

96-376

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: SUPERVISOR PARKER
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: OLD MASONIC HALL

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on September 10, 1996

ACTION AND VOTE:

Supervisor Parker;
Discussion Regarding the Pending Sale of the Old Masonic Hall and Possibility of County Attaining Building
BOARD ACTION: Discussion was held relative to the status of the County's contract for leasing this facility. Lowell Young/President of Economic Development Corporation, advised that one of their prime goals is to develop and bring about better facilities for community use; he feels that the Old Masonic Hall should be looked at very strongly to see if there is a way for the building to remain available for community use - he agrees with the County purchasing the building and with Mr. Fox's recommendation as outlined in his letter. Joe Fox stated that in talking with the Realtor, people have been looking at the building for commercial use and he disagrees with losing a community facility and with using a historic facility for commercial activity; commented on Lee Stetson's proposal for a repertory facility, and stated he feels this facility would compliment an outdoor theater at the Park. Discussion was held relative to timeframes and consideration of formation of a non-profit foundation under the Arts Council, with an independent Board of Directors, to purchase the facility, and relative to financing the purchase. Tony Radanovich stated he has been trying for two years to find a venue to show films and had just received permission to use the upstairs of this facility and made commitments when he found out that the facility was on the market; stated he does not want the County to purchase or facilitate the purchase for his interest as that is short-termed; commented that this is the most used multi-purpose facility in the County and that the sales price is reasonable, and the facility is being looked at a lot by potential buyers. Lee Stetson/performing artist, stated there is a lack of space for people to perform and this is one of the best. Lowell Young further stated that he was told that if the facility were to remain available for community service, the price could be less. Kay Mickel stated this is a lovely, historic building and she would like to have input from the Building Department relative to changes that may need to be made to the building to preserve it. Barry Brouillette stated the idea of performing arts strengthens the County as a destination and he agrees with the formation of a foundation to work with the Masons relative to the building; and further

suggested that the carryover in the Advertising budget could be a potential funding source. Kay Mickel further suggested that the County look at having the first right of refusal for other buildings that are leased to protect the County's interest; stated she agrees with a lease-option for this property in order to allow sufficient time for fundraising efforts; that we need to be in the first position for option to purchase this facility with formation of the foundation as a contingency. Pat Moon stated she has been involved with the Arts Council for the past twelve years; and in 1990, the Arts Council had an interest as an organization to use the facilities, but it was being used by the County for meetings due to the restoration of the Courthouse project. Joe Fox further commented that relative to the terms of sale being requested as all cash, the foundation would not be able to raise that amount of money right now. Lowell Young further commented that commercial financing would be extremely expensive. Marilyn Rudzik/Arts Council, stated they polled their members and they support the request to keep the facility available for community use, and they will meet tomorrow and take formal action. Joe Fox stated the property is listed with Coldwell Banker and suggested that the rental dollars budgeted by the County and the current rent being paid by the Arts Council for facilities could be used to assist with financing a purchase. Board concurred with directing Supervisor Parker to begin negotiations for the purchase of the property (further direction was given later this date). Jim Evans/Housing and Community Development Agency Director, stated he would be happy to assist in any way possible.

Supervisor Parker initiated further discussion relative to the pending sale of the Old Masonic Hall and the County's interest to work with a non-profit organization, and advised of his meeting with the agent. (M)Reilly, (S)Pickard, Res. 96-376 adopted authorizing Supervisor Parker, contingent upon review by County Counsel, to enter into a proposal for acquiring the Old Masonic Hall with the following conditions: 1) financing being available; 2) formation of a non-profit organization to acquire and oversee the property; and 3) the Masons allowing six months to pull this together/Ayes: Unanimous.

cc: Steve Hayes, Visitors Bureau
Mike Coffield, County Administrative Officer
Marilyn Rudzik, Arts Council
Jim Evans, Housing and Community Development Agency Director
Jeff Green, County Counsel
File