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:

[Signature]

William J. Cibes, Jr.
Chancellor
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.