

# ORIGINAL

RESOLUTION NUMBER: B12-222

DATE OF PASSAGE: August 28, 2012

**A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE AURORA CIVIC CENTER AUTHORITY REGARDING THE MANAGEMENT OF RIVEREDGE PARK AND JOHN C DUNHAM PAVILION**

**WHEREAS**, the City of Aurora has a population of more than 25,000 persons in it and is, therefore, a home rule unit as defined in Article VII, section 6(a) of the 1970 Constitution of the State of Illinois; and

**WHEREAS**, said section of the Constitution authorizes a home rule unit to exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, the City of Aurora ("City") and Aurora Civic Center Authority ("ACCA") are each legal entities organized and existing under the laws of the State of Illinois, having among their powers the authority to contract with one another to perform the undertaking described herein; and

**WHEREAS**, the City and ACCA seek to enter into an intergovernmental agreement regarding a public partnership for the management of RiverEdge Park and the John C. Dunham Pavilion; and

**WHEREAS**, this item shall be funded from Account 215-1360-450.50-20 in an amount of \$600,000.00 annually; and

**NOW THEREFORE, BE IT RESOLVED** that the Mayor of the City of Aurora and the City Clerk are hereby authorized and directed to execute the attached agreement on the behalf of the City.

PASSED AND APPROVED ON August 28, 2012

12 AYES

*[Handwritten signatures: Stephen...]*  
*[Handwritten signature: ...]*  
*[Handwritten signature: ...]*  
*[Handwritten signature: ...]*  
*[Handwritten signature: ...]*

0 NAYS

*[Handwritten signature: Michael B. Sautelle]*  
*[Handwritten signature: ...]*  
*[Handwritten signature: ...]*  
*[Handwritten signature: ...]*

Attest:

*[Handwritten signature: Cheryl M. Donhoff]*  
City Clerk

*[Handwritten signature: Thomas Weisner]*  
Mayor

SP  
8/21/2012

2012.124 Action

**Exhibit "A"**

08/09/2012

**INTERGOVERNMENTAL AGREEMENT FOR  
RIVEREDGE PARK MUSIC GARDEN MANAGEMENT**

**THIS INTERGOVERNMENTAL AGREEMENT** (the "Agreement") is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 2012, by and between the **AURORA CIVIC CENTER AUTHORITY**, an Illinois Civic Center Authority (hereinafter referred to as "ACCA") and the **CITY OF AURORA**, an Illinois municipality (hereinafter referred to as the "CITY").

**WITNESSETH:**

**WHEREAS**, Article Seven, Section Ten of the constitution of the State of Illinois, 1970, authorize units of local government, including Civic Center Authorities and municipalities, to enter into contracts to exercise, combine or transfer power or functions not prohibited to them by law ordinance; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) authorizes units of local government in Illinois to exercise jointly with any other public agency within the state, including other units of local government, any power, privilege, or authority which may be exercised by a unit of local government individually and to enter into contracts for the performance of governmental services, activities and undertakings; and

**WHEREAS**, ACCA is expressly authorized under the Civic Center Code (70 ILCS 200/10-15 a-c) to enter into contracts, plan or sponsor shows and events whether conducted by the ACCA or some other person or governmental agency; and

**WHEREAS**, the RiverEdge Park Music Garden is a redeveloped parcel located in Aurora, Kane County, Illinois ("MUSIC GARDEN" ) and consists of those parcels for which the CITY currently or in the future holds title to (less the CSO exception area) within the boundary portrayed on Exhibit A herein; and

**WHEREAS**, the MUSIC GARDEN was redeveloped by the CITY through a combination of grants, donations and financing from The State of Illinois Department of Commerce and Economic Opportunity ("DCEO"); the Fox Valley Park District; the John C. Dunham Foundation and bonds from Tax Increment Financing District No. 6; and

**WHEREAS**, the CITY shall complete the construction of the MUSIC GARDEN including certain fixtures, furnishings and equipment on or before April 1, 2013; and

**WHEREAS**, the CITY and ACCA wish to express their mutual desire for intergovernmental cooperation for the benefit of the citizens of the community in the management of the MUSIC GARDEN and to continue the tradition of providing quality family entertainment in the downtown; and

**WHEREAS**, the MUSIC GARDEN includes the John C. Dunham Pavilion, guest services building, mix tower, sidewalks, bike paths, open space and other ancillary amenities and facilities for which the CITY is seeking management services as set forth on Exhibit B ("SERVICES"); and

**WHEREAS**, the CITY and ACCA hereby agree that said SERVICES shall be provided by ACCA and that the CITY shall provide financial payment and in-kind services to ACCA for the purpose of achieving said SERVICES in conformance with the following vision for the MUSIC GARDEN:

“The MUSIC GARDEN is a park that is to act as a catalyst for economic growth by celebrating the Fox River and being a dynamic public gathering place. The park shall be an attraction for the region and a neighborhood park for those historically more compact neighborhoods close to the downtown. The park shall be a model of cutting edge and innovative sustainable environmental practices including products, programs and technology and shall project a sophisticated, energetic image for the community. The park shall be open to the public on a daily basis all year round and available for outside reservations and programming when not otherwise in use.

Programming and events must focus on a balance of community, recreation, economic development, and cultural and ethnic diversity. The park shall accommodate everything from large concerts and small performances, to family gatherings and picnics. Events shall enhance the success of the park as an economic stimulus concept, bringing private sector investment, tourism and potential new residents to the Downtown. It is important to encourage programing and partnerships with many local entities, neighborhood groups and organizations including the Fox Valley Park District, school districts, among others; and to produce a set amount of events that will have a broad appeal, minimum risk, project a positive vision and leave customers with desire to want to come back.”

**NOW, THEREFORE**, for the consideration of the mutual promises and undertakings set forth herein, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **INCORPORATION OF RECITALS.** The forgoing recitals to this Agreement are substantive and are hereby incorporated into the Agreement as though fully set forth herein.
2. **TO BE PROVIDED BY ACCA.** ACCA hereby agrees to furnish the CITY with the SERVICES set forth on Exhibit B and in accordance with the vision statement set forth above and with directions provided by the CITY herein. In connection with the performance of the SERVICES, ACCA shall, at a minimum and upon the CITY request:
  - a. Cooperate with other agencies or third-parties selected by CITY to ensure that all scheduled SERVICES are completed as authorized;
  - b. Verify and pay all charges incurred in the performance of this Agreement;
  - c. The scope of work for any third party services or capital improvements shall be produced in coordination with the CITY. ACCA will have the right to make non-structural improvements to

the MUSIC GARDEN, subject to the approval of the CITY, which shall not be unreasonably withheld;

