

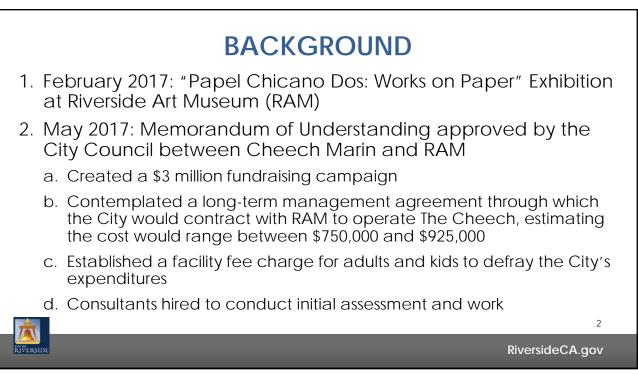
THE CHEECH MARIN CENTER FOR CHICANO ART AND CULTURE

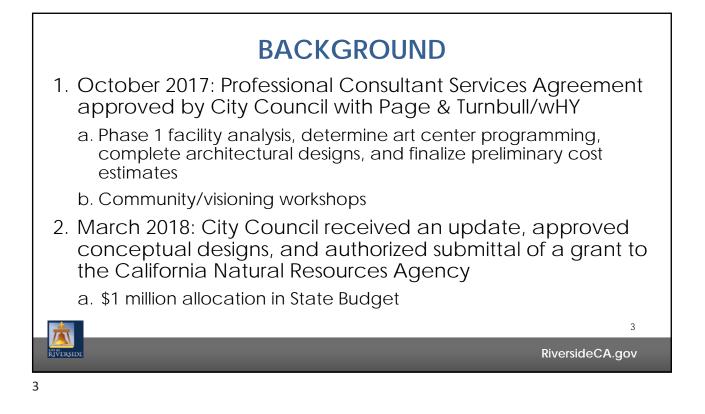
MANAGEMENT AGREEMENT WITH THE RIVERSIDE ART MUSEUM

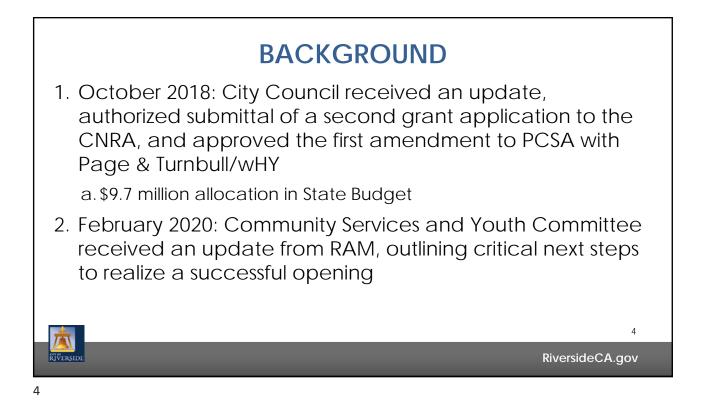
City Manager's Office

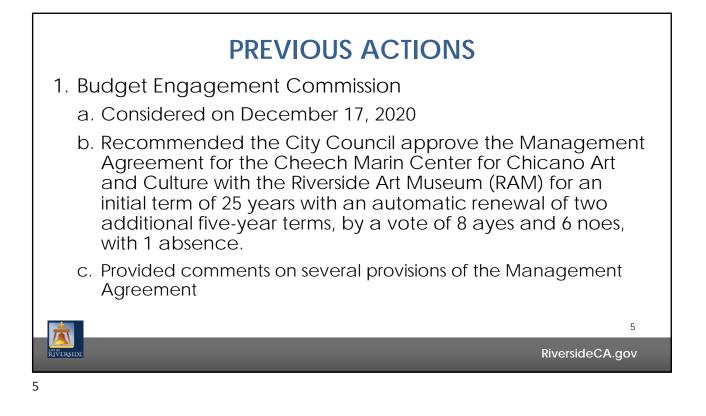
City Council January 19, 2021

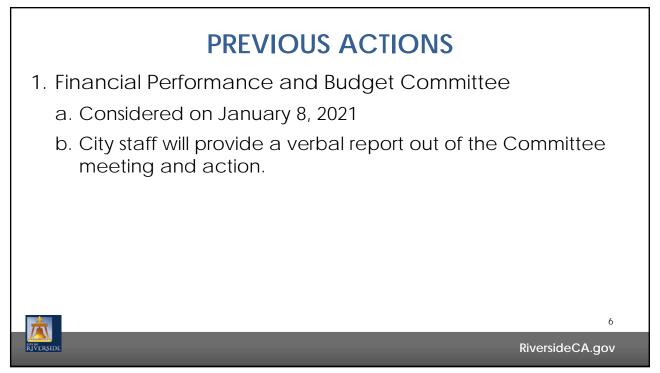
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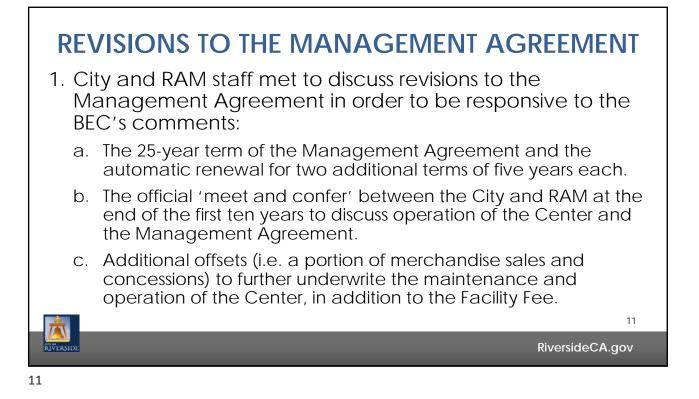


