

Chautauqua Lease Committee
Joint Meeting with City Boards AND Follow-Up Lease Committee Meeting
September 10, 2015
Final Meeting Summary

JOINT MEETING WITH CITY BOARDS

Attendance

Committee Members: Susan Connelly, George Karakehian, Tim Plass, Deb van den Honert, Bob Yates

City Staff: Yvette Bowden, Tom Carr, Lisa Martin, Mike Sweeney, Deryn Wagner

Facilitation: Heather Bergman, Katie Waller

City Boards:

- *Landmarks Board (LB):* Fran Sheets, Deborah Yin
- *Open Space Board of Trustees (OSBT):* Molly Davis, Shelley Dunbar, Frances Hartogh, Tom Isaacson
- *Parks and Recreation Advisory Board (PRAB):* Mike Conroy, Marty Gorce, Jennifer Kovarik, Kelly Wyatt
- *Planning Board:* John Gerstle
- *Transportation Advisory Board (TAB):* Dom Nozzi, Bill Rigler

Observers: There were 25 observers present, including Chautauqua residents and interested citizens.

Status of the Lease Negotiation

Boulder City Attorney Tom Carr summarized the current status of the lease negotiations and highlighted several aspects of the lease that have resulted in substantial discussion within the Committee and/or additional comments or questions by members of the Boulder City Council. The complete presentation slides are attached to this summary; highlights of the presentation are below. Comments and questions from members of the assembled City boards are noted in the relevant presentation section, with the board that each commenter represents indicated in parentheses. When members of the Committee or the City Attorney provided answers or responses, these are noted as well.

Purpose of This Meeting

- The current lease expires on January 13, 2018.
- The purpose of this meeting is to get feedback from the assembled boards on the proposed lease.
- Board members are encouraged to focus their feedback on areas related to their respective areas of expertise, though all comments and questions will be shared with City Council.

Board Questions/Comments: None

Guiding Principles

- The lease is more than a lease; it governs the rights of cottage owners.
- The lease maintains a public-private partnership between the Colorado Chautauqua Association (CCA) and the City of Boulder.
- The lease is built upon prior negotiations between CCA and the City in 2011. These negotiations emerged from controversy about the idea of building a new structure at Chautauqua and resulted in the creation of a list of Guiding Principles. The Guiding Principles state that:

- Chautauqua is a public place.
- Chautauqua is a historic landmark.
- Chautauqua has a historic mission.
- A balanced approach is required to manage Chautauqua's uses.
- Collaborative place management is needed.
- A cautious approach to change at Chautauqua is needed.
- Financial responsibility is shared by CCA and the City of Boulder.
- The Guiding Principles dialogue made it clear that any change at Chautauqua requires a transparent, collaborative solution with community involvement in the process.

Board Questions/Comments: None

Chautauqua

- The leasehold area is 26 acres.
- There are 39 privately-owned cottages and 60 cottages owned by CCA.
- The City owns the land, the dining hall, the auditorium, and the academic hall.
- CCA maintains these facilities.
- The buildings were built in the early 20th century.
- Major renovations were required by the late 1970s.

Board Questions/Comments: None

Lease Timeline

- The current lease was adopted on January 14, 1998, was modified on August 12, 2002, and expires on January 13, 2018.
- City Council held a study session on February 10, 2015, and approved the charter for the Committee on February 17, 2015. Between April and August 2015, the Chautauqua Lease Committee met 7 times in publicly held meetings.
- City Council received an update and gave direction at the August 6, 2015, special Council meeting.
- Council will be asked to consider approval of the lease in October 2015.

Board Questions/Comments: None

Term (Paragraph 1, page 2)

- Under Section 111 of the Boulder Home Rule Charter, most City leases cannot be more than 20 years.
- A lease can be up to 30 years upon approval of a 2/3 vote of Council members if the tenant makes significant improvements to the property that Council finds provides a public benefit. Council members on the Lease Committee did not feel comfortable recommending 30-year term due to language in the charter reserving for Council the question of what constitutes significant improvement and whether there is a public benefit.
- Accordingly, the recommended provision is for a 20-year term with a renewal provision after 10 years. CCA and City Council both have the ability to start negotiations again after 10 years. If neither acts to restart negotiations, then the lease automatically renews for 20 years.
- There were two reasons for this approach to the lease term. First, it gives cottagers greater security about the longevity of their leases. Second, it may make it easier for CCA

to borrow money to do capital improvement projects and to enter into agreements with partners and lessees