- d. ACCA shall establish a procedure for soliciting recommendations for consideration when making booking decisions for the MUSIC GARDEN;
  - e. Volunteer program and structure will be created jointly by the CITY and ACCA to best utilize local Service Clubs to assist with the MUSIC GARDEN;
  - f. Throughout the Term, ACCA shall comply with all laws, ordinances, orders, rules and regulations of governmental authorities having jurisdiction over the MUSIC GARDEN and the provisions of this Agreement. For all activities associated with the MUSIC GARDEN, ACCA shall abide by all restrictions and requirements of the funding sources utilized by the CITY in the construction of the MUSIC GARDEN. Said Agreements are referenced in Exhibit D attached hereto;
3. **PROGRAM CALENDAR.** ACCA hereby agrees to abide by the base calendar set forth below as a minimum number of events to be held in the key season (being June to September) these shall include but not be limited to:
- a. Production of Five (5) Festival Events ("FESTIVAL EVENTS") being events similar to the current Downtown Alive Festival Series. These FESTIVAL EVENTS shall include but not be limited to:
    - i. One (1) Blues on the Fox two day festival
    - ii. One (1) two day festival
    - iii. Two (2) Downtown Alive! one day festivals
    - iv. One (1) one day festival
  - b. Presentation of Three (3) Concert Events ("CONCERT EVENTS") being events similar to a traditional headliner and an opening performer(s) as the focus of the event.
  - c. Coordinate the Rental of Three (3) to Six (6) Community Events ("COMMUNITY RENTAL EVENTS") being events similar to a neighborhood block party, festival or market or a non-profit foot race.
  - d. ACCA shall conduct a Request for Proposal (RFP) process to select an exclusive promoter for Four (4) events and if agreement is awarded ACCA shall coordinate the rental of said third party promoter events ("PROMOTER RENTAL EVENTS").
  - e. Production of one (1) Grand Open House event in the 2013 Season.
  - f. ACCA should also pursue and shall encourage additional events during the key season (being June to September) and the shoulder season (being October to May).

The above shall collectively be referred to as ("EVENTS"). If, in the sole judgment of the City, it becomes necessary to cancel an Event or any part thereof to protect health, life or welfare of the public, the City's property or the property of others, or facilities become unavailable or inaccessible for reason(s) of inclement weather, fire, other acts of God, public disturbance, or similar occurrences beyond the control of the City, then the City may do so without liability to the ACCA or any other person or entity.

4. **TO BE PROVIDED BY CITY.** CITY hereby agrees to provide, funding to ACCA for the SERVICES set forth on Exhibit B. The amount of said funding shall be based on the base financial plan included in Exhibit C and the following:

- a. The City shall provide or pay for only those items or services specifically indicated in this Agreement. No additional costs for items or services will be borne by the City without its prior consent, specifically written herein or attached hereto as an Exhibit. The City hereby agrees to make payment on an annual basis during the term of this agreement to ACCA to cover the cost of SERVICES as set forth on Exhibit B ("CITY FINANCIAL CONTRIBUTION"). Said payment shall be due and payable to ACCA on January 31<sup>st</sup> of each year. Said payment shall not exceed an amount of two hundred and fifty thousand dollars (\$250,000) for the first year of this agreement with subsequent annual payments being adjusted as follows:
  - i. Said not to exceed value shall be adjusted thereafter annually by the Consumer Price Index (CPI) or three percent (3%), whichever is lower, for the term of this agreement.
  - ii. Said payment may be reduced by an amount equal to the prior years' PROCEEDS as defined below; or the CITY may request that said PROCEEDS be made payable to the CITY at the end of each calendar year.
- b. The City hereby agrees to provide mutually agreeable in-kind services where the City deems appropriate to assist ACCA in providing the SERVICES at the MUSIC GARDEN.
- c. The City with the above stated Financial Contribution and In-Kind Services shall be considered a Platinum Sponsor for all EVENTS and shall be entitled to the marketing and sponsorship privileges provided to a Platinum Sponsor.
- d. The City agrees to reimburse ACCA for the general maintenance of the MUSIC GARDEN ("MAINTENANCE REIMBURSEMENT") therefore ACCA shall invoice the CITY on a quarterly basis for any third party SERVICES as set forth in Section Two of Exhibit B in an amount anticipated to be no greater than three hundred and forty seven thousand dollars (\$347,000).
- e. The City hereby agrees that the proceeds attributable to the MUSIC GARDEN ("PROCEEDS") on an annual basis will be shared at an 80/20% rate (80% CITY and 20% ACCA) to provide for the reimbursement of the annual CITY FINANCIAL CONTRIBUTION. Upon complete reimbursement of the annual CITY FINANCIAL CONTRIBUTION, the PROCEEDS shall be shared at a 60/40% rate (60% CITY and 40% ACCA) to provide for the reimbursement of the annual MAINTENANCE

REIMBURSEMENT. Upon complete reimbursement of the annual MAINTENANCE REIMBURSEMENT, the PROCEEDS shall go to ACCA.

5. **TRADEMARK RIGHTS AND BRANDING.** ACCA hereby agrees that the CITY will preserve the rights to all existing and future trademarks, Logos and URLs (collectively "Intellectual Property") associated with the MUSIC GARDEN and EVENTS. However, ACCA will have the use and the ability to manage content over the websites, ad signage during the term of this Agreement. ACCA shall develop, or cause to be developed, new Intellectual Property and branding for the MUSIC GARDEN in coordination with the CITY. In addition, with respect to any current or future Intellectual Property:

- a. Whenever the Intellectual Property is used as provided in this Agreement, the Intellectual Property shall be accompanied by appropriate notice of statutory rights ("®") or common law rights ("™"), as directed by the City, or such other words and/or symbols as may be required by the City from time to time.
- b. ACCA shall not use the Intellectual Property in combination with any other mark, word, symbol, letter or design which would create a combination mark or cause confusion regarding the City's ownership of the Intellectual Property. ACCA may use the Intellectual Property with other marks or names which are sufficiently separated to avoid such confusion.
- c. Upon City's request, and before its use, ACCA agrees to provide City with a representative sample of ACCA usage of the Intellectual Property for City's review and inspection.
- d. The Intellectual Property may not be included in any non-City trade name, business name, product or service name, logo, trade dress, design, slogan, domain name, or other trademark.
- e. ACCA must use the Intellectual Property only as provided by this Agreement. Except for size (subject to the approval of the City), the Intellectual Property may not be altered in any manner, including proportions, colors, elements, etc., or animated, morphed, or otherwise distorted in perspective or appearance. ACCA will not revise, alter or modify the Intellectual Property or use a similar Intellectual Property either during the terms of the Agreement or after the Agreement is terminated.
- f. ACCA shall not use the Intellectual Property in any manner likely to confuse, mislead, or deceive the public, or be adverse to the best interests of the City.
- g. ACCA shall not use the Intellectual Property in any offensive manner or which may diminish the goodwill associated with the Intellectual Property (e.g., in materials that are unlawful, encourage unlawful activities or are in poor taste).
- h. ACCA acknowledges that ACCA has no interest in the Intellectual Property except the limited use granted under this Agreement, and that City is the sole and exclusive owner of all right, title and interest in the Intellectual Property. ACCA agrees that ACCA's use of the Intellectual Property will inure solely to the benefit of City and that ACCA's use of the Intellectual Property will not create any right, title or interest for ACCA in the Intellectual Property except for the limited use