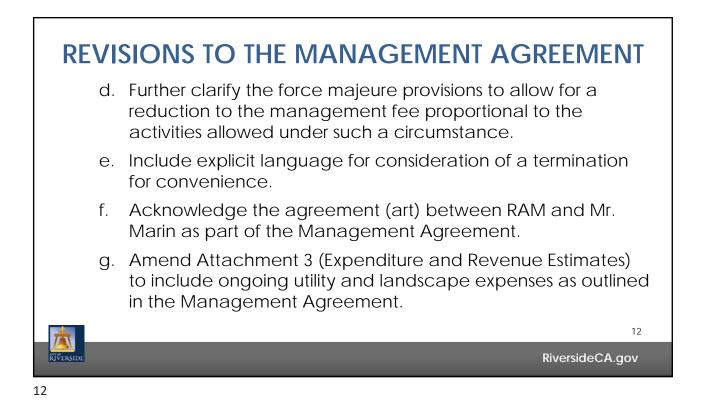


Site and Building	 The City will retain ownership of the entire site, including the building and plaza in the front. The parking lot adjacent to the building will remain open to the public with 14 parking spaces to be reserved for RAM use. The City will work with RAM to establish a process to facilitate use of the plaza for events.
Financial Sustainability	 The City and RAM agree to actively work towards making The Cheech financially independent and self-sustaining beyond the initial term of the agreement.
Term	 The initial term of the Management Agreement will commence upon delivery of the premises after renovation and continue for a period of 25 years thereafter. Following the initial term, the City and RAM have the option to renew the Agreement for two additional terms of five years each unless the City or RAM provides the other party with prior written notice at least 12 months prior to the end of the initial term or renewal term.
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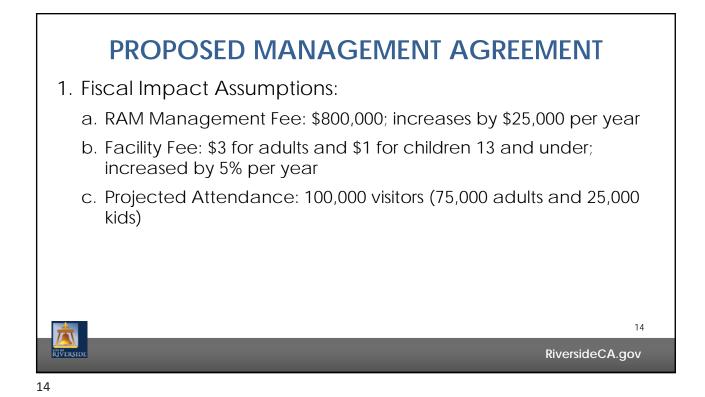
 The City shall pay to RAM a Management Fee of \$800,000. For Years two through 10, the Management Fee shall increase each year or the anniversary date by \$25,000. Beginning in year 10, the City and RAM shall meet to discuss and/o renegotiate the Management Fee for the remainder of the Term. RAM shall impose a Facility Fee to be added to the price of all paid admissions to the Center, and for Facility Rental Events at the Premises
admissions to the Center, and for Facility Rental Events at the Premises
 The minimum Facility Fee for single admission is \$3.00 for adults and \$1.00 for children 13 and over, and seniors over 65 years. For Facility Rental Events, RAM shall pay the City \$1 for every participant. The Facility Fee shall increase annually by 5%. The Facility Fee will help underwrite the future maintenance and operation o the Premises.
 The City shall solely responsible for and shall pay for all utilities for the Premises, estimated at \$120,000 per year (based on Main Library figures)
