

November 27, 2023



Salt Lake County Council Chair Aimee Winder Newton
2001 South State Street, N2-200
Salt Lake City, UT 84114

Dear Council Chair Winder Newton,

Salt Lake County Arts & Culture respectfully requests approval of the attached amended and restated Resident Lease Agreement with the Utah Museum of Contemporary Art (UMOCA) for lease of the Visual Arts Building.

JENNIFER WILSON
Mayor

Based on 2022 County Council Legislative Intent from the November 23, 2021, Council Work Session “it is the intent of Council that when the UMOCA lease agreement comes up for renewal, the County renegotiate terms so that the full operations and maintenance cost is incorporated into the contract.”

ERIN LITVACK
*Deputy Mayor &
Chief Administrative Officer*

UMOCA’s current lease agreement with Arts & Culture runs through 8/31/2024. Lease payments are set at \$1,365 per month and increase by 3% once a year in September. These payments cover a portion of operations and maintenance costs of the facility.

ROBIN CHALHOUB
*Department Director
Community Services*

MATTHEW CASTILLO
*Division Director
Arts & Culture*

Arts & Culture has worked diligently with UMOCA staff to renegotiate lease terms so that UMOCA will be responsible for utilities, cleaning, and maintenance of all interior areas associated with the day-to-day operations of the museum. Arts & Culture will be responsible for regular upkeep and capital maintenance of standard building systems and components consistent with other Arts & Culture and Salt Lake County owned and operated facilities. The revised lease will be on a standard three-year term renewal, similar to other Resident lease agreements, with the ability to extend to a twenty year lease term if County approves and UMOCA completes significant tenant improvements, as outlined in UMOCA’s approved 2022 TRCC grant application.

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The proposed amended and restated lease has been agreed to and signed by UMOCA and represents fulfillment of County Council Legislative Intent nearly a full year in advance of the current lease expiration.

Arts & Culture believes the amended and restated lease agreement will create consistency and equity with other Salt Lake County Arts & Culture Resident Arts Organizations. Further, this agreement will support the mission and priorities of the Division while fostering the continued benefit to the health and well-being of County residents, consistent with the goals and objectives of the Arts & Culture Resident Arts Organization Program.

Matt Castillo
Division Director
Salt Lake County Arts & Culture

CC: Jenny Wilson, Salt Lake County Mayor
Erin Litvack, Salt Lake County Deputy Mayor and Chief Administrative Officer
Robin Chalhoub, Community Services Department Director

Attachments: Second Amended and Restated Resident Lease Agreement between Salt Lake County Arts & Culture Division and the Utah Museum of Contemporary Art; Resolution of the Salt Lake County Council Approving the Lease Agreement with the Utah Museum of Contemporary Art