

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: May, 28 2024**

**To:** Village President and Board of Trustees

**From:** Napoleon Haney, Village Manager

**Topic:** Renewal of Lease Agreement with Homewood Arts Council (HAC) for usage of the Homewood Auditorium

## **PURPOSE**

The Homewood Arts Council (HAC) requested to renew the lease agreement for continued use of the Village's auditorium for performing arts, events, and other cultural programs. A lease renewal agreement with the Village must be approved by the Board of Trustees to allow the HAC continued use of the space. Approval of this lease agreement requires that the Village Board pass an ordinance.

## **PROCESS**

The Village of Homewood entered into the initial lease agreement with the HAC giving them use of the Homewood Auditorium with the term of July 1, 2021 through June 30, 2022. The Village leased the auditorium to the HAC for (\$1) one dollar. The intent of the initial lease agreement was to allow the HAC use of the facility for art-related programming while the Village completes grant applications that will release funds appropriated by State legislators for the renovation of the facility. The Village is not in receipt of the allocated funding. This provides an opportunity to renew the lease agreement with HAC. The lease renewal would extend the Homewood Arts Council's use of the space from July 1, 2024 through June 30, 2025.

### *Appropriations/Funding/Grants*

In total, Homewood's State representatives successfully appropriated roughly \$2M for the renovation of the auditorium. Dollars/funding appropriated by the general assembly must then be "released" to a State agency for distribution to a municipality. In the case of Homewood's appropriated amount (\$2M), the Department of Commerce and Economic Opportunity (DCEO) is the State agency that now requires Homewood to navigate through the application process to receive the funding. The State funded and "released" three (3) separate appropriation amounts to DCEO for the auditorium renovation.

Staff completed and submitted to DCEO three separate grant applications totaling \$1.4M in funding for the auditorium renovation. DCEO's grant funding process is extremely detailed, requiring the applications to move through various internal reviews. Staff will continue to work with DCEO to provide information at each stage of the funding application review process.

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## *HAC Operations*

It is staff's understanding that the Homewood Arts Council is doing well at the site and continues to host exciting and entertaining events like the Chicago Knockouts Roller Derby, and the Wrestle League LLC - amateur wrestling. These groups have sublease agreements where the HAC charges a fee for usage of the space.

There are no changes being recommended by staff to the lease renewal agreement.

## **OUTCOME**

This lease renewal will provide for the HAC to use and operate the Homewood Auditorium space for another year.

## **FINANCIAL IMPACT**

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass an ordinance authorizing the Village President to enter into a lease renewal agreement with the Homewood Arts Council for use of the Village's auditorium at 2010 Chestnut Road.

## **ATTACHMENT(S)**

- Ordinance
- Lease Renewal Agreement