

11/19/2019

128-R-19

A RESOLUTION

Authorizing the City Manager to Enter into a Seven Month Lease Agreement with Mudlark Theater for the Noyes Street Theater at the Noyes Cultural Arts Center

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

SECTION 1: The City Manager is hereby authorized and directed to sign, and the City Clerk hereby authorized and directed to attest on behalf of the City of Evanston, a lease for seven cumulative months for the Noyes Street Theater by and between the City and the Mudlark Theater in the Noyes Cultural Arts Center. The lease shall be for the following periods: January 1, 2020 through January 31, 2020; March 1, 2020 through May 31, 2020; and October 1, 2020 through December 31, 2020. The lease shall be in substantial conformity with the lease marked as Exhibit 1, attached hereto and incorporated herein by reference.

SECTION 2: The City Manager is hereby authorized and directed to negotiate any additional terms and conditions of the leases as may be determined to be in the best interests of the City.

SECTION 3: Resolution 128-R-19 shall be in full force and effect from and after its passage and approval in the manner provided by law.



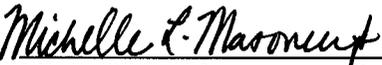
Stephen H. Hagerty, Mayor

Attest:



~~Devon Reid, City Clerk~~
Eduardo Gomez, Deputy City Clerk
Adopted: December 9, 2019

Approved as to form:



Michelle L. Masoncup, Corporation
Counsel

EXHIBIT 1
LEASE AGREEMENT

FY 2019	FEE	DESCRIPTION
A/C & AIR HANDLING UNITS	\$93.73	Monthly fee for studios ranging between 1-500 sq. ft.
	\$125.66	Monthly fee for studios ranging over 500 and up to 1,000 sq. ft.
	\$156.56	Monthly fee for studios ranging over 1,000 and up to 2000 sq. ft.
	\$186.43	Monthly fee for studios over 2,000 sq. ft.
KEYS	\$5.00	First two (2) keys to all Leased spaces with a Lessor installed lock included
NOYES GALLERIES	\$60.00	Hourly rate for residents, 60201 & 60202
	\$100.00	Hourly rate for non-residents
STAFF & UTILITY FEE	\$66.00	Additional Hourly rate for all users if Bldg. is occupied other than normal Bldg. hours.
STUDIO #106*	\$20.00	Tenant rate/hourly for activities relative to lease
	\$50.00	Evanston Resident Rates, 60201 & 60202
	\$60.00	Non-Resident Rates
SQUARE FOOT	\$12.76	Basement
RATE	\$16.88	1st Floor
	\$15.00	2nd Floor
OBSERVED HOLIDAYS 2020		
• New Year's Day, Wednesday January 1, 2020		
• New Year's Day Observed, Thursday January 2, 2020		
• Dr. Martin Luther King, Jr.'s Birthday, Monday January 20, 2020		
• Memorial Day, Monday May 25, 2020		
• Fourth of July Observed, Friday July 3, 2020 JULY 4th?		
• Labor Day, Monday, September 7, 2020		
• Wednesday, November 25, 2020, building closes at 3:00pm		
• Thanksgiving Day, Thursday, November 26, 2020		
• Friday After Thanksgiving, Friday, November 27, 2020		
• Christmas Eve, Thursday December 24, 2020		
• Christmas Day, Friday December 25, 2020		
• New Year's Eve, Thursday December 31, 2020 close at 3:00pm		
• New Year's Day, Friday January 1, 2021		

