

## TOWN COUNCIL STAFF REPORT

Title: Amended Lease Agreement between the Town of Mammoth Lakes and the Mammoth Lakes Foundation related to property and facility uses.

Meeting Date: November 16, 2022

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### **RECOMMENDATION:**

Approve the amended lease agreement between the Town and Mammoth Lakes Foundation related to property and facility uses located at 100 College Parkway, Mammoth Lakes, CA.

### **BACKGROUND AND ANALYSIS:**

The Town entered into a land use planning agreement with the Mammoth Lakes Foundation (MLF) properties owned by 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, remodel of the Edison Theatre and support space, a childcare facility, defined space for an outdoor amphitheater, a temporary dog park, a new parking lot, and on a separate parcel the potential for a snow storage area.

Edison Hall (includes the Theatre) is located at 100 College Parkway, Mammoth Lakes, CA 93546 on approximately 7.94 acres. The amended lease continues the management and defined uses and support of Edison Hall (Theatre operations) and addresses other planned land uses.

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

The planned uses of the site were pursued following the discontinued work by MLF on a new larger performing arts theatre. This project has been re-designed to incorporate a remodeled Edison Theatre to support a new 250 seat performing arts auditorium and support space. A childcare facility is planned. The temporary dog park will meet a community need and retains the site for future housing. The added parking will support overall activities added to the site and in the area. Similar planned uses and amenities were identified several years ago in the South Gateway plan (2010). The 2020 plan incorporated several additional acres of land and substantially larger projects. While the scale of the

projects was reduced to meet realistic budgets and achievability, similar goals will be met under the proposed uses.

### Project Updates

The Town is currently coordinating the management of the Edison Theatre and it is reopened for public uses. The current lease addresses the use and management of 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. MLF has completed other repairs to the facility. MLF is working with HMC Architects on a remodel of Edison Hall. The work will create support space for the new performing arts auditorium but will be a separate project. This includes adding restrooms, “green” room, a smaller area for staging smaller events, and space for ticketing and concessions. The tentative schedule for this work is to complete design and construction documents and be ready to construction early summer 2023. The remodel work will take an estimated six months. This project will be funded solely by MLF raised financial support.

The Town and MLF worked with AMS Planning & Research to prepare an updated Operating Forecast for the Performing Arts Auditorium. This work included reaching out to user groups, review of past forecasts and a shift in the operations from MLF to the Town. This work has and will continue to inform the final design of the new Performing Arts Auditorium. The Schematic Design for the new space will be started in early 2023, with a construction time frame starting in Spring of 2024. The Town has committed \$2.5 million of capital funding for this project from Measure U and ongoing support funding as well from Measure U. Additional funding will come from the College (\$7.5 million) and private donors. To better meet the needs of user groups some additional Town funding may be requested.

Town staff is working with an architectural firm on the childcare facility. This includes planning/design for the site work and the relocation of up to six modular buildings from the High School area. The schedule is for the modular units to be moved by the end of June 2023 and ready for operations fall of 2023. This is an estimated 6,000+ sq. ft. facility with required outdoor space. The Town has committed \$1.65M for the project. It is anticipated that some additional funding will be necessary to fully equip the building for operations. An estimate for this work will not be finalized until the size and specific uses are finalized and requirements for certification are fully defined.

There is a growing interest to see the amphitheater built out as soon as possible. This is due largely to uncertainty on the use of current outdoor sites and potential to add productions and activities with a dedicated site. Staff supports moving this project forward as it addresses an expressed need and has been part of the planning process for this site for some time. The project will need to be refined to include staging, utilities, storage/support space, fencing and limited site preparation. The next steps will be to meet with potential user groups on design and prepare an initial cost estimate. The addition of this space to the arts community and for other uses is potentially doable this next summer, pending final design

and cost estimates. Having a secure site for current programming and the ability to expand programming is highly desired by local user groups.

The temporary dog park and additional parking area are planned to proceed summer/fall of 2023. The Town has committed \$600,000 for the two projects (\$200,000 and \$400,000 respectively). The 1-acre dog park is identified as a temporary use, with the long-term plan to use the site for housing. The additional 40+/- parking spaces will support the noted uses. The site will be reviewed for inclusion of EV charging stations.

**Summary**

The amended lease is the next step for the Town and MLF to pursue defined mutually beneficial land uses and facilities, which meet MLF's mission and meets expressed community needs. Without the support of the Town Council, commitment of staff and engagement with key partners, none of the projects outlined above would be moving forward. Ongoing work will include designs and operating plans for each facility. Additional agreements will be required with the implementation of the planned uses. The term of the lease extends through June 30, 2027. Staff is recommending approval of the amended lease. The lease amendments have been reviewed by MLF and legal counsel.