



Folsom City Council Staff Report

MEETING DATE:	7/8/2025
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11428 – A Resolution Authorizing the City Manager to Execute a Lease Agreement with the Folsom Historic District Association for Operation and Management of Public Spaces in the Folsom Historic District
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommend the Folsom City Council approve Resolution No. 11428 - A Resolution Authorizing the City Manager to Execute a Lease Agreement with the Folsom Historic District Association for Operation and Management of Public Spaces in the Folsom Historic District, including Zittel Family Amphitheater and Historic Railroad Turntable within the District.

BACKGROUND / ISSUE

The Folsom Historic District is a unique gem in the City of Folsom that attracts guests and visitors to local restaurants and shops that generate an economic and social impact in the city. Since the rehabilitation of the Folsom Historic District was completed in 2012, the public spaces at the Historic Railroad Turntable Plaza and Amphitheater have been managed by the Parks & Recreation Department as public spaces that are available for rent. The Folsom Historic District Association (FHDA) represents the various businesses and merchants in the Folsom Historic District and their mission is to:

- Preserve, protect and enhance the Folsom Historic District
- Educate others about preservation, protection and revitalization of the Folsom Historic District Community
- Establish the Folsom Historic District as a destination for visitors and residents alike
- Provide a clean and safe working and living environment with high quality and high service social and recreational opportunities
- Contribute to the overall welfare of the City of Folsom

Staff presented the Folsom City Council with options for a lease operation agreement of the Folsom Historic District public spaces during closed session on August 27, 2024. Staff received directions to begin negotiations with the FHDA on the lease operations of the public spaces including the Historic Railroad Turntable and the Zittel Family Amphitheater.

POLICY / RULE

Folsom Municipal Code 2.02 General Powers of the City Council: All powers of the city shall be vested in the City Council, except as otherwise provided by this Charter, and the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the City by law.

Government Code Section 37380, a city may lease property it owns, holds, or controls for a period not exceeding 55 years.

ANALYSIS

After several meetings with the Executive Director of the FHDA, along with FHDA Board, staff recommend that the FHDA become the lease operator of the Zittel Family Amphitheater and Historic Railroad Turntable. This would be in the best interest of the business community, align with FHDA's mission and support the community. The lease agreement terms are set for an initial three-year term that would commence upon execution of the agreement. Staff and the FHDA will do an initial walk of the public spaces to document the conditions of the spaces to get a baseline starting point and document any issues that need to be addressed. The FHDA will take responsibility for all use of these public spaces that includes events and activities planned by the FHDA and those community members and organizations that wish to use the spaces that the FHDA will provide opportunities to rent. The FHDA will work with the City to manage and mitigate special event use in these public spaces to ensure requirements for event hosting are met from the City and County. A special event application would only be required should the event extend outside of these areas including Sutter Street and beyond. Events contained within these two public spaces would be managed and conditions included for special event use. Prior to the execution of the agreement, staff will work to update the website with information available to the community on how to contact the FHDA for use of these public spaces.

FINANCIAL IMPACT

The terms of the lease agreement are for 3 years. During years 1 and 2 the FHDA will do a revenue share of 90% net revenue to the FHDA and 10% net revenue to the City of Folsom. In year 3 the FHDA will do a revenue share of 85% net revenue to the FHDA and 15% net revenue to the City of Folsom.

Additionally, the FHDA will take responsibility for everyday and general maintenance of these areas including trash pickup, general clean up and repair, and maintain the facility exterior. Additionally, this will free the Sr. Recreation Coordinator that coordinates the community facility rental program to focus on higher demand facilities with ability to host rented events and generate additional rental revenue.

ENVIRONMENTAL REVIEW

There is no environmental impact.

ATTACHMENTS

1. Resolution No. 11428 - A Resolution Authorizing the City Manager to Execute a Lease Agreement with the Folsom Historic District Association for Operation and Management of Public Spaces in the Folsom Historic District.
2. Lease Agreement

Submitted,

Kelly Gonzalez, Parks and Recreation Director