under this Agreement. ACCA agrees that ACCA will not contest, oppose or challenge City's ownership of the Intellectual Property, and ACCA will do nothing to impair City's ownership or rights in the Intellectual Property. ACCA will not do anything inconsistent with City's ownership of the Intellectual Property, such as filing any trademark application for an identical or similar mark anywhere else in the world, now or in the future or challenging City's rights in the Intellectual Property. ACCA will not attempt to register the Intellectual Property in any jurisdiction, or adopt any mark or name or URL which is confusingly similar to the Intellectual Property. ACCA shall not grant permission to any other person to use the Intellectual Property. City shall have the sole right to, and in its sole discretion, may control any action concerning the Intellectual Property.

- i. Aside from what is stated in this Agreement, City grants ACCA no other rights in the Intellectual Property, and any use other than that contemplated by this Agreement is a violation of law.
- j. The parties understand and agree that money damages may not be a sufficient remedy for the breach of these provisions of this Agreement, and that each party shall be entitled to emergency injunctive relief as a remedy for any such breach by the other party. Such remedy shall not be deemed to be the exclusive remedy for the breach of this Agreement, but shall be in addition to all other remedies available at law or in equity to the non-breaching party.

6. **RECORDS AND REPORTING.** ACCA hereby agrees to abide by the following provisions with regards to record keeping and reporting:

- a. ACCA shall maintain books and records for each Event, the entries to which shall be supported by proper documentation. ACCA will maintain appropriate records to demonstrate attendance and tickets issued and sold for EVENTS. No later than ten (10) days from the conclusion of the event, ACCA will forward to CITY a preliminary settlement report. The preliminary settlement report will include the number of tickets issued and sold, total attendance, gross box office sales, gross food and beverage revenues, gross merchandise sales and any other information as reasonably requested by CITY. ACCA shall retain all books and records in connection with EVENTS for two (2) years after the end of the Term.
- b. ACCA shall maintain adequate financial and accounting books, records and reports and shall use accounting and record systems in accordance with GAAP in the maintenance of such records.
- c. ACCA will provide quarterly reports to CITY related to general organizational matters, financial performance, programming, contract issues and any other critical concerns affecting operations at REP.

7. **RIGHT TO AUDIT.** ACCA shall establish and maintain a reasonable accounting system that enables CITY to readily identify ACCA's assets, expenses, costs of goods, and use of funds. CITY and its authorized representatives shall have the right to audit, to examine, and to make copies of or extracts from all financial and related records (in whatever form they may be kept, whether written, electronic, or other) relating to or pertaining to this Agreement kept by or under the control of ACCA including, but



not limited to those kept by ACCA, its employees, agents, assigns, successors, and subcontractors. Such records shall include, but not be limited to, accounting records, written policies and procedures; subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc); all paid vouchers including those for out-of-pocket expenses; other reimbursement supported by invoices; ledgers; cancelled checks; deposit slips; bank statements; journals; original estimates; estimating work sheets; contract amendments and change order files; back charge logs and supporting documentation; insurance documents; payroll documents; timesheets; memoranda; and correspondence.

ACCA shall, at all times during the term of this Agreement and for a period of (2) two years after the completion of this Agreement, maintain such records, together with such supporting or underlying documents and materials. ACCA shall at any time requested by CITY whether during or after completion of this Agreement, and at ACCA's own expense make such records available for inspection and audit (including copies and extracts of records as required) by CITY. Such records shall be made available to CITY during normal business hours at ACCA's office or place of business and subject to a three day written notice. In the event that no such location is available, then the financial records, together with the supporting or underlying documents and records, shall be made available for audit at a time and location that is convenient for CITY.

ACCA shall ensure CITY has these rights with ACCA's employees, agents, assigns, successors, and subcontractors and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between ACCA and any subcontractors to the extent that those subcontracts or agreements relate to fulfillment of ACCA's obligations to CITY.

Costs of any audits conducted under the authority of this right to audit and not addressed elsewhere will be borne by CITY unless certain exemption criteria are met. If the audit identifies overpricing or overcharges (of any nature) by ACCA to CITY in excess of one-half of one percent (.5%) of the total contract billings, ACCA shall reimburse CITY for the total costs of the audit. If the audit discovers substantive findings related to fraud, misrepresentation, or non-performance, CITY may recoup the costs of the audit work from ACCA. Any adjustments and/or payments that must be made as a result of any such audit or inspection of ACCA's invoices and/or records shall be made within a reasonable amount of time (not to exceed 90 days) from presentation of CITY's findings to ACCA.

8. **INSURANCE**. During the term or duration of this Agreement, ACCA shall maintain, at its cost, comprehensive general liability insurance providing coverage for bodily injury, including death, and property damage in an amount not less than one million dollars (\$1,000,000.00) per occurrence and three million (\$3,000,000.00) aggregate with an insurance company acceptable to the City. ACCA shall also provide and maintain, at its cost, excess or umbrella insurance providing coverage for bodily injury, including death, and property damage in an amount not less than eight million dollars (\$8,000,000.00) with an insurance company acceptable to the City. ACCA shall name the City and its trustees, collectively and individually, officers, members, employees and/or agents as additional insured's on the foregoing policies of insurance. Such insurance coverage(s) shall specifically protect both ACCA, and the City from bodily injury, including death, and property damage claims which may arise out of this agreement. The foregoing policies of insurance shall provide that coverage will neither be cancelled nor

reduced without thirty (30) days prior written notice to the City. ACCA shall provide the City with certificates of insurance for the foregoing policies of insurance as well as the additional insured endorsements naming the City and its trustees, collectively and individually, officers, members, employees and/or agents as additional insured's within thirty (30) days of the execution of this Agreement and/or upon annual renewal or replacement of said insurance. In the event that ACCA fails to obtain the foregoing insurance coverage(s), fails to name the City and its trustees, officers, members, employees and/or agents as additional insured's or fails to provide the City with the foregoing certificate of insurance and foregoing additional insured endorsements within thirty (30) days of the execution of this Agreement, and/or upon annual renewal or replacement of said insurance, this Agreement may be immediately cancelled or otherwise terminated by the City in writing without advance notice.