LESSEE: _____

DATE: _____

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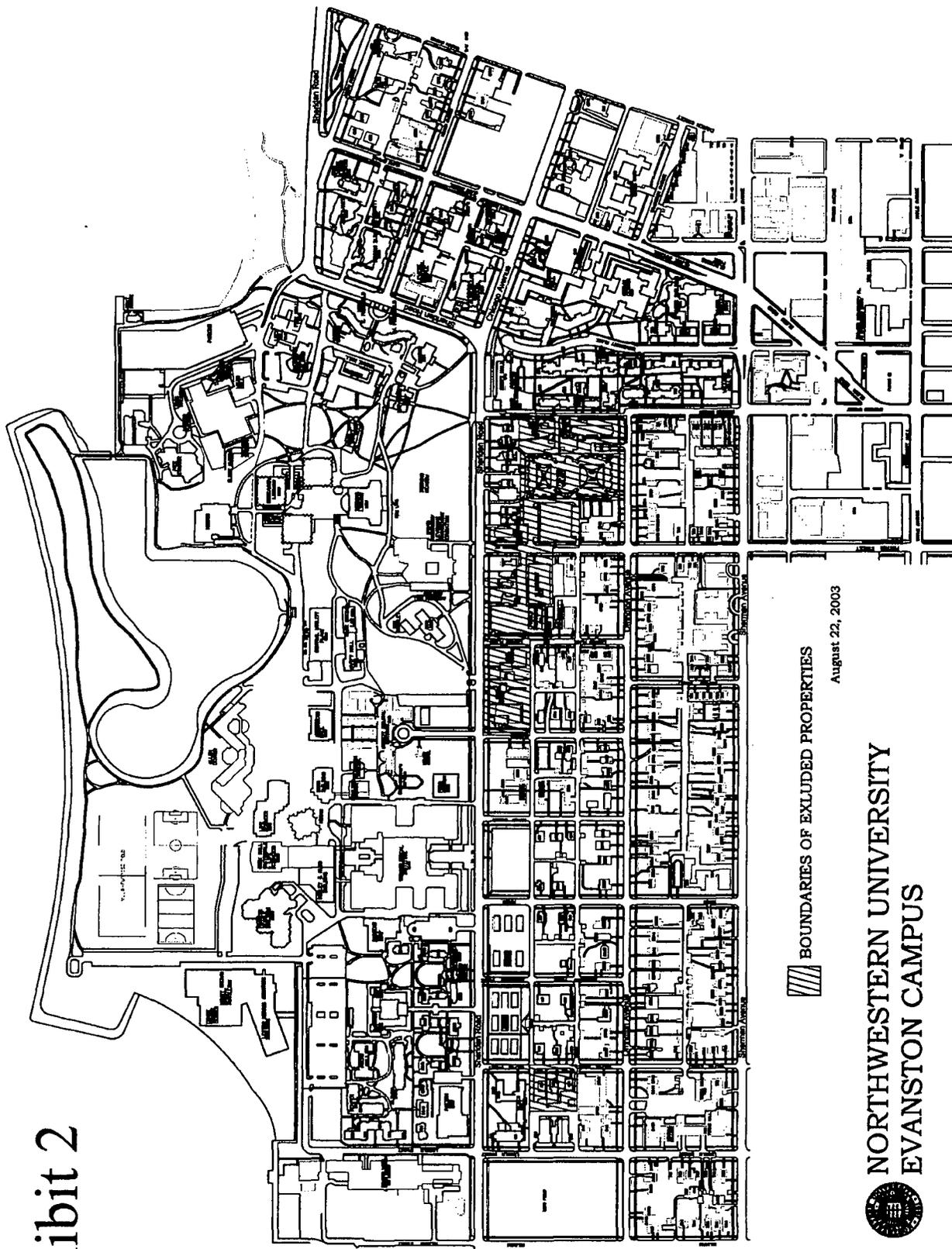
DATE: _____

EXHIBIT 2

BOUNDARIES OF EXCLUDED PROPERTIES

[See drawing attached dated August 22, 2003]

