



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 19-1010

Board Meeting Date: 10/22/2019

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Mike Callagy, County Manager

Subject: Amended and Restated Old Courthouse Agreement for the San Mateo County History Museum (Lease No. 5231)

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute an amended and restated Old Courthouse agreement with the San Mateo County Historical Association for the expanded use of the San Mateo County History Museum, located at 2200 Broadway Street, in Redwood City, for the continued term through March 20, 2025, with two automatic extensions for 30 years each; and
- B) The County Manager or designee to accept and execute notices, letters, and documents associated with the Agreement pursuant to the terms set forth therein.

BACKGROUND:

The County is the owner of the San Mateo County History Museum ("Museum"), previously known as the Old Courthouse at Redwood City, located at 2200 Broadway Street, in Redwood City, and also known as Assessor Parcel Number 052-367-010 (the "Property"). As approved and authorized by Resolution No. 59166, the County has leased the Museum to the San Mateo County Historical Association ("Association") since March of 1995, for a term of 30 years, wherein the Association operates the Museum and maintains the interior of the building. The County continues to repair and maintain the exterior and all structural components of the Museum building. The Association has requested an extension of the term of the Agreement as well as the authority to expand its use of the Museum by constructing a carriage museum ("Carriage House") adjacent to the existing Museum building.

DISCUSSION:

The Real Property Division has negotiated the proposed amended and restated Old Courthouse

agreement with the Association. In addition to incorporating the original Agreement and its amendments, this Amended Agreement is consistent with other separate funding and service agreements executed between the County and Association over the years. An Agreement was executed on October 12, 2017, subsequently amended on October 2, 2018, whereby the parties agreed that the Association would operate the Lathrop House and gain control of the Museum's Ground Floor Annex to facilitate the effective operation of the Lathrop House and the possible addition of a carriage house. This restated agreement does not affect the terms of that agreement.

The amended and restated agreement adds certain provisions to address maintenance responsibilities, the relocation of the Lathrop House to the Property, and potential improvements to the Property, including the construction of the Carriage House. The County will continue to maintain the exterior of the Museum, and the entirety of the Lathrop House, while the Association will continue to be responsible for maintenance of interior of the Museum and any improvements to the Property made by the Association. In lieu of rent, the Association will continue to operate the Museum and the Lathrop House, providing educational opportunities to the public.

While the amended and restated agreement acknowledges possible additions to the Museum, it does not authorize any specific project. Prior to the County Board of Supervisors considering the Association's addition of a Carriage House or any other improvement or addition to the Property, the Association would submit a letter request addressing certain conditions of approval. The letter would include plans and specifications detailing the addition or improvement and provide documentation of the requisite funding to complete the project. Any proposed project would require compliance with the guidelines set forth by the California Environmental Quality Act (CEQA) and would be subject to review by the County's Chief Building Official to ensure compliance with the Building Ordinance.

County Counsel has reviewed and approved the agreement and resolution as to form.

FISCAL IMPACT:

This agreement will have no additional impact on the General Fund.