Board Questions/Comments

- The expiration date for the lease is incorrect and should be corrected. (OSBT)
- The terms of the lease in essence create a 30-year lease. This is good and important for cottagers who help to preserve historic cottages. (LB)
- Is the auto-renewal continual or one-time? (LB) *Answer:* It is a one-time thing.
- The lease looks like it is a 20-year lease with another 20 years on it. (PRAB)
- Will this really be viewed by financiers as an actual 30-year lease? Does this accomplish the financial goal? (OSBT) *Answer:* No. Probably not. It gives the cottagers more security.
- The current lease term ends in 2018. Why are we doing this now? (OSBT) *Answer:* Council directed the City Attorney's Office to do this. There is no assurance that this is going to get done in a timely fashion. If we started in 2018, we may not finish on time. CCA also provides access to other agencies and organizations like the Colorado Music Festival and its Dining Hall operation, Three Leaf Concepts. Completing the lease negotiations as quickly as possible also gives CCA partners and lessees more security and planning ability.

Rent (Paragraph 2, page 2)

- The current lease requires CCA to pay \$2,000 in lieu of ad valorem taxes and rent of \$2,500.
- The Committee recommended replacing this with a provision calling for \$1 in annual rent.
- The Committee's reasoning is that the current rent is symbolic, and the real value lies not in the rent paid, but the maintenance, upkeep, and capital investment that CCA makes at Chautauqua.
- This change would bring the Chautauqua lease in line with other City leases such as the lease for the Boulder Museum of Contemporary Art (BMOCA) and the Dairy Center.

Board Questions/Comments

- There is a disparity of charging \$1 rent for Chautauqua compared to a few hundred dollars to rent the Band Shell for a few hours. The Landmarks Board would like City Council to look at this disparity (in regard to the bandshell). (LB)
- Does CCA spend money on any improvements outside of the leasehold area? (PRAB) *Answer:* Not really, though CCA did get a grant to help fund the bus pullout, which technically is not a part of the leasehold area. The operating maintenance expenditure is roughly \$722,000 for this year. Capital improvements this year will be about \$1 million. CCA averages \$600,000 per year in capital expenditures. The auditorium is owned by the City, and CCA got a grant this year for projects pertaining to the Auditorium. Also, CCA provides some spaces at Chautauqua to nonprofit organizations free of charge.
- The analysis is interesting, and it seems as though this arrangement differs from other facilities that the City leases. There are many individuals at Chautauqua who benefit from this more than other places with similar rent. *Response:* While there is \$722,000 of work being completed at Chautauqua this year, about \$90,000 of that is being funded by cottage owners.

Responsibilities (Paragraph 3, pages 2-3)

- CCA's and the City's responsibilities are specifically referenced in the Guiding Principles.
- The lease has been updated to reflect the current maintenance practices. In the past, maintenance has not always been coordinated. Now CCA meets with the City every month to discuss maintenance needs.
- The lease has also been updated to clarify the meaning of "public streets."
- The Committee recognized the need for City participation in major utility renovation. The City does not want CCA to have to raise \$10 million, so the City is going to help with renovation and capital improvement.

Board Questions/Comments

- The Landmarks Board is concerned that neither the Guiding Principles nor the lease spells out what activities and improvements have to be addressed within City ordinances related to historic preservation. The Board would like to see the Committee add something to the lease that holds CCA responsible for doing improvements within the confines of the City Code and the Charter. (LB)
- Some members of the Landmarks Board are also concerned about CCA not needing to maximize income at Chautauqua. These members feel that some of changes in how Chautauqua is used could damage the spirit of Chautauqua and undermine its historical value. (LB)

Bylaws and Articles of Incorporation (Paragraph 4, page 4)

- The current lease entitles the City to appoint two of fifteen CCA Board members (written as 2/15 of the Board).
- The Committee has revised this language to specify two members to prevent expansion of the Board beyond current size.
- This paragraph was amended to require one City appointee be a City Council member to ensure that Council's interests were represented and that Council remains aware of what happens at Chautauqua.
- The draft lease also says that the size of the Board shall not be expanded without City approval, so as not to reduce the proportion of City appointees on the Board.
- At their special meeting on August 6, City Council recommended increasing the number of City-appointed Board members. Council members disagreed on the number, though a range of 3 to 5 emerged from the discussion.
- The Lease Committee did not support this recommendation. The Committee has discussed the challenge of changing the CCA Board bylaws.
 - Any increase in City representation above the current 2 requires a change in bylaws and requires a quorum of 10 percent of CCA members. It is hard to get a quorum because many people become members to get concert tickets and do not actively participate in governance activities. Sometimes CCA must call individual members just to get them to vote. In addition, once a quorum of 10% of the CCA members is achieved, 75% of them would have to vote "yes."
 - CCA cannot guarantee an outcome of such an election, making it a challenging requirement to add to the lease. They can commit to holding a special election.
 - The Lease Committee did not think that this was worth stopping or slowing down the whole process by requiring that the bylaws be changed as a condition of the City signing the lease.

