

RESOLUTION NO.

A RESOLUTION AUTHORIZING EXECUTION OF A MODIFIED LEASE AGREEMENT WITH JBM GOLF PROPERTIES, LLC

WHEREAS, Joliet Union Station, located at 50 East Jefferson Street, Joliet, Illinois PIN 30-07-10-335-016-0004 (the "Premises"), is owned by the City of Joliet (the "Landlord") and the Commuter Rail Division of the Regional Transportation Authority, Northeast Illinois Regional Commuter Railroad Corporation ("Metra"), as tenants in common; and

WHEREAS, on April 15, 1986, the City and Metra entered into a certain Agreement, a copy of which is available for public inspection in the Office of the City Clerk appended to Ordinance No. 8248, wherein the City is given the exclusive right to market and lease space in Joliet Union Station and to retain the revenue generated thereby; and

WHEREAS, JBM Golf Properties, LLC (the "Tenant") requested to extend the term of the lease agreement at a certain portion of Joliet Union Station commonly known as "The Grand Ballroom"; and

WHEREAS, Tenant wishes to modify the current payment structure through January 31, 2027, all in accordance with the terms and conditions set forth in the Union Station Lease Agreement, which was approved on September 20, 2016, through Resolution No. 7068; and

WHEREAS, the Mayor and City Council have determined that it is in the City's best interest to enter into a modified Lease Agreement with JBM Golf Properties, LLC; and

WHEREAS, the City of Joliet is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET PURSUANT TO ITS STATUTORY AND HOME RULE POWERS AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the Preamble to this Resolution are true, correct and complete and hereby incorporate the Preamble by reference as if fully set forth in this Section 1.

SECTION 2: The Mayor and City Manager are hereby authorized to execute the modified Union Station Lease Agreement, which is substantially the same as Exhibit "A" attached hereto and incorporated herein, between the City of Joliet and JBM Golf Properties, LLC. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 3: The City Clerk is authorized and directed to record the Lease between the Landlord and Tenant with the Will County Recorder of Deeds.

SECTION 4: Each section and part thereof of this Resolution is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or constitutionality of the remaining portion(s) of this Resolution.

SECTION 5: All resolutions or parts thereof in conflict with the terms of this Resolution are hereby repealed and of no further force and effect to the extent of such conflict.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this _____ day of _____, 2025

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PREPARED BY: **Paulina Martínez**, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

MAIL TO: City Clerk, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432