

Agenda Report



MEETING DATE: Tuesday, June 25, 2024

TO: City Council

FROM: PARKS & COMMUNITY SERVICES DIRECTOR CALUBAQUIB
SR. ADMINISTRATIVE ANALYST ZAVALA
PROJECT MANAGER PERALTA

SUBJECT: RESOLUTION APPROVING A LEASE BETWEEN THE CITY OF
WATSONVILLE AND COMMUNITY ARTS & EMPOWERMENT
FOR USE OF MUZZIO PARK COMMUNITY CENTER

RECOMMENDED ACTION:

It is recommended that the City Council adopt a resolution authorizing the City Manager to execute a Lease, and any amendments of a non-substantive nature subject to legal approval, with Community Arts & Empowerment for use of the Muzzio Park Community Center as a youth art center.

BACKGROUND:

A five-year lease between the City of Watsonville and Community Arts & Empowerment for the use of city-owned property located at 26 West Front Street (Muzzio Park) was approved through Resolution No. 91-19 on June 25, 2019. The lease commenced on July 1, 2019, and ends on June 30, 2024. The rent is one dollar per year, with a lump sum of \$5.00 paid before the commencement date.

The premises are for the sole and exclusive use of Community Arts & Empowerment. Their free Mosaic Arts Center is an open art space for teens and community members to design and fabricate work for Watsonville Brillante. Community Arts & Empowerment is an organization with ten paid interns and volunteers.

The Muzzio Park Community Center is being utilized for the Watsonville Brillante Art Project lead by Kathleen Crocetti. Watsonville Brillante is a mosaic project that will cover the entire exterior of the Civic Plaza Parking Garage in Downtown Watsonville by the end of 2024. The images have been approved by the City of Watsonville and will be mounted on horizontal panels of the parking garage.

DISCUSSION:

Community Arts & Empowerment will continue working on finalizing the Watsonville Brillante Project which is anticipated to be completed by November 2024. However, the

current lease with Community Arts & Empowerment is set to expire on June 30, 2024, and a lease renewal is recommended. In addition to the Watsonville Brillante Project, there are two additional city funded public art projects that are pending completion:

City Plaza Revitalization Art Project

On October 24, 2023, the City Council adopted Resolution No. 203-23 (CM) awarding a contract to Kathleen Crocetti Art, LLC for her “Pageantry and Performance” designs consisting of four (4) large sculpture installations (between 8’ and 9’ tall) for the Watsonville City Plaza. The design concept is to have one figurative sculpture for each of the four major groups of people who migrated to the area including Asian Americans and Pacific Islanders (AAPI), Europeans, Indigenous, and Mexican, Central, and South Americans. The AAPI group, decided on a three sided Asian-inspired Pavilion. The European group embraced the idea of architecture and decided on a brick wall with an arch and flowers from their respective countries. The Mexican, Central, and South American group decided on a bench with flowers on the front and 3 figures on the back. The Indigenous group meeting resulted in a hummingbird structure with four tree trunk stumps to be used as seating. All four sculptures offer some form of seating and will also be completed using mosaic pieces. This project is anticipated to be completed by December 2025.

Wetlands Watch, Nature Center project.

The City of Watsonville ad Watsonville Wetlands Watch in partnership with Community Arts & Empowerment released a call for artist to design images that will be translated into mosaics for the main entrance and pathway of the new Nature Center opening in Ramsay Park in 2026. The mural and walkway will convey a theme of natural migrations and environmental stewardship of the Pajaro Valley. This project is a grant funded from the California State Coastal Conservancy’s Coastal Stories Program.

Based on the existing city initiated public art projects, the recommendations for the lease renewal terms are as follows:

1. Term: Two years beginning July 1, 2024, with one, 2-year renewal option.
2. Rent: \$1 per year during the initial term. The rent is to be re-negotiated at the time of renewal if option is exercised.
3. Lessee will be responsible for all utilities and routine building maintenance.

STRATEGIC PLAN:

The recommended action is consistent with the City’s Strategic Plan goals of:

- 1-Economic Development (Downtown Revitalization) by creating place making art in the heart of downtown
- 5-Public Safety (Youth Prevention Programs) by providing youth with a safe, positive environment through the development of a free arts center
- 6-Community Engagement & Well-Being (Parks and Community Services, Youth Activities & Programs) by engaging the community in the creation of large art Installation

FINANCIAL IMPACT:

There is no financial impact to the City by approving this lease agreement. The programming that will take place in the Youth Art Center at Muzzio Park will be a great addition to City programs. Muzzio Community Center is vacant most of the time and there is no significant programming or use of this building.

ALTERNATIVE ACTION:

The City Council may choose not to approve the execution of this Lease.

ATTACHMENTS AND/OR REFERENCES (If any):

None.