

# Mammoth Lakes Town Council Agenda Action Sheet

**Title:** Amendment to Lease Agreement between the Town and the Mammoth Lakes Foundation related to property uses located at 100 College Parkway, Mammoth Lakes, CA 93546.

**Council Meeting Date:** 11/2/2022

**Prepared by:** Daniel C. Holler, Town Manager  
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**Recommended Motion:** Approve the amended lease agreement between the Town and Mammoth Lakes Foundation, subject to final legal review and authorize the Town Manager to sign.

**Summary:**

The Town entered into a land use planning agreement with Mammoth Lakes Foundation (MLF) and a lease agreement for the operation of the Edison Theatre. The land use plan incorporated uses on two parcels including an expanded Performing Arts Auditorium and support space, a childcare facility, defined space for an outdoor amphitheater, a dog park, a new parking lot, and on a separate parcel a potential snow storage area.

Edison Hall (includes the Theatre) is located at 100 College Parkway, Mammoth Lakes, CA 93546 on approximately 7.94 acres. The current lease addresses the use and management of the Edison Hall, with a focus on the Theatre. Execution of the lease allowed the Town, working with MLF and users, to re-open the Theatre. The Town has completed basic maintenance on the existing parking lot, installed outside lighting, and provided support for productions within the Theatre. The amendment of the lease continues the management and defined uses and support of Edison Hall (Theatre operations) and addresses other land uses.

The land use planning agreement anticipated additional agreements between the Town and MLF to address other planned uses. The proposed amendment address those uses on the 7.94 acres associated with Edison Hall. This includes the previously proposed uses including the planned childcare facility, amphitheater, dog park and parking, and associated improvements. The Town has engaged an environmental planning firm to conduct required CEQA review for such uses. The planned use of a separate parcel for snow storage is currently on hold.

The amended lease is the next step in working with MLF to pursue defined mutually beneficial land uses to the Town, MLF, and the community. Additional operating plans and/or additional lease agreements will be required through the implementation of the planned uses. The term of the lease extended through June 30, 2027 and will be updated as specific projects proceed.