



Office of the City Manager

RECESS ITEM
CONSENT CALENDAR
 January 21, 2020

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Jordan Klein, Economic Development Manager
 Subject: License Agreement: California Jazz Conservatory for Property at 1947 Center Street

RECOMMENDATION

Adopt a Resolution ratifying the action taken by the City Manager during recess to execute a license agreement with California Jazz Conservatory (“Jazz School”) for non-exclusive use of space on the fifth floor at 1947 Center Street for a three-month term ending March 31, 2020.

NEGATIVE EFFECT IF ACTION IS DELAYED UNTIL AFTER COUNCIL RECESS

If this action is delayed, Jazz School will be forced to cancel their winter 2020 quarter, threatening the sustainability of the organization.

FISCAL IMPACTS OF RECOMMENDATION

Jazz School will pay license fees totaling \$36,960, which will be deposited into the Building Purchase and Management Fund 636. Additional fees will be assessed of Jazz School to cover building security costs; the fiscal impacts of those fees and expenditures will be neutral.

CURRENT SITUATION AND ITS EFFECTS

Jazz School has been temporarily displaced from their rented premises at 2087 Addison Street since late October 2019. Temporary occupancy of approximately 4,100 square feet of the City-owned facility at 1947 Street (5th floor) will allow the organization to continue to offer classes during its regularly scheduled winter quarter.

BACKGROUND

The California Jazz Conservatory, founded in 1997, is a nonprofit organization that is the only independent, accredited music conservatory in America completely devoted to the study and performance of jazz. Since the organization has been from 2087 Addison Street, its leadership has searched for but has been unable to identify an alternate location to temporarily offer classes during the upcoming winter quarter.

ENVIRONMENTAL SUSTAINABILITY

There are no significant environmental sustainability impacts related to this action.

RATIONALE FOR RECOMMENDATION

California Jazz Conservatory is a valued community institution. By offering this temporary space, the City can help to ensure the continuity of their operations and protect the long-term sustainability of the organization.

ALTERNATIVE ACTIONS CONSIDERED

Staff considered accommodating Jazz School at 1001-1011 University Avenue, but that site was deemed unsuitable for the organization's needs.

CONTACT PERSON

David White, Deputy City Manager, (510) 981-7012

Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

LICENSE AGREEMENT: CALIFORNIA JAZZ CONSERVATORY FOR PROPERTY AT
1947 CENTER STREET

WHEREAS, California Jazz Conservatory (“Jazz School”) seeks the temporary use of approximately 4,100 square feet of space at 1947 Center Street; and

WHEREAS, the temporary use of this space will allow the Jazz School to continue to offer classes and avoid cancelation of its regularly scheduled winter quarter; and

WHEREAS, the Jazz School is a valued community organization that contributes to the cultural fabric and economic vitality of Downtown Berkeley and the greater community; and

WHEREAS, this agreement will generate license fees totaling \$36,960, which will be deposited into the Building Purchase and Management Fund 636.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Council ratifies the action taken by the City Manager to execute a license agreement with California Jazz Conservatory for a three-month term, ending March 31, 2020.