Exhibit 2



 BOUNDARIES OF EXCLUDED PROPERTIES

August 22, 2003

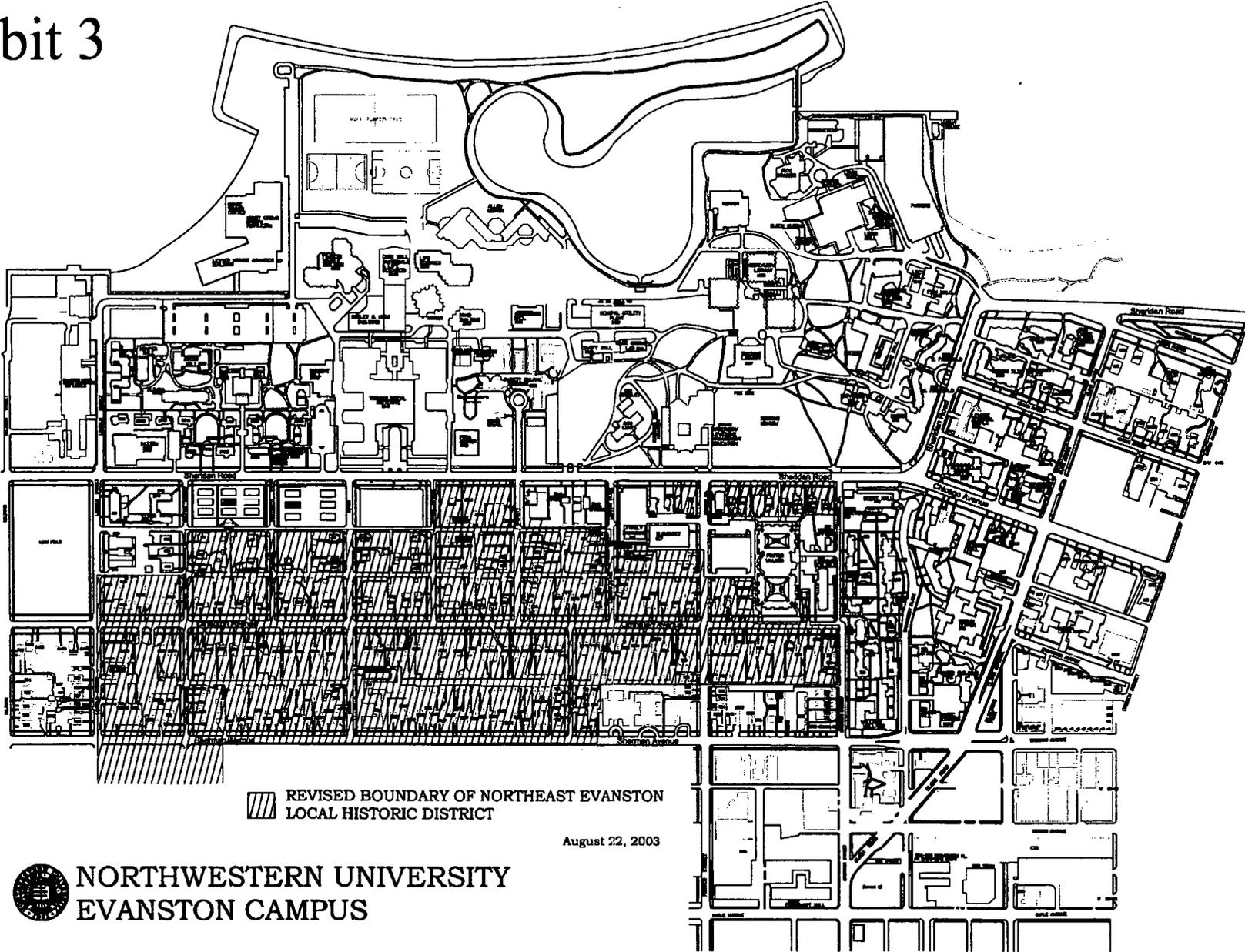
 NORTHWESTERN UNIVERSITY
EVANSTON CAMPUS

EXHIBIT 3

BOUNDARIES OF INCLUDED PROPERTIES

[See drawing attached dated August 22, 2003]

Exhibit 3



REVISED BOUNDARY OF NORTHEAST EVANSTON LOCAL HISTORIC DISTRICT

August 22, 2003



NORTHWESTERN UNIVERSITY
EVANSTON CAMPUS