Board Questions/Comments

- The Landmarks Board believes that an increase in City representation on the CCA Board would be more consistent with City interests. They propose requiring that CCA put this question to a vote of their members as part of the lease. They recommend requiring that the City representatives sit on the CCA Board's Executive Committee and be permitted to attend all executive sessions. (LB) *Response:* Executive sessions are pretty rare. They are typically about personnel, contracts, or legal matters and all board members are currently in attendance for executive sessions.
- Is there an Executive Committee? (LB) *Answer:* Yes, it is comprised of the officers of the Board. They meet in between the CCA meetings to set the agenda. All Board members are welcome to attend Executive Committee meetings.
- Of the current members of the Board of Directors, how many have to drive to get here and get to have that experience? (OSBT) *Answer:* Approximately 5 must drive here.

Use of Facilities (Paragraph 5, page 4)

- The current lease requires that CCA give the facilities "the widest practicable use in terms of scope and time."
- The Committee replaced this with language intended to reflect a more contemporary view of the CCA's role:
 - CCA is no longer expected to maximize use.
 - It incorporates preservation into CCA's responsibilities.
 - It incorporates the City's sustainability goals.
 - It requires sensitivity to the impacts on the surrounding residential neighborhoods.
 - It recognizes that CCA needs to generate sufficient revenue to meet its responsibilities without City subsidy.

Board Questions/Comments

- There is a conflict between community sustainability goals and sensitivities to surrounding neighborhoods. Neighborhoods are serving as overflow parking. It seems like CCA is going to add more parking so as to not impact the people in the surrounding neighborhoods. Providing and maintaining more parking is not in line with City sustainability goals. (TAB) *Response:* There is no proposal for more parking at Chautauqua. CCA and cottagers support getting people out of cars regardless of where they are going.
- Some members of the Landmarks Board are concerned that not requiring CCA to maximize the use of Chautauqua could create exclusivity and elitism, with movement away from the educational goals of Chautauqua. (LB)
- It may be good to add "and Open Space lands" after "...and with sensitivities to impacts to neighborhoods." (OSBT)
- If parking continues to be congested, people will be discouraged to come to Chautauqua, which undermines the Guiding Principle stressing that Chautauqua is a public space. (TAB)
- If too much attention is given to impacts to neighborhoods, it may result in a significant decrease in the range of public activities at Chautauqua, which would be an undesirable outcome. (LB)

Traffic Control and Parking (Paragraph 6, page 5)

- The title of this section was changed to "Access and Parking."

- The Committee believes the lease is not the appropriate means to address traffic control and parking at Chautauqua. This is a broader issue requiring a broader community conversation.
- The lease provides for a Chautauqua Access Management Plan (CAMP) to be developed by next year and then periodically updated.
- City Council recommended a more balanced set of principles to guide these discussions.
- The Committee amended the principles accordingly.

Board Questions/Comments

- Parking can really change the character of Chautauqua. The Landmarks Board recommends adding language to ensure that parking changes do not alter the historical spirit of Chautauqua (LB).
- This is very aspirational, but it defers action on parking until later. It is important to remember that this is the most important trailhead and iconic hike in Boulder. Open Space and Mountain Parks (OSMP) tends not to make trailhead parking smaller or bigger than it currently is. It would be difficult for OSMP to have parking available to Open Space visitors decreased. Having safe access and flowing traffic for Open Space visitors is of equal priority to parking for people who live in the area. (OSBT)
- The bus parking along Kinickinick should be maintained, because school bus parking is important for educational efforts on Open Space property. It would be good to add a provision that maintains this for the future. (OSBT)
- There is a provision that mentions pedestrians having priority in narrow streets. It would be good to add a provision that is consistent with the idea of using low-speed geometries (e.g., tight turns) to ensure that cars go slowly for safety. (TAB)
- "Public access should not be unreasonably restricted" is something that people could use to argue against paid parking at Chautauqua. (TAB)
- Parking at Chautauqua is an important issue. The time commitment outlined in the lease for completing this work should be honored. (PRAB)

Permitting (Paragraph 11, page 8)

- This paragraph required that CCA and the City agree on a process for permitting activities in the park and required an annual meeting. In fact, staff meets with CCA regularly and much more frequently than annually.
- In addition, the paragraph did not address Open Space.
- Accordingly, the paragraph has been renamed "Coordination" and eliminates the annual review provision.

