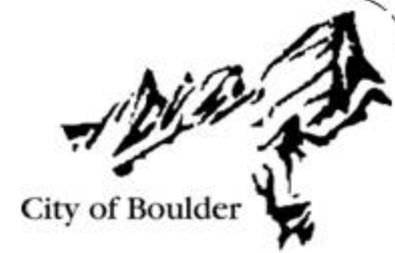


Chautauqua Lease

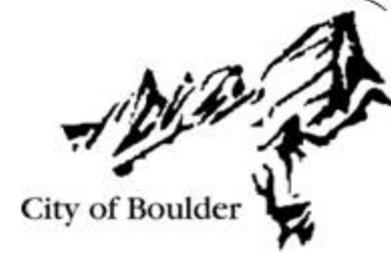
February 10, 2015

Purpose



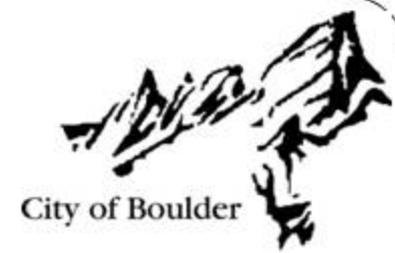
- The Current Lease Expires January 13, 2018.
- This study session will begin the negotiation process for the lease.
- Staff seeks council direction on the process to be used and the issues to be addressed.

History



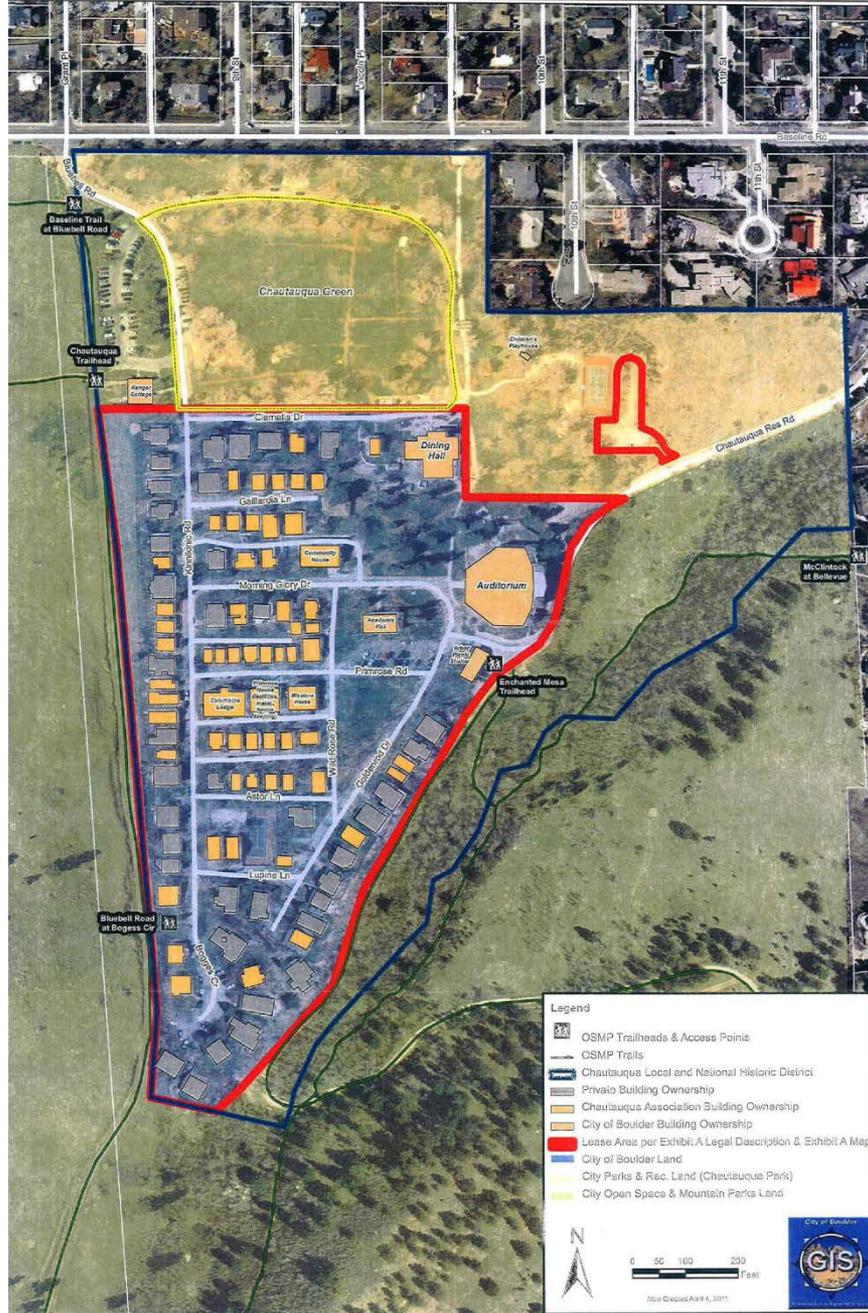
- In 1897 the Texas State Board of Education decided to start a summer Chautauqua in the Rocky Mountains.
- The Colorado Chautauqua opened on July 4, 1898.
- The city has leased 26 acres to the Colorado Chautauqua Association from 1989 through the present.
- The original lease has been renewed or amended seven times.

The Lease



- The lease is more than a lease.
- It governs the rights of the cottage owners.
- It maintains a public private partnership between CCA and the City.

