



CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: March 17, 2026

TO: City Council

FROM: Michael Hodson, City Administrator

RE: **Resolution 26-43** – Approving a Lease Agreement (26-14) between the City of Angels and True Properties to Lease 1283 South Main Street Suites “B” and “D” for a period of one year beginning April 1, 2026, in the amount of \$700 per month plus utilities with a total fiscal impact not to exceed \$10,000.

RECOMMENDATION

Approve Lease Agreement (26-14) between the City of Angels and True Properties to Lease 1283 South Main Street Suites “B” and “D” for a period of one year beginning April 1, 2026, in the amount of \$700 per month plus utilities

BACKGROUND

The City has been working with downtown business and property owners to enhance economic activity, increase tourism, and improve the overall visitor experience in the downtown corridor.

As part of these efforts, staff have explored opportunities to activate vacant or underutilized storefront spaces along Main Street.

The Angels Hotel is historically significant as the location where Mark Twain first heard the story that inspired *The Celebrated Jumping Frog of Calaveras County* in 1865. This historical connection presents a unique opportunity to create a themed attraction that supports tourism and economic development.

DISCUSSION

1283 South Main Street Suites “B” and “D” are highly visible, street-facing spaces located along a primary entry corridor into downtown Angels Camp. The location provides an opportunity to create an immediate visual and experiential point of interest for both vehicular and pedestrian traffic.

Staff have coordinated with the Angels Camp Museum and the Calaveras Visitors Bureau to develop a historically themed installation that recreates the setting in which Mark Twain first heard the story that became *The Celebrated Jumping Frog of Calaveras County*. The proposed



Home of the Jumping Frog - Angelscamp.gov



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concept includes period-appropriate furnishings and décor reflective of an 1860s-era saloon environment.

The purpose of this installation is to:

- Enhance the downtown visitor experience
- Create a unique and identifiable attraction tied to Angels Camp's historical identity
- Increase foot traffic to surrounding businesses
- Provide an educational and interactive resource for visitors, school groups, and tourists

The space is intended to function as a passive visual attraction during normal hours, with scheduled access available by reservation for:

- School field trips
- Historical tours
- Tourism-related programming
- Photo opportunities and small group experiences

Museum staff have indicated a willingness to support operations by coordinating access and assisting with interpretive programming, reducing the need for dedicated City staffing.

Operational Considerations

- The facility will not be staffed full-time; access will be managed through reservations or coordinated openings.
- Liability exposure is expected to be minimal but will be addressed through the lease agreement and insurance requirements.
- Utilities and minor maintenance responsibilities will be managed within the proposed budget.

Risks and Limitations

- Success is dependent on public awareness and utilization; without active promotion, the space may not reach its full potential.
- The project does not directly generate revenue and should be viewed as an economic development and tourism investment.
- Ongoing evaluation may be necessary to determine whether the benefit justifies continued lease costs beyond the initial term.

Performance Measures



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Staff will monitor:

- Number of reservations/uses
- Visitor feedback
- Observed increase in downtown foot traffic (qualitative)

This project supports the City's goals of promoting tourism, activating downtown storefronts, and leveraging historical assets to drive economic activity.

At the conclusion of the one-year term, staff will return to Council with an evaluation and recommendation regarding continuation, modification, or termination of the lease.

FINANCIAL IMPACT

The total cost for the one-year lease term is \$8,400 (\$700 per month). Estimated utility costs are \$1,200 annually (\$100 per month).

The total budget for this project is not to exceed \$10,000, which includes lease payments, utilities, and a remaining balance of approximately \$400 to cover incidental expenses and unforeseen needs associated with the activation and maintenance of the space.

Funding is available within the TOT Tourism Fund.

ATTACHMENTS

1. Lease Agreement
2. Resolution 26-14