Board Questions/Comments: None

Limitations on Subleases (Paragraph 14, page 9)

- The current lease devotes several pages to limitations on the ability of private cottage owners to sell their cottages.
- CCA and cottage owners are in the process of negotiating the sublease provisions.
- The Committee decided it would be best to incorporate the sublease into the lease by reference.
- One of the important changes in the sublease negotiations is that cottage owners were previously not allowed to use a bonafide offer to value their property when selling it to CCA. This has been removed in the new lease, and a different price-setting mechanism has been established in the sublease.

- There is a new paragraph that requires CCA to assess the cottage owners for a portion of CCA's contribution to major utility renovations. (Note: This paragraph was removed by the Lease Committee. The Committee agreed that the increased cottage owner rent would be applied to capital improvements, so this language was no longer necessary.)

Board Questions/Comments

- Is there any point addressing the short-term rental issue in the lease? (LB) *Answer:* CCA has rules and regulations for subleases that the Board is reviewing and updating. This issue will be addressed in these rules and regulations. The Board will likely ban short-term rentals at Chautauqua.

Privately-owned Cottages (New, Paragraph 14, page 13)

- This new paragraph recognizes the importance of private-cottage ownership at Chautauqua.
- The paragraph requires CCA to lease land to cottage owners, and it sets certain limits on CCA's ability to acquire additional cottages. CCA will only acquire new cottages if the acquisition meets strategic guidelines established by the Board of Directors. CCA has written down the previously-implicit guidelines to inform their cottage-buying strategy. They have only purchased one cottage in 20 years. They have turned down 5 or 6. CCA is committing that the number of CCA-owned cottages will not change much from what it is right now. CCA is committed to a continuity of culture at Chautauqua.
- The Lease Committee agreed to maintain the current practice of increasing rents only to cover increased costs through inflation. However, City Council recommended that cottage owners pay more in rent. The cottage owners and CCA have come to an agreement on increased rent (2.5 times the current rent), with the increased amount going to fund major capital improvements.

Board Questions/Comments: None

Miscellaneous

- The lease can be terminated immediately based on any breach.
- The Committee recommended removing the word "immediately" and allowing an opportunity for CCA or the City to fix the problem.

Board Questions/Comments: None

Amendments

- There was no provision in the existing contract for an amendment of the lease.
- This paragraph provides a process for amendment.

Board Questions/Comments: None

Additional Comments from Board Members

- It seems like things are working pretty well with CCA in this relationship. The City has enjoyed and continues to enjoy a public-private partnership, and we share in many of the great collaborations to ensure that the public still has access to what Chautauqua has to offer. Parks and Recreation has not had any issues regarding permitting, and so far the collaborative relationship has been a good one. CCA, Parks and Recreation, and

OSMP all work together to ensure that everything we do makes sense. The facilities manager at Chautauqua is awesome and has helped us a lot. (PRAB)

- Are there Chautauquas like this in other places in the nation? Can we learn from them? (TAB) *Answer:* There are a dozen places that still call themselves Chautauquas, and none of them are municipally-owned. Some are religiously-owned. This is the only year-round and ungated Chautauqua. There is a place in Seattle that is a bit similar.
- What are the laws that guide Chautauqua? There were a lot of questions about how the City ordinances apply. (OSBT) *Answer:* CCA is subject to all City ordinances and codes, as are all cottage owners.
- The Landmarks Board talked about ordinances as well. It was not clear that CCA would have to comply with all ordinances, and the Board recommends adding language to this effect to the lease. (LB)

Additional Comments from the Lease Committee

Several members of the Lease Committee thanked the other board members for coming to this meeting and sharing their perspectives. The Committee will consider all the comments heard and share them with City Council. It appeared to some Committee members that the comments from the assembled board members suggested that the Committee is headed in the right direction.

