

MEMORANDUM

TO: The Mayor and Council of the Municipality of Princeton
FROM: Greenbaum, Rowe, Smith and Davis LLP
DATE: October 22, 2025
RE: Resolution to Authorize and Amended License Agreement with Rider University

The Mayor and Council of the Municipality of Princeton are being asked to approve a resolution (the “**Resolution**”) to authorize an amended license agreement (the “**Amended License Agreement**”) between the Municipality of Princeton (the “**Municipality**”) and Rider University (“**Rider**”). *A copy of the License Agreement is attached to the Resolution as Exhibit A.*

Rider, a non-profit 501(c)(3) corporation, has operated the Westminster Conservatory of Music (the “**Conservatory**”) at the property commonly known as Westminster Choir College campus (the “**Property**”).

On September 1, 2025, the Municipality entered into a license agreement (the “**License Agreement**”) to provide Rider with a non-exclusive, revocable license to use the Bristol Chapel, the Cullen Center, the Playhouse, the Cottage, and Princeton Hall to operate the Conservatory. The Conservatory will offer musical classes Monday through Friday, between 3:00 P.M. to 9:00 P.M. and Saturday, between 10:00 A.M. to 4:00 P.M., and will be staffed Monday through Friday, between 8:00 A.M. and 10:00 P.M. and Saturday, between 9:00 A.M. and 5:00 P.M. (the “**License**”). In consideration of the Municipality’s grant of the License, Rider agreed to provide the following services: (i) a public safety officer on the Property from 3:00 P.M. to 11:00 P.M., Monday through Friday; (ii) custodial services within the Cottage and Princeton Hall; (iii) management and support services for third-party licensees (Princeton Pro Musica and Greater Princeton Youth Orchestra), which includes building access, scheduling assistance and use support; and (iv) musical equipment for use by the third-party licensees.

The License Agreement is for the term commencing September 1, 2025 and terminating December 31, 2025, unless otherwise terminated sooner by the Municipality by providing Rider with thirty (30) days written notice.

Rider has requested the Municipality enter into the Amended License Agreement to extend the termination date of the License Agreement to August 1, 2026. Our office and Rider have negotiated the Amended License Agreement to extend the termination date until August 1, 2026. All other terms and conditions of the License Agreement remain in full force and effect.