

1-R-15

A RESOLUTION

**Amending Resolution 39-R-12 Authorizing the City Manager to Adjust
Tenant Lease Conditions at the Noyes Cultural Arts Center as of
January 1, 2015**

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

SECTION 1: Resolution 39-R-12, which authorized 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 the Noyes Tenants Association, is hereby deleted in its entirety and Resolution 1-R-15 is hereby substituted in lieu thereof.

SECTION 2: The City Manager is authorized to negotiate lease agreements with terms beginning January 1, 2015 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 each year 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 in conformance with the original use stated in the tenant's lease. Primary tenants must occupy their studios for more than 6 months of the year, for 25 hours per week. All subleases must be filed with the City of Evanston.
- d. Establish a rent increase for 2016, and every year thereafter, and work with the Noyes Tenants Association on future rent adjustments.

SECTION 3: 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 requirements for community service of tenants as needed and make recommendations to the City for any additions or changes.
- b. Review any subleases of ninety (90) days duration or more.
- c. Review proposed annual operating budget for Center and proposed rental increases.
- d. Review annual and five year capital improvement program for Center and make recommendations to City on spending priorities.
- e. Together with the Evanston Arts Council, review applications of new tenants at Noyes and make recommendations to the City on suitability of new tenants.
- f. Develop marketing strategies for the Center to be implemented by City staff.

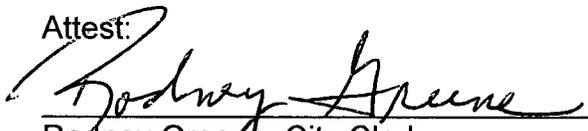
SECTION 4: The City will establish a specific subfund for all revenue and expenses associated with the Noyes Center. All money generated by the Noyes Center will be spent on the Center.

SECTION 5: That this Resolution 1-R-15 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: January 12, 2015