Next Steps

- The Lease Committee will meet following adjournment of this meeting.
- The Committee may have to schedule another meeting before the lease goes to City Council for review and approval.
- Tom Carr will present the lease to PRAB at their September 28th meeting. (There is some question about whether the leasehold area is a park. If it is, PRAB needs to approve the lease. Council has determined the leasehold area is not a park, but Mr. Carr will present it to PRAB as a precautionary measure.)
- City Council will review the lease on October 6th.

LEASE COMMITTEE MEETING

Attendance

Committee Members: Susan Connelly, George Karakehian, Tim Plass, Deb van den Honert, Bob Yates

City Staff: Tom Carr, Mike Sweeney, Deryn Wagner

Facilitation: Heather Bergman, Katie Waller

Observers: There were 12 observers present, including Chautauqua residents and interested citizens.

Public Comment

Terry Thomas

- Is it correct to assume that cottage owners' rent will go up, but that they will not be subject to assessments?
- *Answer:* New rent, as proposed by the Committee, will be 2.5 times the old rent. The Committee intends for there to be no additional assessments on cottagers, but that depends on what City Council decides.

Michael McCarthy

- I am a neighbor of Chautauqua and a member of a new organization called Sustainable Chautauqua.
- I recognize that parking issue has been taken out of the lease discussion for the time being. Nevertheless, it is important to know that two months ago, neighbors signed a request for a permitted parking zone in Chautauqua.
- This place is being loved to death. There are chronic issues of overuse. Our driveways are being blocked, and there is lots of conflict. We have an unsafe situation.
- I have lived in this neighborhood for 40 years. Something demographic dramatically changed 3-5 years ago. I think the demographic change is not growth in Boulder, but the whole Front Range. The pressure on OSMP and Chautauqua is from members of the entire Front Range. That requires being more proactive.
- *Question from the Committee:* Is it your sense that this impact has changed during daylight hiking hours or on concert nights? *Answer:* Anecdotally, it is during daylight hours for hiking. Concerts have been going on for a long time. We are used to the concert usage. OSMP is drawing excessive use.
- *Comment from the public:* It isn't concerts. The problem is parking for daycare vans and hikers visiting Open Space. Maybe there are lessons in what has been tried on Flagstaff.
- *Comment from the Committee:* Addressing parking the CAMP process is better than doing this through the lease. You are not the only one who feels strongly that this needs to be addressed.

Katherine Barth

- There is no public transportation to the Chautauqua area. There used to be a bus that came up here, the 105. Before that, there was a streetcar. Chautauqua is designed for public transportation.
- I keep hearing that we can't have a bus, but people would take the bus if they could.
- People will park if there are no other options.
- *Comment from the Committee:* The discussion about public transportation is an important one. The CAMP discussion should also include talking about dogs on public transportation, since hikers like to bring their dogs to Chautauqua.

Leslie Pizzi

- There are lots of beautiful OSMP spaces. There are lots of OSMP parks that have parking lots that fill up, and when they are full, they are full and people adapt. OSMP does not discuss more parking access in these places.
- Chautauqua is the biggest and most loved OSMP park, and it has unlimited parking. It has the parking lot and neighborhood parking. When we talk about overuse, Chautauqua is more impacted because of free parking. This problem must be addressed with a solution that is specific to Chautauqua.

Kris Woyna

- I have been here since the 1980s. There used to only be 1.5 staff members at CCA. That worked because in the winter time it was CU and faculty housing. In the summer it was long-term rental to WWII veterans. It was such a great time, and the students and professors came back and there was lots of volunteer work.
- The thing to remember is that Chautauqua is a gathering of people. Not a park. Not the facilities. There has been gentrification. This is a place that needs to stay low-key, and we can't raise the rents a ton because we will lose the regular people who live here.

Committee Discussion on Comments Raised by Board Members

The Committee discussed the comments received on each of the topics highlighted by Mr. Carr in his presentation (see above).

Term

The Committee reiterated its support for the hybrid approach it has taken to the term of the lease. The group discussed whether it would be worth having CCA make the argument to City Council for a simple 30-year lease and determined that this would likely delay the completion of the negotiations and was not likely to succeed.

Rent

The Committee determined that because City Council did not raise concerns about the benefits cottagers receive and whether they are in proportion to CCA's rent, they did not need to discuss this issue further.

Responsibilities

The Committee agreed to add language to the Guiding Principles to stress the commitment to adhering to the City's historic preservation requirements, though some members of the Committee did not think it was necessary and others questioned whether calling out a specific law that would be followed was wise. Mr. Carr will add language appropriate language stating the CCA will adhere to all laws, including but not limited to current historic preservation requirements on Page 3, Section 3.

