



UMLAUF

*Management & Operation Agreement
Parks and Recreation Board*

December 10, 2013



Purpose

- To enter into a new agreement with the Umlauf Sculpture Garden & Museum (USGM) to develop and incorporate the newly acquired home and studio property with the existing museum



Background

Contract History

- Gift and Warranty Deeds executed on April 9, 1985 which conveyed ownership of the property and sculptures to the City, subject to a life estate
- City Council took action on April 11, 1985 to accept the gift of the real and personal property
- Parkland Improvement Agreement executed with Umlauf Sculpture Garden, Inc. April 20, 1990 to build the current museum and sculpture garden
- Current Operation and Management Agreement executed November 6, 1991.
 - 10 year term with two 10-year renewal options
 - Currently in second renewal option which will expire November 6, 2021

Background

Contract History

- On the passing of Mrs. Umlauf in 2012, the City obtained full rights and access to the home and studio property
- USGM would like to enter into a new agreement which would allow them to develop the home and studio property to expand the current museum

Background

- USGM has successfully managed the museum and sculpture garden for 21 years
- USGM poised to successfully manage a financial support campaign to develop the home and studio property

Home & Studio Property

- Home and studio in serious disrepair
- Stabilize the home and studio property
- City/PARD does not currently have resources for repairs or development of the property



New Agreement

- Term
 - PARD recommends a 50 year term with two 25-year renewal options
- Business Plan for Museum
 - Milestones and benchmarks for improvements
 - Restoration and development of the home and studio property
 - Expansion of the existing museum and sculpture garden
 - USGM's Financial Support Campaign to raise funds for the development of the new property
- PARD
 - Provide annual payment equivalent to the current level of maintenance support
 - Current agreement requires: payment of utilities, parking lot repair, repair and maintenance of the irrigation system and water features, mowing and trimming, litter pickup, landscaping and park security
 - Maintenance for recently acquired home and studio property is unfunded

Recommendation

Negotiate and execute a new Management & Operation Agreement with Umlauf Sculpture Garden and Museum, Inc. with an initial term of 50 years with two 25 year renewal options in exchange for USGM's commitment to develop the home and studio property, and manage and operate the museum and sculpture garden. Upon execution of the new agreement, the current agreement will be terminated.



Questions

LAURA ESPARZA: 974-4001

JEREMY WALL: 974-6718