**9. INDEMNIFICATION.** During and after this Agreement, ACCA agrees to the extent allowable under applicable law, to indemnify, defend and hold CITY, and its and their respective officers, agents, attorneys, employees, successors and assigns, harmless from and against any and all expenses, damages, claims, whether valid or invalid, suits, losses, actions, judgments, liabilities, and costs whatsoever (including reasonable attorneys' fees) arising out of, connected with, or resulting from: (i) any breach of this Agreement by ACCA including, but not limited to, breach of its representations, warranties and covenants contained herein, or failure to perform the obligations set forth herein; or (ii) the Materials or any information contained therein and the use thereof (excluding any written materials received by ACCA from CITY which have not been altered in any way by ACCA and which have been used as instructed by CITY); or (iii) misconduct or negligence of any ACCA employee in rendering SERVICES hereunder; or (iv) any claim or action for personal injury, death, property damage or salary owed to any ACCA employee, agent or contractor as a result of any of the activities and SERVICES described herein or (v) any worker's compensation or unemployment compensation claims by any ACCA employee.

**10. TERM; TERMINATION.** This agreement shall commence on the date of approval by the City Council, with the first season commencing on May 1, 2013, and the initial term ending on February 1, 2014. Thereafter this Agreement may be extended by mutual consent of both parties. CITY shall have the right to terminate this Agreement immediately and without notice upon a material default by the ACCA of its obligations hereunder. For the purposes of the foregoing, a material default shall include, without limitation, a breach of representation that it possesses the expertise and experience necessary to provide the SERVICES and successfully complete the SERVICES as described in Exhibit B in a timely manner. Within thirty (30) days of termination all PROCEEDS shall be turned over to the CITY in full.

**11. NOTICE.** All notices under this Agreement shall be made by first class mail or by electronic mail and shall be made to:

ACCA:

Executive Director | Paramount Theatre  
8 E. Galena Blvd. | Suite 230 | Aurora, IL 60506  
Attn: Tim Rater

CITY:

City of Aurora  
44 East Downer Place

Aurora, Illinois 60507

Attn: Alayne Weingartz, Esq.

12. **EFFECT OF AGREEMENT.** This Agreement shall ensure to the benefit of, and shall be binding upon the heirs, administrators, executors, and/or successors in interest of any kind whatsoever, of the parties hereto.

13. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which shall constitute an original, but all together shall constitute one and the same Agreement.

14. **RELATIONSHIP OF PARTIES.** Nothing in this Agreement shall be deemed to create any joint venture or partnership between the parties. Neither the City nor the ACCA shall have the power to bind or obligate the other, except as and to the extent expressly set forth in this Agreement.

15. **MECHANICS' LIENS.** ACCA shall not suffer or permit any mechanic's lien to be filed against the Music Garden site, or any part thereof, by reason of work, labor, services or materials performed or supplied or claimed to have been performed or supplied. If such mechanic's lien shall be filed against the Music Garden site, or any part thereof, ACCA shall cause the lien to be discharged of record within ninety (90) days after the date of filing; provided, however, ACCA shall not be required to discharge the lien so long as ACCA shall in good faith and with due diligence contest the same by appropriate legal proceedings which shall have the effect of preventing the sale or forfeiture of the Music Garden site, or any part thereof or interest therein to satisfy the same; and, if ACCA shall fail to discharge the lien within such period, then in addition to any other right or remedy of City, City may, but shall not be obligated to, discharge the same by paying the amount claimed to be due after inquiry into its validity. Any amount paid by City in procuring the discharge of such lien and all necessary disbursements in connection therewith, with interest thereon at the rate of ten percent (10%) per annum from the date of payment, shall be repaid by ACCA on demand and if unpaid, may be deducted from any amounts due from City to ACCA.

16. **NO THIRD PARTY BENEFICIARIES.** This Agreement is for the sole and exclusive benefit of the parties hereto and their respective successors and assigns, and no third party are intended to or shall have any rights hereunder.

17. **SUCCESSORS AND ASSIGNS.** The rights and interest that this Agreement accords to ACCA may not be sold, transferred, assigned, pledged, encumbered or hypothecated by it, without the City's approval, which may be withheld in its discretion. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective permitted successors or permitted assigns.

18. **FORMALITIES.** Any change to or modification of this Agreement must be in writing signed by both parties hereto. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The Captions for each section of this Agreement are intended for convenience only and shall not be deemed to construe or limit in any manner whatsoever this Agreement.

19. **ENTIRE AGREEMENT.** This Agreement contains the entire agreement and understanding between the parties in respect of the subject matter hereof and supersedes any prior written or oral understandings and agreements between the parties regarding the subject matter of this Agreement.
20. **NO WAIVER OR RELINQUISHMENT OF RIGHT TO ENFORCE AGREEMENT.** Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
21. **CITY APPROVAL OR DIRECTION.** Where City approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the City unless otherwise expressly provided or required by law or this Agreement, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.
22. **SINGULAR AND PLURAL.** Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.
23. **AUTHORIZATION TO EXECUTE.** The officers of ACCA executing this Agreement warrant that they have been lawfully authorized to execute this Agreement on behalf of said ACCA and are lawfully authorized to execute this Agreement on their own behalf. The ACCA and the City shall, upon request, deliver to each other at the respective time such entities cause their authorized agents to affix their signatures hereto copies of all bylaws, resolutions, letters of direction, ordinances or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.
24. **COUNTERPARTS.** This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.
25. **CURING DEFAULT.** The parties to this Agreement reserve a right to cure any default hereunder within thirty (30) days from written notice of such default, subject to extension if the cure cannot be reasonably effected within thirty (30) days and the party at fault proceeds diligently to effect such cure at the earliest practicable time, and subject to delay, for Acts of God, inclement weather, casualty loss, industrial or civil strife, war or other events of force majeure.
26. **SEVERABILITY.** If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the ACCA does not have the power to perform any such provision, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve ACCA from performance under such invalid provision of this Agreement.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first written above and the signatories hereto represent that they are duly authorized to execute the Agreement on behalf of their respective bodies.

**AURORA CIVIC CENTER AUTHORITY**

By: Christine Gerlich Weber  
Chairman of the Board

Attest:

[Signature]  
Executive Director

**CITY OF AURORA**

By: Thomas Weiser  
Mayor

Attest:

Cheryl M. Donoff  
City Clerk

Exhibits to Agreement

Exhibit A – Location Map

Exhibit B – Services to be provided by ACCA

Exhibit C – Base Financial Plan

Exhibit D – Funding Agreements

Exhibit A – Location Map



- RiverEdge Park Music Garden Boundary
- CSO Exception Area
- ..... Additional parcels considered part of the RiverEdge Park Music Garden if owned by the

### Exhibit B – Services to be provided

ACCA shall be responsible for the daily operations of the MUSIC GARDEN as well as the production, presentation and coordination of the program calendar as set for in this Agreement. ACCA agrees to operate the MUSIC GARDEN in accordance with the provisions of this Agreement and in a first-class manner consistent with the manner in which other similar venues of similar size are operated. If ACCA is not maintaining and operating the MUSIC GARDEN in accordance with the terms of this Agreement, the City shall have the right to impose such reasonable obligations as may be necessary for the MUSIC GARDEN and its operations to meet such standards. The following is a list of services that shall be provided by ACCA to the CITY for the term of this agreement to accomplish this.