Bylaws and Articles of Incorporation

Some members of the Committee expressed frustration and disappointment that City Council would like to increase the City's representation on the CCA Board of Directors. Since CCA works hard to collaborate with the City and other partners and believes it has done a good job honoring all commitments and the spirit of Chautauqua, such a change feels unwarranted. CCA will hold an election to change the City's representation if Council requires it, but they would like to stress the difference between the quality and quantity of City representation. By requiring that one City representative be a member of Council, the City will improve the quality of Council's participation in and awareness of the management at Chautauqua. This is an important and substantial change. Additionally, it is unclear if Council simply wants more City representatives on the Board or if they want to increase their amount relative to non-City representatives. Some members of the Committee stated their concern that increasing the number of City representatives on the Board could also lead to a politicization of those Board seats, which would change and possibly compromise the governance of Chautauqua.

Several members of the Committee wanted to leave the current language in the lease, without adding language about trying to increase the number of City representatives on the Board. One person stated that this would be different from how the Committee has treated other topics that Council indicated a need for change or additional work. Not addressing this issue as the Committee has the other issues raised by Council may not start the Council lease review off on the right foot. One member stated a belief that some members of the community do not trust CCA and are contacting Council members. Council is trying to address this concern in a way that does not undermine the overall intent or direction of the lease.

The Committee agreed that they should raise this question again with Council prior to the lease review on October 6th. Mr. Carr will bring this up during "Matters from the City Attorney" at the September 15th City Council meeting. He will speak to all of the areas in which Council indicated that additional work was needed and explain how the Committee⁴ has addressed Council's concerns. Regarding the change in City representation, Mr. Carr will explain the Committee's struggle to resolve this issue in a way that is satisfactory for all members and see if there is additional direction forthcoming from Council.

Use of Facilities

The Committee reiterated that there is no effort or proposal to increase parking at Chautauqua and agreed that all of the issues raised regarding parking during this section of the presentation should be addressed during the CAMP process.

Traffic Control and Parking

As with the parking issues raised during the discussion of the use of facilities, the Committee agreed that the concerns about parking that emerged during from the boards and the public comment should be addressed in the CAMP process. The specific concerns about the impact of parking on the historic nature of Chautauqua can be further addressed in the CAMP guiding principles.

Limitation on Subleases

The Committee affirmed that the CCA Board should address short-term rentals in the sublease rules and regulations that will be approved by the Board on October 5th. The Committee agreed that this is the proper way to incorporate this issue as it would be unusual to raise such a topic in the master lease agreement with the City.

Privately-Owned Cottages

Several members of the Committee stated that it was interesting that there were not many negative comments about rent in the meeting with the boards. The perception appears to be that the increase included in the lease is viewed as a meaningful increase that will make a difference. One member of the Committee stated that some people commented to him at the break after the meeting with the boards that they were surprised that cottage rent was increasing so much.

A member of the Committee asked how the issue of financial hardship was being addressed. Mr. Carr reminded the Committee that there is language about this in the master lease on Page 14. CCA said that they will address this on a case-by-case basis.

Additional Comments

- Ms. van den Honert stated that she has drafted a letter to City Council to explain why the increased rent amount is reasonable. Several members of the Committee had read the letter and thought it contained good information. One stated it was a good companion letter to the one that CCA sent to Council. Some stated they were not sure whether sending the letter to Council would be advantageous. Ms. van den Honert will determine whether and how to distribute it to Council.
- Ms. Connelly asked whether the Committee wanted to adjust the language in the lease regarding how the cottage rents would be applied. The current language states that the rents will go to capital improvements, but if that was changed to capital improvements and maintenance, it would increase the amount of money CCA could use to leverage additional funding from the Scientific and Cultural Facilities District (SCFD) without impacting the intended allocation of those resources to capital improvements. Some members of the Committee expressed concern about this proposal, and the Committee agreed to leave the current language intact.

Next Steps

- Mr. Carr will request authority from the Council Agenda Committee to add a Chautauqua lease update to Matters from the City Attorney on the Council agenda for September 15th. He will update the Committee on the outcome of the meeting.
- Mr. Yates and Ms. van den Honert will attend the Council meeting and provide their perspectives during public comment.
- The Committee will hold September 24th from 5:30 pm to 7:30 pm for an additional meeting in case one is needed after the Council update. Ms. Connelly will try to get a room at Chautauqua.