

DATE: June 5, 2012
STAFF: Helen Matson
Kayla Ballard

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

19

SUBJECT

First Reading of Ordinance No. 056, 2012, Authorizing the Lease of City-owned Property at 425 10th Street to the Museo de las Tres Colonias.

EXECUTIVE SUMMARY

The property at 425 10th Street was donated to the City in 2002 for a living history museum recognizing and remembering the contributions of Hispanics, Latinos, and Mexicans in Northern Colorado. Poudre Landmarks Foundation has leased the property since 2002 and has completed its renovation of the house.

The new lease agreement will be with the Museo de las Tres Colonias and the Poudre Landmarks Foundation will relinquish all rights, title and interest in the original Lease Agreement dated July 18, 2002.

BACKGROUND / DISCUSSION

This property was designated as a local historical landmark in August 2001 and the property was donated to the City in 2002. The property was originally known as the Romero House, but is now known as the Museo de las Tres Colonias. Poudre Landmarks Foundation and the specific committee, known as the Museo Amigos, raised the funds necessary to renovate the adobe family house. This renovation, which was completed in 2006, returned the house to its original 1927 four room adobe structure.

Poudre Landmarks Foundation and Museo Amigos have agreed to divide their interests in the Museo. The new tenant, the Museo de las Tres Colonias, has received its non-profit status through its 501(c)(3) application to the Internal Revenue Service. The Poudre Landmarks Foundation is supportive of the Museo and the service it provides to the Fort Collins community and will continue to collaborate with the Museo in the future. The Museo will be available to the citizens of Fort Collins to have guided tours of the historic home and experience family life in the Tres Colonias (Andersonville, Buckingham, and Alta Vista) between the years 1927 and 1940. The Museo will also serve as a neighborhood resource center and the site for cultural events that represent the rich history of Hispanic Coloradoans.

The intent of this lease is to have similar terms as the leases to Poudre Landmarks Foundation. The term of this lease is fifteen years at an aggregate rent of \$75, or \$5 per year. The City will be responsible for the maintenance of the exterior walls, foundation and roof of the house. The Museo will be responsible for maintenance and repair of the interior of the house and the Museo's improvements.

FINANCIAL / ECONOMIC IMPACTS

The Museo will pay for all costs associated with their programs. The City will pay the utility charges.

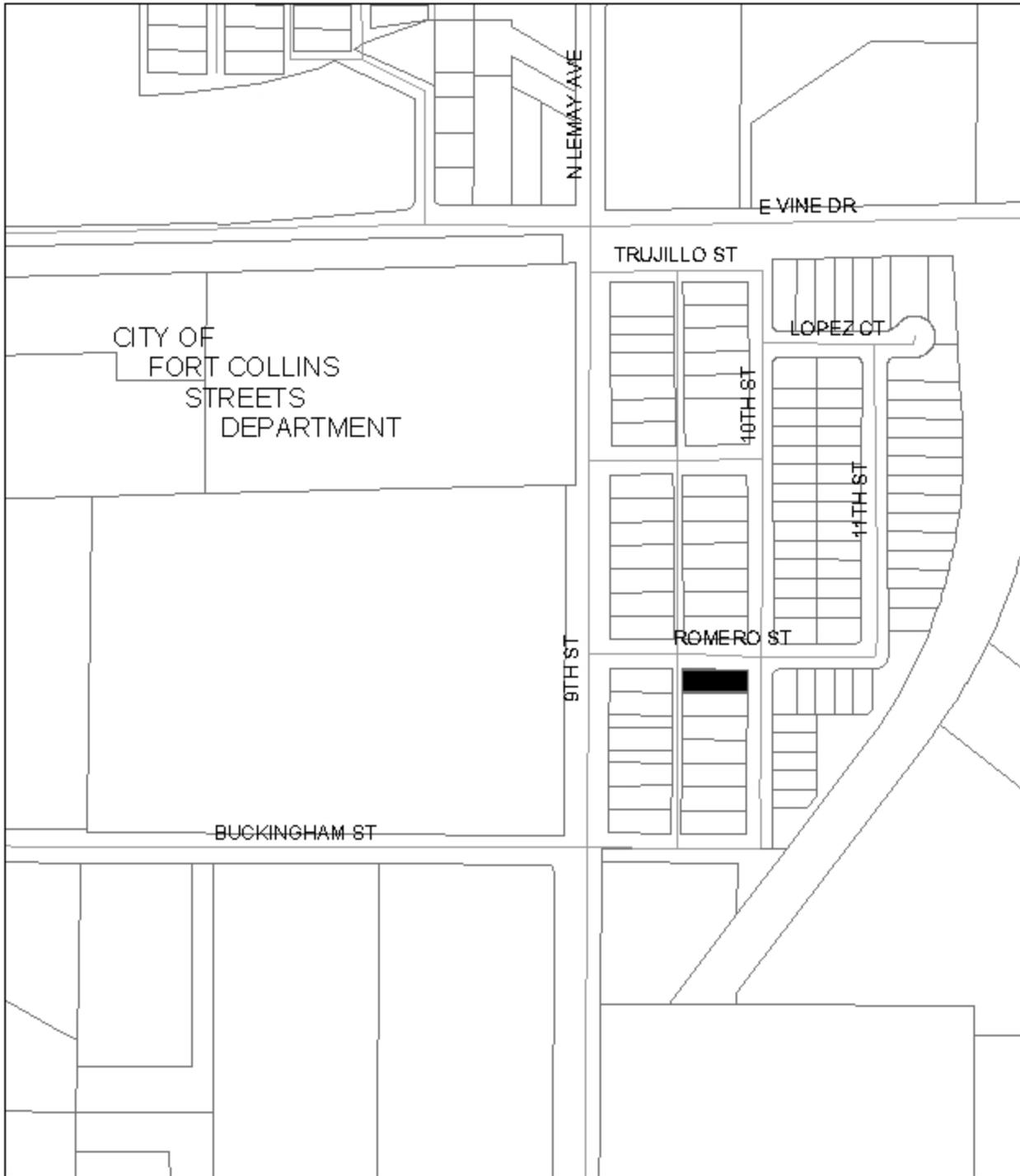
STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

