



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 11/16/2021

ITEM NO: 20

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DATE: November 9, 2021  
TO: Mayor and Town Council  
FROM: Laurel Prevetti, Town Manager  
SUBJECT: Authorize the Town Manager to Negotiate and Execute a Donation Agreement for the Los Gatos Theater Donation Property and Issue a Request For Proposal (RFP) for the Management and Programming of the Theater

**RECOMMENDATION:**

Authorize the Town Manager to negotiate and execute a Donation Agreement (Attachment 1) for the Los Gatos Theater Donation Property and issue an RFP for the management and programming of the theater.

**BACKGROUND:**

In December 2020, Mr. Jim Goetz initiated conversations with the Town regarding the potential donation of the Los Gatos Theater to the Town. Since that time, staff has maintained a dialogue with Mr. Goetz and his family regarding the Town becoming the new “steward” of the Theater. Based on those conversations, Mr. Goetz provided the Town Council with a formal proposal for the transaction on April 18, 2021. Included in the proposal was an outline of the Goetz family vision for the donation of the Theater to the Town which is now Exhibit B to the donation agreement.

As stated in the proposal the desire is for the Town to maintain the Theater as a multidimensional cultural and community meeting center.

*“This represents an opportunity to provide special screenings of Hollywood premiers, develop a family film series, cater to the needs of local teens, serve as a refuge for the three local elementary schools with ambitions for live theater — and, of course, to host the judges of the Holiday Children’s Parade in balcony seating.”*

**PREPARED BY:** Arn Andrews  
Assistant Town Manager

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Reviewed by: Town Manager, Town Attorney, and Finance Director

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DISCUSSION:

The Goetz family purchased the building in 2011 as a philanthropic project and completely renovated the facility between 2012 and 2014. In addition to the movie programming, the property currently has two retail tenants. The theater is also structured to provide several private rental alternatives. The theater has remained closed during the pandemic.

Once the theater agreement is completed, staff will issue an RFP to solicit proposals from third party vendors who specialize in managing and programming a community cultural venue of this type. In addition to traditional film programming, multiple vendors exist in the area that provide the management and all-inclusive programming of musical performances, theater performances, comedic performances, and other cultural offerings. Examples include the Vacaville Performing Arts Theater, San Ramon Performing Arts Center, Downey Civic Theater, Campbell Heritage Theater, Hermosa Beach Community Theater, and Morgan Hill Community Playhouse to name a few. It is also anticipated that the Town would occasionally utilize the theatre for special events, and other community gatherings.

CONCLUSION:

Staff recommends authorizing the Town Manager to negotiate and execute the Donation Agreement (Attachment 1) for the Los Gatos Theater Donation Property and issue an RFP for the management and programming of the theater.

COORDINATION:

This staff report and donation has been coordinated with the Town Manager, Town Attorney, Director of Parks and Public Works, Chief Building Official, and Economic Vitality Manager.

FISCAL IMPACT:

The Town may incur some initial costs during the transition but anticipates positioning the project as financially net neutral to the Town.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:

1. Los Gatos Theater Donation Agreement
2. Exhibit B to the Donation Agreement