1. **Staffing.** ACCA shall provide staff for the management, planning, sponsorship, budgeting, contracting, advertising and general duties and any necessary contracted services associated with the management of the MUSIC GARDEN. Said staffing shall include but not be limited to:
  - a. Permanent Staff – including full time and part time positions to be responsible for duties including but not limited to park management, sponsorship and development, marketing, public relations, graphic design, site coordination, facility management, production management, box office, controller, volunteer coordination and administrative support.
  - b. Event Staff – including part time positions to be responsible for duties required for EVENTS including but not limited to stage hands, set up and cleaning, private event security, beverage service, hospitality, general errands, Aurora Police Department services, and Aurora Fire Department EMT services.
  - c. Professional Services – including contracted professional services such as legal, accounting and private site security services.
  - d. In no event shall any of the employees be considered to be employees of the CITY.
2. **General Overhead and Maintenance.** ACCA shall be responsible for overseeing, *coordinating and contracting for any services associated with the daily operations and maintenance of the MUSIC GARDEN.* Said operations and maintenance shall include but not be limited to:
  - a. Repairs and Maintenance - responsible for contracting services including janitorial services, grounds crew, landscape maintenance, and general, electrical and plumbing maintenance.
  - b. Annual Service Items - responsible for contracting services including paver brick sealant, wood siding treatment and stage deck repair.



- c. Utilities - responsible for contracting services including gas, electric, water, sewer, communications, grease trap cleaning and waste hauling, and fire alarm and security systems.
  - d. Off Site Office Space and Office Expenses - responsible for contracting services including office space, furniture, equipment, postage, shipping, general office supplies and bank service charges.
  - e. Seasonal Rentals - responsible for contracting services including but on-site office trailer, golf/utility carts, house sound system and video screens.
  - f. Insurance - responsible for contracting for insurance including liability insurance/general, deductible, directors and officers (D&O) insurance (if necessary) and Liquor liability/dram shop.
3. **Public Relations, Marketing, Website and Advertising** - ACCA shall be responsible for all marketing duties for the MUSIC GARDEN and EVENTS including but not limited to internet marketing, media buys, marketing materials, signage, promotional merchandise, and promotional parties and meetings.
  4. **Sponsorships, Rentals and Vendors** - ACCA shall be responsible for all sponsorship programs including but not limited to sponsor acquisition and activation, site rentals and vendor licensing for the MUSIC GARDEN and EVENTS.
  5. **Supplemental Equipment Rental** - ACCA shall be responsible for supplemental equipment rental for the MUSIC GARDEN and EVENTS including but not limited to site furnishings, fencing and other miscellaneous items.
  6. **Event Entertainment** - ACCA shall be responsible for all talent, production and staffing for EVENTS (with the exception of COMMUNITY RENTAL EVENTS) including but not limited to artist fees and production costs. ACCA shall conduct a Request for Proposal (RFP) process to select an exclusive promoter for events and if agreement is awarded ACCA shall coordinate the rental of said third party promoter events ("PROMOTER RENTAL EVENTS").
  7. **Intellectual Property** - ACCA agrees and represents that in performing services under the terms of this Agreement, it will not infringe on the property right, copyright, patent right, trademark or service mark right, protected image or likeness right, or any other right of any other person or entity; and if any suit is brought or a claim made by anyone that anything in conjunction with the services provided by ACCA ownership or the presentation of said Performance or appearance is an infringement on the property right, copyright, patent right, trademark or service mark right, protected image or likeness right, or any other right of any other person or entity; and if any suit is brought or a claim made by anyone that anything in conjunction with the services provided by ACCA is an infringement on the property right, copyright, patent right, trademark or service mark right, protected image or likeness right or

other rights, ACCA will indemnify the City against any and all losses, damages of any kind, claims, lawsuits, liabilities judgments, costs and expenses, including payment of defense attorney's fees and any award of plaintiff attorney's fees, which may be brought or are brought against the City relating to or arising out of such infringement.

8. **Facilities** – ACCA shall have access and use of the MUSIC GARDEN and John C. Dunham facilities and equipment to achieve the above stated Scope of Work. Said facilities shall include but not limited to: back of house loading areas, pavilion building, guest services building, mix tower and all fixtures and equipment stored and to be used on site.
9. **Operational Report** – The City may require, not more than four (4) times per year, ACCA's designated representatives to provide presentations to the City on the operations of the MUSIC GARDEN and John C. Dunham facilities, including without limitation such issues as the number of events occurring, categories of participants in said events, future plans, customer survey results, anticipated improvements and other items relating to the management and operations of the MUSIC GARDEN and John C. Dunham facilities.

Exhibit C – Base Financial Plan

**2013 RiverEdge Park Base Financial Plan**

	Debit	Credit	Proceeds
<b>PROJECTED PROGRAMING REVENUE</b>			
City Programing Financial Contribution		\$ 250,000.00	
Promotional Merchandise		\$ 25,550.00	
Sponsorship		\$ 205,000.00	
Rents (non-sponsorship days)		\$ 71,000.00	
Annual Vendor licenses issued by REP		\$ 24,350.00	
Entry Fee/ Ticket Charge		\$ 1,124,000.00	
Alcoholic Beverage Sales		\$ 406,950.00	
Food/Marketplace Sales		\$ 63,382.00	
Misc.		\$ 55,150.00	
<b>PROJECTED PROGRAMING EXPENSES</b>			
Permanent Staffing	\$ (444,033.00)		
Temporary and Contract Staffing	\$ (186,315.19)		
Public Relations, Marketing, Website and Advertising	\$ (263,366.88)		
Supplemental Equipment Rental	\$ (36,416.00)		
Event Entertainment and Production	\$ (1,261,973.18)		
<b>TOTAL PROGRAMING</b>	\$ (2,192,104.24)	\$ 2,225,382.00	\$ 33,277.76
<b>PROJECTED MAINTENANCE EXPENSES</b>			
City General Maintenance Reimbursement		\$ 346,119.00	
General Maintenance	\$ (346,119.00)		
<b>TOTAL REVENUE AND EXPENSES</b>	\$ (2,538,223.24)	\$ 2,571,501.00	\$ 33,277.76

Exhibit D – Funding Agreements

Resolution R09-202: approved on March 12, 2009 – Resolution Authorizing an Intergovernmental Agreement Between the City of Aurora and the Fox Valley Park District Regarding Land Conveyance and Contribution for the RiverEdge Park.