ATTACHMENTS

1. Location map

Museo de la Tres Colonias Lease Location Map



 Museo de la Tres Colonias Location



ORDINANCE NO. 056, 2012
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE LEASE OF CITY-OWNED PROPERTY
AT 425 10TH STREET TO THE MUSEO DE LAS TRES COLONIAS

WHEREAS, the City is the owner of a parcel of real property located at 425 10th Street, Fort Collins, Colorado, legally described as Lot 1, Block 12, Anderson Place (the "Property"); and

WHEREAS, the Property, which includes an adobe single-family house, was designated as a local landmark in August 2001; and

WHEREAS, on June 4, 2002, the City Council adopted Ordinance No. 081, 2002, authorizing the lease of the Property to the Poudre Landmarks Foundation (the "Foundation") for a period of 15 years for the purpose of renovating the Property and opening it to the public as a museum; and

WHEREAS, on July 18, 2002, the City and the Foundation entered into a lease agreement for the Property (the "2002 Lease"); and

WHEREAS, the Foundation completed the renovation of the Property in 2006; and

WHEREAS, in 2010 a group of supporters of the Property formed a new non-profit corporation called Museo de las Tres Colonias ("Museo"), which has also received 501(c)(3) tax-exempt status from the Internal Revenue Service; and

WHEREAS, the Foundation and the Museo have agreed that the Museo should take over management of the Property; and

WHEREAS, the Museo desires to lease the Property from the City, and City staff is recommending that the City lease the Property to the Museo for a period of 15 years for a total aggregate rental of Seventy Five Dollars (\$75.00); and

WHEREAS, leasing the Property to the Museo will serve the public purpose of preserving the Property as an important historic resource: a living history museum recognizing and remembering the contributions of Hispanics, Latinos, and Mexicans in Northern Colorado; and

WHEREAS, upon execution of a new lease agreement between the City and the Museo, the Foundation will relinquish all right, title and interest in and to the Property under the 2002 Lease; and

WHEREAS, Section 23-111 of the City Code authorizes the City Council to sell, convey or otherwise dispose of any interest in real property owned in the name of the City provided that the City Council first finds, by ordinance, that such disposition is in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS, as follows:

Section 1. That the City Council hereby finds that leasing the Property to the Museo pursuant to the terms of this Ordinance is in the best interests of the City.

Section 2. That the City Manager is hereby authorized to execute a lease agreement for the Property consistent with the terms of this Ordinance, together with such additional terms and conditions as the City Manager, in consultation with the City Attorney, determines to be necessary or appropriate to protect the interests of the City or effectuate the purposes of this Ordinance, including, but not limited to, any necessary changes to the legal description of the Property, as long as such changes do not materially increase the size or change the character of the property being leased.

Introduced, considered favorably on first reading, and ordered published this 5th day of June, A.D. 2012, and to be presented for final passage on the 17th day of July, A.D. 2012.

Mayor

ATTEST:

Interim City Clerk

Passed and adopted on final reading on the 17th day of July, A.D. 2012.

Mayor

ATTEST:

City Clerk