



MEMORANDUM

Council Agenda
Item No. VII.X.
4/28/2015

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: James D. Couch, City Manager

Lease and Management Agreement with Campbell Art Park, LLC, to provide operation, maintenance, and programming at Campbell Park, 41 West Park Place. Ward 6.

Location 41 West Park Place

Background

The City of Oklahoma City (City) owns and operates Campbell Park (Park). Campbell Park, LLC (CAP) is a wholly-owned subsidiary of the Kirkpatrick Family Affiliated Fund of the Oklahoma City Community Foundation, Inc. The Oklahoma Contemporary Art Center will be constructed adjacent to the Park, and CAP believes the Art Center will create new opportunities for Park programming. CAP also believes the Park's value as a community asset can be enhanced if it is more intensely managed and maintained.

Under the proposed Agreement, CAP would operate, maintain, and program the Park. This would include, but not be limited to, scheduling and promoting special events within the Park. CAP would be authorized to license or sell advertising, naming rights, and merchandizing rights in the Park, and to provide food and beverage sales. The Park would remain open to the public when not used for special events.

The Agreement would run for 25 years and could, upon mutual consent, be renewed thereafter in five-year increments. The City would provide water and sewer service for the Park and be responsible for repair and replacement of Park infrastructure, such as sidewalks and street lighting.

CAP would provide all other utilities for the Park and would be responsible for all ground and lawn maintenance, custodial services, maintenance of any water features, and solid waste removal. However, the City would be responsible for any single repair or replacement item costing \$10,000 or more, or exceeding \$50,000 in the aggregate for a calendar year during the Agreement.

CAP would provide required insurance and indemnification and would coordinate its operations with City staff so the Park continues to function as a component of the overall park system.

Review

Parks and Recreation Department

Recommendation: Agreement be approved.