

# LETTER OF INTENT



Dear Friends of the Robert Crown Center,

In support of the campaign for a reimagined Robert Crown Community Center and Park, and Library, Beacon Academy pledges to fulfill the following commitment in accordance with the schedule outlined below.

Total Gift Amount: \$ 500,000 Initial Payment: \$ \_\_\_\_\_ (optional)

Pledge Term:  One-time  2 years  3 years  4 years  5 years  Other (7 years)

Payment Schedule:  Monthly  Quarterly  Annually Beginning: Upon occupancy, 20

We wish to fulfill this commitment by the following payment method:

Check\*  Electronic Funds Transfer  Other \_\_\_\_\_

*\*Please make checks payable to "Friends of the Robert Crown Center"*

Contingencies. This pledge is made under the following mutually agreed-upon conditions:

- This gift shall be contingent upon the finalization of a separate five- to ten-year program usage partnership agreement between the City of Evanston and Beacon Academy.
- This pledge and all payments toward it shall be used for the construction of a new facility and park, and not for a rehabilitation of the current building.
- The new facility shall include a gymnasium with at least 300 seats, a weight room with a training station, a dedicated work space for Beacon Academy staff, and dressing rooms to which Beacon Academy athletes and opponents shall have access.
- Beacon Academy staff shall be invited to provide input and collaborate with City staff, architects, and builders on the layout and construction of the gymnasium, to ensure the facility is built to accommodate all anticipated needs for practices and games.
- Beacon Academy shall enjoy the rights to four reserved parking spaces at the new Crown Park.
- In appreciation for the above financial support, Beacon Academy shall receive exclusive naming rights to the gymnasium for an initial period of ten years. This term shall be extended in the event the program partnership is extended, for a concurrent term. This recognition shall include prominent signage declaring the space to be the "Home of the Beacon Academy Wolves" or a similar designation. Beacon Academy shall have the right to determine the exact wording and location of this signage.
- The City of Evanston shall establish and fully fund a Robert Crown Maintenance Fund based on independently and professionally ascertained long-term capital needs projections.

Thank you for the opportunity to participate in this exciting endeavor for the future of the Robert Crown Community Center, the City of Evanston, and the Evanston Public Library.

Sincerely,

Print name(s): JEFF BELL

Signature: [Handwritten Signature] Date: 10/11/17

For Campaign Office use:
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November 7, 2017

Mr. Jeff Bell  
Head of School

Mr. Brian King  
President, Board of Trustees

Beacon Academy  
1574 Sherman Ave.  
Evanston, IL 60201

Dear Jeff, Brian, and Beacon Academy team,

Thank you so much for your commitment to support the new Robert Crown Community Center, Park, and Library – and for your thoughtful preparation of additional contingencies that will ensure a mutually beneficial partnership.

Please accept this letter and the attached signed documentation as acceptance of your financial pledge, proposed payment timetable, and additional contingencies. Following, please find your original signed letter of intent as well as our signature on your letter outlining additional contingencies.

As clearly stated in the attached materials, it is understood by all parties that this pledge of capital support is contingent upon the finalization of a program usage agreement with the City of Evanston and its Department of Parks, Recreation, and Community Services. Friends of the Robert Crown Center organization is happy to assist both parties in the crafting of this agreement.

The Friends are also eager to collaborate with you to announce and publicize your commitment according to your wishes. At your discretion, we will craft press releases and other communications for your review, and also include your name in public announcements and print materials.

Again, thank you for your transformative support and your partnership.

With very best regards,

Daniel Stein  
President, Board of Directors  
Friends of the Robert Crown Center



Michael Happ  
Campaign Director  
Robert Crown Community Center

Dear Michael Happ:

Thank you for the opportunity to participate in the campaign to reimagine the Robert Crown Community Center. It is an exciting project that will enhance the lives of many in the Evanston community. Beacon Academy is honored to support this endeavor and excited to pursue a partnership agreement that would allow us to use the facility. The purpose of this Letter of Intent is to provide a framework for our future agreement. Neither party is legally bound by this letter.

The following is a list of additional contingencies that we would require in order to make the pledge. These are in addition to the contingencies already listed.

- The program usage agreement will be in the form of a five-year agreement with rates fixed for the first five years. Beacon Academy will have an option to extend the agreement for an additional five years at usage rates no higher than 115% of the original rates, also fixed for the five-year duration of the option term.
- Beacon Academy will have an exclusive right of first refusal to negotiate an additional multi-year program usage agreement extension, where the extension term would begin at the conclusion of the second 5-year term.
- Beacon Academy will have a right to cancel the program usage agreement at any time by giving notice 6 months in advance.
- Prior to execution of the original agreement, Beacon Academy will provide RCCC with a schedule outlining usage we would like reserved for us in “maximum-usage” scenario. As Beacon is still growing, it may take a few years until we require this usage, but we would need to know, before entering into the agreement, that RCCC will be able to meet our growing demands. This “maximum usage” schedule will be reserved for Beacon, and Beacon will give sufficient notice to its actual needs on an annual basis, after which RCCC is free to use the unclaimed slots however they wish.
- In addition to the gymnasium naming rights and signage outlined on the previous page, Beacon Academy will be able to have their name and logo painted on the gym floor. Additional branding and signage requirements will be addressed as part of the

programming usage agreement and may include signage on the outdoor fields and scoreboards.

- Timing of the first payment to coincide with our occupancy of the space, no earlier than fall of 2019. We need to coordinate the payment of this pledge within our budget and our campaign to raise the funds amongst our community.
- All pledge payments are contingent upon a valid current programming agreement being in place, and upon Beacon's continued use of the RCCC. If for any reason Beacon is not using the center, we will not be obligated to continue to make pledge payments, and be released of any future obligation to pay pledge payments.
- The final pledge/usage agreement will need to be approved by the Beacon Academy Board of Trustees prior to execution.

We look forward to a long and fruitful relationship with the Robert Crown Community Center. We are grateful for the opportunity to present this Letter of Intent and look forward to your response.

Sincerely,

Jim Masterson  
Board Member  
Beacon Academy

Daniel Stein  
11-10-2017  
"Accepted"