R-12 shall be in full force and effect from and after its passage and approval in the manner provided by law.


Elizabeth B. Tisdahl, Mayor

Attest:


Rodney Greene, City Clerk

Adopted: June 11, 2012