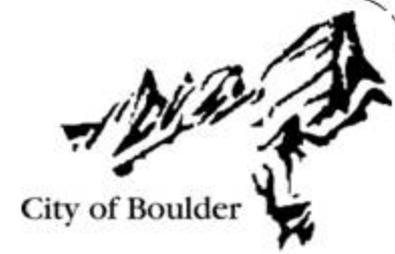
Chautauqua Map



City of Boulder



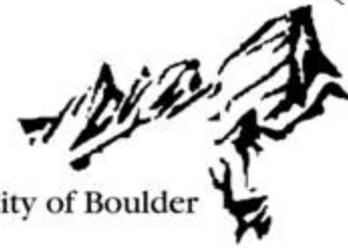
Key Terms



- Length (20 years)
- Rent (\$2,500 plus \$2,000 in lieu of taxes)
- Responsibilities
- By laws and Articles of Incorporation
- Use of Facilities
- Traffic Control and Parking
- Limitation on Subleases

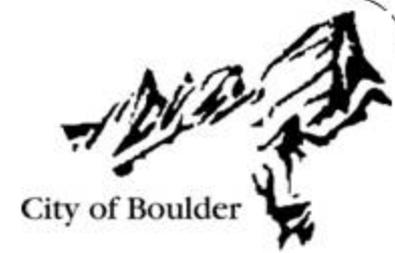
Stewardship Framework and Guiding Principles

City of Boulder



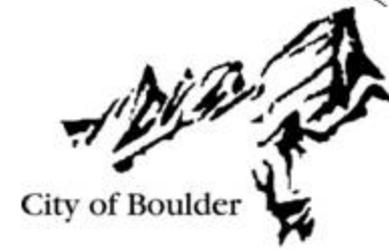
- June 2011 – Staff and CCA proposed a Chautauqua Collaborative Stewardship Framework
- May 2012 – Council reviewed the proposed Stewardship Framework
- May 2012 – Council formed a temporary working committee to develop guiding principles
- November 2012 - Staff presented the draft guiding principles as information items to the Transportation Advisory Board, the Parks and Recreation Advisory Board, the Open Space Board of Trustees and the Landmarks Board
- December 2012 – Council approved the Guiding Principles

Guiding Principles



1. A Public Place
2. A Historic Landmark
3. A Historic Mission
4. A Balanced Approach
5. Collaborative Place Management
6. A Cautious Approach to Change
7. Shared Financial Responsibility

Application of the Guiding Principles to Build New Restrooms



- Formed a working group comprised of staff from the Parks and Recreation, Open Space and Mountain Parks, Public Works, and Community Planning and Sustainability Departments with CCA representatives
- The working group used the guiding principles as the foundation for analysis and decision making.
- Staff presented six options to the CCA Board of Directors, the Landmarks Board, the OSBT and PRAB.
- Staff involved the community through a public meeting attended by 30 individuals and an online survey that received 498 responses.
- On May 18, 2014, the Landmarks Board approved the new building.
- Construction should be completed in time for the 2015 summer season.

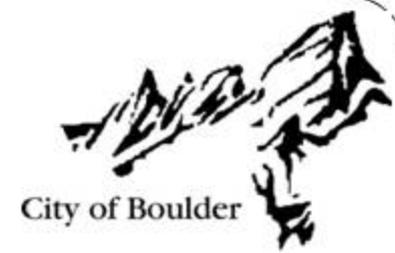
Lessons Learned from Application of the Guiding Principles

City of Boulder



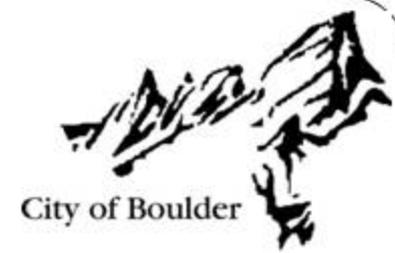
- Any change at Chautauqua requires a transparent, collaborative and community involved process.
- Different user needs can be accommodated through clear communication, careful listening and public outreach.
- Even the construction of a small structure that has general community support required significant time and staff hours.

Options of Legal Structure



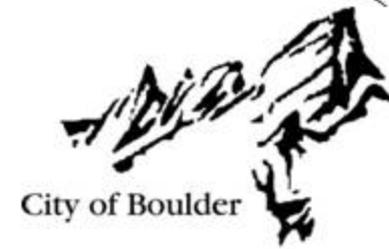
- Lease
- Public Private Partnership Agreement
- Condominium
- Combination?
- Should the Guiding Principles be Included?

Potential Lease Issues

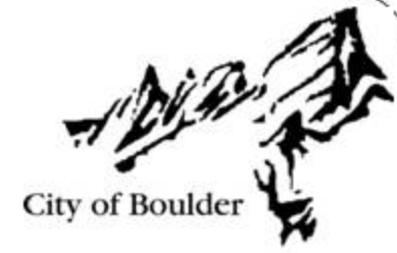


- Parking
- Governance
- Change management
- Term
- Underlying philosophy
- Limitations on Transfer/CCA Right of First Refusal
- Maintenance

Proposed Process



- February - Form a committee including council members and CCA, supported by city staff to develop lease options.
- March through May – Committee work on lease issues.
- June through July – Boards and Commissions
- August through September – Public meetings
- October – Council consideration



Possible Division of Issues

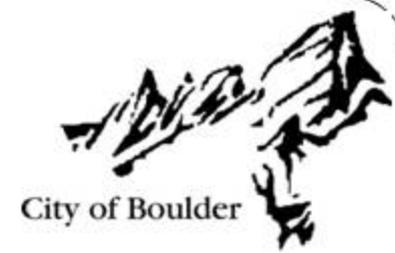
Lease

- Term
- Underlying Philosophy
- Maintenance Responsibilities
- Limitation on Rental/CCA first right of refusal

Agreement

- Parking
- Governance
- Change Management

Questions for Council



1. Are the issues identified correctly?
2. Are there others that council would like to consider?
3. Does council want to consider a different or additional form of agreement?
4. Is the process identified appropriate?
5. If so, should the committee be expanded?