

Connecticut State University System

BR#05-35



RESOLUTION

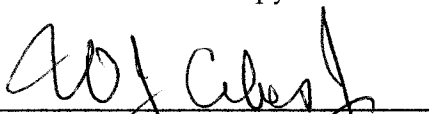
concerning

LEASE BETWEEN  
THE CHARLES IVES CENTER FOR THE ARTS, INC.  
AND  
WESTERN CONNECTICUT STATE UNIVERSITY

May 6, 2005

- WHEREAS, Section 4b-38 of the Connecticut General Statutes provides that the Board of Trustees may lease land or buildings, and facilities under their control and supervision, and
- WHEREAS, The Charles Ives Center for the Arts, Inc., has leased approximately forty acres of land on the Westside Campus of Western Connecticut State University since 1984, and
- WHEREAS, The Charles Ives Center for the Arts, Inc. has contributed to the cultural environment of the Greater Danbury area, and
- WHEREAS, The lease between the university and the Ives Center was terminated in December 2004, and
- WHEREAS, The university has entered into a one year lease with a one year extension option, and
- WHEREAS, The new lease commenced on January 1, 2005 and ends on December 31, 2005, and
- WHEREAS, The University desires to continue to maintain a relationship with the Charles Ives Center for the Arts, Inc., therefore be it
- RESOLVED, That the Board of Trustees of the Connecticut State University retroactively approve a lease between the Charles Ives Center for the Arts, Inc. and Western Connecticut State University.

A Certified True Copy:

  
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 William J. Cipes, Jr.  
 Chancellor

**ITEM**

Lease between the Charles Ives Center for the Arts, Inc. and Western Connecticut State University.

**BACKGROUND**

The Charles Ives Center for the Arts, Inc. (the Ives Center) has been located on the Westside Campus of Western Connecticut State University since 1984. Over the past twenty years, a lease has been executed between Western Connecticut State University and the Charles Ives Center for the Arts, Inc. to allow the organization to lease forty acres of land. In 2004, the university and the Ives Center terminated its lease arrangement.

**ANALYSIS**

Given that the Ives Center and the university are still interested in conducting arts programs at the site, Western has agreed to enter into a new lease. The new lease commenced on January 1, 2005 and terminates on December 31, 2005. It allows for a one-year extension to the lease and a rental fee of \$1.00 per annum. In addition, it allows the university to approve any alterations or improvements made to the Ives Center site and permits the university to develop a Master Plan for the Westside Campus that may incorporate parts or all of the Ives Center lease property. Termination provisions allow the university to enact a ten-day notice and the Ives Center a sixty-day notice period.

**CHANCELLOR'S RECOMMENDATION**

Approve the lease between Western Connecticut State University and the Charles Ives Center for the Arts, Inc. retroactively to January 1, 2005.