

**RESOLUTION NO. \_\_\_\_\_**

**Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Professional Services Contract With Community Counselling Service Co., LLC For Capital Fundraising Strategy Services For The Art Center Project For An Amount Not To Exceed \$97,500**

**WHEREAS**, on March 21, 2025, the City Council identified the Art Center Project as one of its priorities in the City's Strategic Plan; and

**WHEREAS**, the development of an Art Center is prominently supported by the City policies outlined in the 2016 Public Art Master Plan and the 2017 Economic Development Strategic Plan; and

**WHEREAS**, on July 18, 2023, the City Council held a study session on next steps for the Art Center Project and provided direction to staff to proceed with implementing the project through a hybrid model wherein the City contracts for design and construction of the Art Center for operation by a private partner in the future, with this process including robust community outreach, evaluation of operating models, and an evaluation of the financial feasibility of new construction as compared to adaptive reuse of the existing structure; and

**WHEREAS**, at the July 18, 2023 study session, the City Council also directed staff to assemble a task force of individuals to advise staff and the City Council on the Art Center Project; and

**WHEREAS**, on December 18, 2023 the City Manager appointed seven members to the Art Center Advisory Committee (ACAG), to serve as the task force requested by the City Council; and

**WHEREAS**, on February 20, 2024, the City Council authorized the execution of a contract with consultants Art is Luv and Jean Johnstone Consulting (AIL/JJC) for advancement of the project through various tasks, including the analysis of operational funding and partnership models; and

**WHEREAS**, on November 19, 2024, the City Council held a study session to receive an update on the project and, consistent with the ACAG's recommendations, provided direction to staff to implement the project comprehensively, retain the services of a capital fundraising consultant, and advance the project as new construction; and

**WHEREAS**, the City issued a Request for Qualifications for capital fundraising strategy consultants, and after a thorough evaluation process, staff recommended selecting Community Counselling Service Co., LLC (CCS) for the capital fundraising strategy work; and

**WHEREAS**, on June 17, 2025, the ACAG recommended the selection of CCS for the capital fundraising strategy work; and

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**WHEREAS**, CCS has extensive experience in fundraising feasibility and planning studies, and has partnered with numerous arts and culture institutions to enhance fundraising and execute capital campaigns; and

**WHEREAS**, fundraising consulting services are needed to advance the Art Center Project as directed by the City Council; now, therefore, be it

**RESOLVED**, that the City Council of the City of Emeryville hereby authorizes the City Manager to execute the Professional Services Contract with Community Counselling Service Co., LLC for an amount not to exceed \$97,500 in substantial form as attached hereto as Exhibit A, and be it further

**RESOLVED**, that the City Council of the City of Emeryville hereby authorizes the City Manager to execute amendments to the Professional Services Contract as needed to effectuate its purposes, provided such amendments do not materially increase the City’s obligations thereunder.

**ADOPTED**, by the City Council of the City of Emeryville at a regular meeting held Tuesday, September 2, 2025, by the following vote:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR  
  
APPROVED AS TO FORM:  
  

Signed by:  
*Christie Crowl, Acting City Attorney*  
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\_\_\_\_\_  
SPECIAL COUNSEL