

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 8, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Terence Acquah, Assistant Village Manager

Topic: Lease Extension and Modification Agreement - Homewood Arts Council

PURPOSE

The Village's current lease agreement with the Homewood Arts Council for use of the Homewood Auditorium located at 2010 Chestnut Road expired on June 30, 2025. Staff recommends the Board continue the agreement on a month-to-month basis by authorizing the Village President to enter into a Lease Extension and Modification Agreement with the Homewood Arts Council.

PROCESS

The Homewood Arts Council (HAC) has been an active and responsible tenant of the Homewood Auditorium, located at 2010 Chestnut Road, under the terms of the lease agreement originally executed on May 28, 2024. The agreement allowed the HAC to use the space—including the gymnasium, stage, and related rooms—for cultural programming and arts events, in alignment with their not-for-profit mission.

The lease required minimal rent (\$1 annually), and the Village has continued to provide utilities and maintenance support as outlined in the agreement. The HAC has upheld its obligations and has consistently demonstrated a strong commitment to community engagement through its programming.

As the Village prepares for the planned renovation of the auditorium in late fall to early winter 2025, staff recommends transitioning the HAC's occupancy to a month-to-month lease format beginning July 1, 2025. This flexible arrangement ensures the continued use of the facility by the Homewood Arts Council, while allowing the Village to adjust plans as renovation timelines are finalized.

OUTCOME

The month-to-month agreement will:

- continue under the same terms as the current lease;
- allow either party to terminate the lease with 30 days notice;
- support uninterrupted arts programming while aligning with future facility improvements.

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FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village President to enter into a Lease Extension and Modification Agreement with the Homewood Arts Council for the Homewood Auditorium located at 2010 Chestnut Road on a month-to-month basis effective July 1, 2025, until renovation work necessitates termination or further adjustments.

ATTACHMENT(S)

- Ordinance
- Lease Agreement