



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
County Manager



**Date:** September 21, 2012  
**Board Meeting Date:** October 23, 2012  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** David G. Holland, Assistant County Manager

**Subject:** Memorandum of Understanding with CuriOdyssey

**RECOMMENDATION:**

Adopt a Resolution authorizing a Memorandum of Understanding with CuriOdyssey for the negotiation of a Ground Lease at Coyote Point Park in San Mateo for the construction of a new regionally focused science museum and wildlife center.

**BACKGROUND:**

The County owns and operates the Coyote Point Park, located in the City of San Mateo. Since 1978, CuriOdyssey, formerly the Coyote Point Museum Association, has operated the Coyote Point Museum located at the Park, in accordance with Lease No. 5023 which, as amended, expires on May 7, 2022. The current facility is dated and inefficient, and CuriOdyssey desires to make major improvements to the museum including renovation of the facilities and replacement of the museum structure. In order to raise the capital necessary to make such improvements, CuriOdyssey desires to enter into a memorandum of understanding (the "MOU") with the County to memorialize each party's desire to enter into a new ground lease for the site, set forth the general terms of such ground lease, and to acknowledge the County's general willingness to assist in the renovation project.

**DISCUSSION:**

Real Property Services has negotiated an MOU which memorializes the County and CuriOdyssey's commitment to negotiate a ground lease at Coyote Point Park, for an initial term of thirty years, with the potential for two options to extend for an additional fifteen years each. The terms of the Lease, as outlined in the MOU, would authorize CuriOdyssey to construct a new regionally focused natural history museum at the site of the existing museum and will shift the responsibility for utilities, maintenance and insurance from the County to CuriOdyssey. Additionally, CuriOdyssey would pay to the County one percent of its annual earned revenue, which contribution has been projected to be between \$10,000 and \$25,000 annually. CuriOdyssey will continue to

operate under the current agreement until the building permits have been issued. CuriOdyssey hopes that the museum will be completed and open to the public in 2017.

County Counsel has reviewed and approved the MOU and Resolution as to form. The Director of Public Works concurs in this recommendation.

Approval of the MOU contributes to the Shared Vision 2025 outcome of an Environmentally Conscious Community by establishing an agreement to negotiate a ground lease whereby a modern, updated natural history museum may be constructed for the use of the public.

**FISCAL IMPACT:**

There are no fiscal impacts associated with the approval of the MOU.