Resolution R11-049: approved on March 8, 2011 – Resolution Authorizing the Mayor and City Clerk to Enter into a Grant Agreement with the Illinois Department of Commerce and Economic Opportunity for a River Edge Redevelopment Zone Grant.

Resolution R11-102: approved on April 26, 2011 – Resolution Approving an Agreement with the Dunham Fund with Regard to RiversEdge Park.

NOTE: COPIES OF THESE RESOLUTIONS ARE ON FILE IN THE CITY CLERKS OFFICE LOCATED ON THE SECOND FLOOR, OF CITY HALL BEING 44 E DOWNER PLACE, AURORA, ILLINOIS, 60505.



## **Recommendations on Organizational Structure for River Edge Park**

**Date:** 3/30/2012

This report will provide an analysis of alternatives for the organization and operations of River Edge Park, with pros and cons of each structure along with Open Road Events recommendation as to how the City should proceed.

### **Overview**

Open Road Events as been asked to give the City our recommendation on the most effective and efficient way to operate the daily functions of the John C. Dunham Pavilion and the RiverEdge Park. This will include maintenance, programming, security, marketing, ticketing, and fund raising, among other responsibilities. With that, it is important to develop an organizational structure than can meet these requirements, as well as be able to respond nimbly to emergency and fast moving situations.

### **Alternatives**

Our experience and a review of other facilities show that there are four (4) alternatives that venues typically use in organizing their management.

In all of these alternatives there would be a necessity to have a point person (i.e. Executive Director/Department Head/Lead Promoter) which would be responsible for among other things the coordination of maintenance, programming, security, marketing, ticketing, fund raising, and overall P & L (Profit and Loss) responsibilities. These Alternatives are as follows:

- 501(c)(3) - Develop a 501(c)(3) organization to run the venue, hiring staff to operate the park.
- City Department - The City runs the venue, using staff to operate the park through an existing or newly formed department.
- Tenancy – The City contracts with an outside vendor/promoter to run the venue using staff or subcontractors to operate the park.
- Hybrid Approach – Create a blended approach where the venue would be run by either a 501(c)(3) and/or a City Department with some or all services, including events, being contracted out to various outside vendors/promoters.

## Discussion of Alternatives

### 501(c)(3)

Develop a 501(c)(3) organization to run the venue, hiring staff to operate the park. Utilizing a 501(c)(3) has been successful for Milwaukee World Festival, Inc. (MWF), the operators of Summerfest, the world's largest musical festival held on Milwaukee's lakefront. The festival ground also host a number of other festivals, concerts and other events throughout the summer months.

The MWF organization is run by an Executive Director, along with 40+ staff members responsible for everything from Design and Engineering, Sales and Marketing, Finance, Security, and Event Operations. The Executive Director reports to a Board of Directors comprised of community leaders and representatives from government, industry, and other representatives of festivals that are held on the grounds.

Other venues operated by a 501(c)(3) are Bumbershoot in Seattle, Amelia Island Blues Festival, and New York State Blues Festival.

#### Pros

- Experts are assigned to all functions, and not involved with other governmental functions
- The organization is completely responsible for all P & L activity
- Excess funds can be invested back into the venue for improvements
- Credibility in being an independent structure
- Encourage donation by providing donors with tax deduction
- Shield owners and directors from liability through status as a corporation
- Be eligible for discounted advertising rates, including possible free TV and radio public service announcements (PSA's)
- Tax exempt status

#### Cons

- Lengthier, more-involved application and qualification process that requires payment of multiple fees and costs. See **Appendix A** for information from the Illinois Attorney General's Office on the 501(c)(3) process.
- Must comply with numerous regulatory requirements, including submitting annual reports to federal and state agencies
- Can only pay managers reasonable salaries, can't divide profits equally.
- May not pay Board of Directors
- On dissolution, must distribute assets to other non-profits
- Restrictions on business ventures that are not deemed to be related to the original tax exempt purpose. Unrelated business income and unrelated business income tax.

## City Department

The City of Aurora runs the venue, using staff and contracting for services to operate the park through an existing or newly formed department. While this is the least typical alternative, Open Road Events was asked to include it to allow the City to weigh the Pros and Cons of such an approach.

### **Pros**

- Control over all operations and planning
- Commitment to success and team
- Ability to gain other employee's, Council, and representative's input and viewpoint easier
- Use other resources inside the organization to avoid duplication of services

### **Cons**

- Additional headcount required
- Possible blurring of organizational lines and duties
- If part of additional duties of existing employee or department, may overwhelm and not get the attention needed to react quickly
- Venue can be impacted by budget changes, election cycles, and administration changes.

### **Tips on operating in-house**

- Facility management must be considered as a strategic function.
- Operations should be centralized so that it requires less coordination activities.
- It is an added advantage if organization is large enough so that managing facility service does not hinder other functions.

## Tenancy

The City contracts with an outside vendor/promoter to run the venue using staff or subcontractors to operate the park. In today's environment, successful organizations outsource functions which are not at the core of their business. Quickly becoming a cost-effective and commonly used tool in organizations, the popularity of outsourcing can be justified as it can generate significant advantages.

### **Pros**

- It allows your staff to focus on their core responsibilities
- Outsourcing companies have expertise and operate all the time. So, they can hire personnel and equipments at lower per unit cost.
- Expert execution
- The professionals may have better contacts, prices and ideas than untrained staff
- Better quality result
- External perspective
- The experience to handle obstacles and unplanned breakdowns/mistakes
- A team who is responsible to the client
- Cost-effectiveness
- Value for money/cost.
- Monetary incentive to perform

### **Cons**

- Motivated by profit may result in inappropriate acts and events booked
- Control may be limited if not adequately defined. Both parties must have clear direction on programming and operation.
- May be reluctant to pay for best services to cut costs. Not incentivized to maintain/upkeep facility because of the effect on bottom line.
- Differences in culture/organizational priorities
- In-house team members may not communicate the same amount and quality of information that they would to an in-house team leader.
- Duties and responsibilities of the team leader require very careful definition in the project management contract.
- An outsourced person may have far less latitude than an in-house manager would have.
- Any team leader will require a significant learning curve to become fully acquainted with the corporate culture and style before he or she can function fully and effectively.
- Contractor would be less incentivized to produce/promote or invest in minimum profitable or breakeven community events.

### **Tips on effective outsourcing of facility management:**

- It should be considered non-core function so that the organization can concentrate on other activities.
- Decentralized operations in outsourcing may enable better control on operations as the outsource provider can help the business survive absence of corporate control, thus streamlining operations.