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	 and fixtures, furniture, furnishings, and equipment situated on or used in connection with the Center. The City shall maintain and perform landscape maintenance of the plaza area, estimated at \$15,800 per year. RAM shall be responsible for the performance of work, and to pay for, the cos of maintenance and repair for non-structural interior fixtures, signs, displays equipment, machinery, appliances, appurtenances, improvements, alterations and systems required for the Center. RAM shall be responsible for the performance of any work, and to pay for any maintenance and repairs related to the plumbing system, the electrical system, the wiring and conduits, the roof, the elevators, windows and doors any exterior fixtures including permanent signage and the heating and ai conditioning systems, structural foundation, and structural parts of the exterior walls.
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Year	Ma	RAM nagement Fee	Jtilities and Lanscaping osts (Paid by City)	A	dult Facility Fee	 nual Revenue from Adult Facility Fee	Kids	Facility Fee	 nual Revenue from Kids Facility Fee	Total Annual Revenue from Facility Fee	(Net (Facility Fee Offset)
1	\$	800,000.00	\$ 135,800.00	\$	3.00	\$ 225,000.00	\$	1.00	\$ 25,000.00	\$ 250,000.00	\$	685,800.0
2	\$	825,000.00	\$ 135,800.00	\$	3.15	\$ 236,250.00	\$	1.05	\$ 26,250.00	\$ 262,500.00	\$	698,300.0
3	\$	850,000.00	\$ 135,800.00	\$	3.31	\$ 248,062.50	\$	1.10	\$ 27,562.50	\$ 275,625.00	\$	710,175.0
4	\$	875,000.00	\$ 135,800.00	\$	3.47	\$ 260,465.63	\$	1.16	\$ 28,940.63	\$ 289,406.25	\$	721,393.7
5	\$	900,000.00	\$ 135,800.00	\$	3.65	\$ 273,488.91	\$	1.22	\$ 30,387.66	\$ 303,876.56	\$	731,923.4
6	\$	925,000.00	\$ 135,800.00	\$	3.83	\$ 287,163.35	\$	1.28	\$ 31,907.04	\$ 319,070.39	\$	741,729.6
7	\$	950,000.00	\$ 135,800.00	\$	4.02	\$ 301,521.52	\$	1.34	\$ 33,502.39	\$ 335,023.91	\$	750,776.0
8	\$	975,000.00	\$ 135,800.00	\$	4.22	\$ 316,597.60	\$	1.41	\$ 35,177.51	\$ 351,775.11	\$	759,024.8
9	\$	1,000,000.00	\$ 135,800.00	\$	4.43	\$ 332,427.47	\$	1.48	\$ 36,936.39	\$ 369,363.86	\$	766,436.1
10	\$	1,025,000.00	\$ 135,800.00	\$	4.65	\$ 349,048.85	\$	1.55	\$ 38,783.21	\$ 387,832.05	\$	772,967.9
TOTAL	\$	9,125,000.00	\$ 1,358,000.00			\$ 2,830,025.82			\$ 314,447.31	\$ 3,144,473.13	\$	7,338,526.8
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