



RESOLUTION

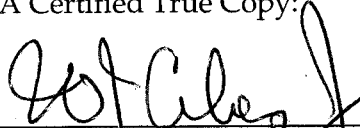
concerning

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

February 5, 1999

- 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 current lease, commencing on June 12, 1993 and ending on December 31, 1997, has expired, and
- WHEREAS, Paragraph 3. Lease Extensions of the lease allows for the original term of the lease to be extended for five consecutive three year terms, 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 ratify the existing lease between the Charles Ives Center for the Arts, Inc. and Connecticut State University.

A Certified True Copy:



 William J. Cibes, Jr.
 Chancellor

STAFF REPORT FINANCE, ADMINISTRATION & DEVELOPMENT COMMITTEE

ITEM

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

BACKGROUND

In 1993, the Board of Trustees approved Board Resolution #93-79 to lease property to the Ives Center. The resolution approved the lease renewal of forty acres located on the Westside Campus for the period commencing on June 12, 1993 and ending on December 31, 1997.

ANALYSIS

The Charles Ives Center for the Arts, Inc. has been located on the Westside Campus of Western Connecticut State University since 1984. Over the past fifteen years, several leases have been executed between Connecticut State University and the Charles Ives Center for the Arts, Inc. to allow the organization to lease forty acres. BR#93-79 authorized the current lease for the period June 12, 1993 to December 31, 1997 with no provision for lease extensions. However, the existing lease has a paragraph that provides for the lease to be extended for five consecutive three-year terms, as well as a provision for termination of the lease by the Lessor (CSU). Given that the Center is still actively conducting arts programs at the site, Western desires to continue the arrangement per the current lease arrangements.

CHANCELLOR'S RECOMMENDATION

Ratification of the existing lease between the Connecticut State University and the Charles Ives Center for the Arts, Inc.