### **Hybrid Approach**

Create a blended approach where the venue would be run by either a 501(c)(3), - a City Department with some or all services, or another organization that does business with the City, including events, being contracted out to various outside vendors/promoters. The hybrid approach combines the use of internal and external resources to maximize the expertise and control of event operations. With this approach some programming may be outsourced to an agency on a pre-defined basis, i.e. that an approved promoter will be contracted to produce not more than - a set number of concerts / shows with terms that specify, rent, food and beverage splits, merchandise splits, etc.

#### **Pros**

- City of Aurora maintains control and accountability through an Executive Director
- A separate office to maintain separation from other departments to keep independence
- The ability to act quickly if necessary
- An in-house professional can wear multiple hats; handle marketing responsibilities in addition to PR, operations, budgeting, etc.
- An in-house professional can forge a close working relationship with employees within the organizations
- Expert execution by outside companies under the direction of an internal employee
- Better quality result
- External perspective but controlled by an internal director
- Cost-effectiveness
- Value for money/cost.

#### **Cons**

- Takes time to establish relationship with operational staff
- Funding for a new employee and department may be a struggle
- Technical issues may be difficult to resolve with a new employee
- Motivated by profit may result in inappropriate acts and events booked
- Control may be limited if not adequately defined. Both parties must have clear direction on programming and operation.
- Contractor may be reluctant to pay for best services to cut costs.
- Differences in culture/organizational priorities between City and contractors
- A new hire will require a learning curve to become fully acquainted with the corporate culture and style before he or she can function fully and effectively.
- Contractor would be less incentivized to produce/promote or invest in minimum profitable or breakeven community events.

## **Recommendations**

In order to achieve the most effective and efficient way to operate the daily functions of the John C. Dunham Pavilion and the RiverEdge Park Open Road Events recommends a **501(c)(3) Hybrid Approach**

Create a 501(c) (3) with appropriate City and community representation that will become the Board of Directors. The organization/Board and Executive Director are part of the community. While the new 501(c)(3) produces all the traditional events, i.e. Blues, Downtown Alive, parades, etc. they also have the ability to enter into agreements with outside contractors/promoters to produce approved shows/events.

The 501(c)(3) could contract with -an outside vendor/promoter that may or may not have exclusivity. That vendor/promoter would offer more attractive terms and possibly make investment in the facility depending on the term of the agreement. Alternatively, the 501(c)(3) could also contract with any local, regional or national promoter interested in renting the facilities.

While both the in-house and out-of-house approaches have their advantages, we believe that, if your organization can afford it, a hybrid approach – in which an organization has an internal staff that works together with outside agencies – is the best solution for the following reasons:

- A partnership between an internal team and external agencies helps to push efforts forward more seamlessly.
- An internal staff that really understands event issues enables you to manage the external agencies more effectively.
- You can accomplish your objectives more quickly and nimbly than with either of the other approaches.

While a dedicated 501c3 organization may be the desired long term approach, there may exist a unique trial opportunity for RiverEdge Park **Management by ACCA**

Because there is an existing authority in Aurora that plans, executes, and evaluates events, we think it makes sense to determine if they can assist in operating RiverEdge Park. We feel it is a benefit due to

- There is an experience level in events;
- Marginal overlap in event season, allowing the staff (with additional personnel) to oversee events during the key REP season;
- A comfort level with existing staff;
- The ability to negotiate for multiple venues creating some leverage with promoters;
- Contacts in existence to discuss routing with other venues and cities in the area.

There will need to be persons assigned to this venue exclusively. An optimal initial staff would consist of persons in the following areas;

- Facility expertise to manage the venue;
- Sponsorship and sales;

- Marketing of the venue

It is recognized it will take some time to establish the 501(c)(3); therefore, it is our recommendation that the best and most efficient short term solution would be a partnership with ACCA to manage REP and produce the base calendar of events for the initial year. An agreement with ACCA and associated financial terms would be considered as interim or short term. Following the initial season, all parties would review the results and arrangement and make recommendations to proceed forward with a permanent REP management solution.

## Appendix A

Information from the Illinois Attorney General's Office on 501(c)(3) process.

- First, the organization must file articles of incorporation with the Illinois Secretary of State's Office ([http://www.cyberdriveillinois.com/publications/pdf\\_publications/nfp10210.pdf](http://www.cyberdriveillinois.com/publications/pdf_publications/nfp10210.pdf)). Organizations must obtain an Employer Identification Number (EIN), also known as a Federal Tax Information Number, from the IRS by filing Form SS-4 ([https://sa.www4.irs.gov/sa\\_vign/newFormSS4.do](https://sa.www4.irs.gov/sa_vign/newFormSS4.do)).
- In addition to an organization's name and basic purpose, the articles of incorporation must include the names and addresses of the directors, registered agent, and the incorporators.
- If the nonprofit organization wants to become tax-exempt under Sec. 501(c)(3) of the Internal Revenue Code ( IRC ) as discussed below, the organization should also carefully define its purpose to fall within the categories listed. The articles of incorporation should also include a statement that the organization will use its income and assets toward its charitable purposes.
- Finally, articles of incorporation should state how the organization's assets will be distributed in the event the corporation is dissolved.
- Illinois law requires that all corporations conducting activities in Illinois must be registered with the Secretary of State. Any activities prior to incorporation may be considered unlawful and beyond the authority of Illinois law. Furthermore, persons acting and representing themselves in the name of a corporation that does not exist may be subject to possible criminal sanctions.
- Organizations seeking federal tax-exempt status must meet specific statutory criteria set forth in the applicable provisions of the Internal Revenue Code. Unless the organization is a church or normally receives \$5,000.00 or less in annual gross revenue, the first step is to file an application for recognition of tax-exempt status with the Internal Revenue Service ( IRS ). In the case of charitable organizations, the IRS Form 1023, Application for Recognition of Exemption, is used. This application includes a description of the past, present, and future activities of the organization, its fund-raising and financial information, and the composition of its board of directors. The organization must also include its articles of incorporation and bylaws with the application. Great care should be taken in completing the 1023 application, as it will be a historical document reflecting the organization's identity and well-done applications typically result in better IRS processing.
- The filing fee for 1023 applications mailed after July 1, 2006 is generally \$750.00 (there are some minor exceptions). The application typically takes between four to six months to be processed by the IRS. If the application meets the approval of the IRS, an organization is notified of whether it will be recognized as tax-exempt by receiving a determination letter
- Under Illinois law, any organization that holds charitable assets with a value in excess of \$4,000 must register with the Office of the Attorney General under the Trust Act.
- In addition, anyone who plans on soliciting for charitable purposes within Illinois must register under the Solicitation for Charity Act prior to conducting any solicitation activities.
- Many organizations find they must be registered under both Acts. Registration is a one-time process, and most registered organizations must also file annual financial reports with the Attorney General's Office.
- Registration forms, instructions and fee information are available on the Attorney General web site at: [www.illinoisattorneygeneral.gov/charities/register\\_report.html](http://www.illinoisattorneygeneral.gov/charities/register_report.html).



# City of Aurora

Planning and Zoning Division

Mailing Address: 44 E. Downer Place • Aurora, Illinois 60507-2067

Office Location: 1 S. Broadway • Aurora, Illinois 60507-2067

Phone (630) 256-3080 • Fax (630) 256-3089

Stephane A. Phifer, AICP  
Director

TO: Mayor Thomas J. Weisner

FROM: Stephane A. Phifer, Planning and Zoning Director

DATE: July 16, 2012

SUBJECT: Referral to Finance Committee Meeting July 24, 2012: **A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE AURORA CIVIC CENTER AUTHORITY REGARDING THE MANAGEMENT OF RIVEREDGE PARK AND JOHN C DUNHAM PAVILION**

## **PURPOSE**

Attached is a resolution authorizing the execution of an intergovernmental agreement with the Aurora Civic Center Authority (ACCA) for the management of RiverEdge Park and the John C. Dunham Pavilion. The agreement proposes that ACCA provide services to the City with regards to programing and operations at the park. In exchange the City will provide financial support with a percentage of any profits realized from the programing will go to reimburse the City for said financial support. That annual financial support is proposed as a \$250,000 programing contribution and a general maintenance reimbursement, anticipated to be approximately \$350,000.

## **BACKGROUND**

RiverEdge Park and the John C. Dunham Pavilion was designed to be the centerpiece of the redevelopment efforts for Aurora's Downtown by connecting neighborhoods on both sides of the river and acting as a catalyst for Economic Development throughout Downtown Aurora. The intent for programing at the park is to continue and expand the tradition of providing quality family entertainment in the downtown with Blues on the Fox and Downtown Alive now entering its sixteenth (16) year. With the anticipated completion of RiverEdge Park the City engaged the services of Open Road Events, a professional consulting firm specializing in large scale event planning and programming on December 20, 2011 with Resolution Number R11-342. Open Road Events developed a report providing an analysis of alternatives for the organization and operations of River Edge Park (attached). Based on this recommendation the City worked with ACCA on the attached agreement.

## **DISCUSSION**

The Agreement is proposed for a one year term, and pursuant to the Agreement ACCA would provide programing and operations services to the City for the park. Those services include but are not limited to event entertainment, staffing, general overhead and maintenance, public relations and marketing, sponsorship, rentals and vendors. These services are further defined in Exhibit "C" of the Agreement. The Agreement also defines a base program calendar that ACCA will be responsible for producing (Section 3) which includes festival events such as Blues on the Fox and Downtown Alive, concert events and community rental events. The City, pursuant to the Agreement, will provide financial support for ACCA's services (Section 4) which will include a financial contribution, profit sharing, in-kind services and reimbursement of general maintenance expenditures.

## **RECOMMENDATION**

Staff recommends approval of the resolution authorizing the mayor and city clerk to enter into an intergovernmental agreement with ACCA regarding the management of RiverEdge Park and the John C Dunham Pavilion.

**ATTACHMENTS**

Open Road Events Report – Recommendations on Organizational Structure for River Edge Park  
Draft Resolution  
Agreement

CC: Carie Anne Ergo, Mayor's Office  
Chuck Nelson, Mayor's Office

Forwarded to Finance Committee for Consideration: CAE 7-20-12

## Krug, Constance

---

**From:** Phifer, Stephane  
**Sent:** Thursday, July 26, 2012 2:50 PM  
**To:** Krug, Constance  
**Cc:** Lynda Elmore (LDELMORE@aol.com); Abby Schuler (AldermanSchuler@aol.com); O'Connor, Bob; Moga, Gina; Wiet, William; Ergo, Carie Anne; timr@paramountarts.com  
**Subject:** ACCA Agreement (Finance 7/24 Item 12)  
**Attachments:** REP Totals and Unit Costs 07-18-2012.pdf

I've attached a more detailed Financial Plan as requested by the Committee.

There is a large amount of additional back-up to these numbers, but I was unsure as to how much detail the Committee wanted to be bombarded with. If you would like to see more than what's provided please let me know.

--Please Let Me Know If You Have Any Questions

Stephane A. Phifer AICP, Director  
City of Aurora Planning and Zoning Division  
1 South Broadway, 2nd Floor  
Aurora, Illinois 60507  
p (630) 256-3080  
f (630) 256-3089  
[SPhifer@aurora-il.org](mailto:SPhifer@aurora-il.org)  
[www.aurora-il.org](http://www.aurora-il.org)

For more information on RiverEdge Park visit: [www.aurora-il.org/riveredge\\_park/](http://www.aurora-il.org/riveredge_park/)

F12.167

**RECOMMENDATION**

TO: THE COMMITTEE OF THE WHOLE

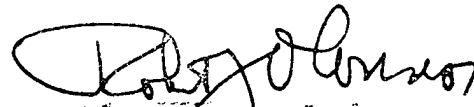
FROM: THE FINANCE COMMITTEE

The Finance Committee at a their regular Finance Meeting on Tuesday, August 14, 2012

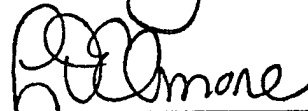
Recommended **APPROVAL** of A Resolution Authorizing an Intergovernmental Agreement between the City of Aurora and the Aurora Civic Center Authority regarding the Management of Riveredge Park and John C. Dunham Pavilion – Planning and Zoning

The Vote 3-0

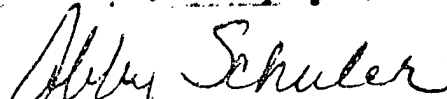
Submitted By



Alderman Robert O'Connor, Chairman



Alderman Lynda Elmore

  
Alderman Abby Schuler

---

John "Whitey" Peters, alternate

Dated this 15th day of August, 2012





# City of Aurora

City Clerk's Office • 44 E. Downer Place • Aurora, Illinois 60507-2067 • (630) 844-3615  
FAX (630) 906-7431

Cheryl M. Vonhoff  
City Clerk

August 31, 2012

Mr. Tim Rater  
Executive Director  
Paramount Theatre  
8 E. Galena Blvd., Suite 230  
Aurora, IL 60506

RE: Intergovernmental Agreement - Riveredge Park / John C. Dunham Pavilion

Dear Tim:

I am forwarding you a copy of City of Aurora Resolution R12-222 that authorizes the above-referenced Intergovernmental Agreement between the City and ACCA. Also enclosed is one original agreement for your files that has been executed by Mayor Weisner.

If you should have any questions on this matter, please do not hesitate to contact me.

Sincerely,

Cheryl M. Vonhoff  
City Clerk

Enclosure

c: Stephane Phifer