



Agenda Report

Fullerton City Council

MEETING DATE: JULY 15, 2025

TO: CITY COUNCIL

SUBMITTED BY: DAISY PEREZ, DEPUTY CITY MANAGER

PREPARED BY: EDGAR ROSALES, SENIOR ADMINISTRATIVE ANALYST
RACHEL CASTANON, ADMINISTRATIVE ANALYST

SUBJECT: LEASE AGREEMENT WITH MUCKENTHALER
CULTURAL CENTER

SUMMARY

The City of Fullerton and the Muckenthaler Cultural Center Foundation propose to enter a new lease agreement for City-owned property located at 1201 West Malvern Avenue. The Foundation operates the historic cultural facility on the property as a public arts and cultural center. The new agreement outlines continued public access and shared maintenance and repair responsibilities for an initial five-year term and two potential five-year extensions.

PROPOSED MOTION

Approve the lease agreement between the City of Fullerton and the Muckenthaler Cultural Center Foundation for a five-year term, with the option for two five-year extensions and authorize City Manager, or designee, to execute the agreement and any related documents.

ALTERNATIVE OPTIONS

- Approve the Proposed Motion
- Continue Muckenthaler Cultural Center Foundation negotiations for a new agreement
- Decline agreement and seek alternative property uses
- Provide alternate direction to staff for facility use
- Other options brought by City Council.

STAFF RECOMMENDATION

Staff recommends the Proposed Motion.

CITY MANAGER REMARKS

The City Manager recommends approval.

PRIORITY POLICY STATEMENT

This item matches the following Priority Policy Statement:

- Infrastructure and City Assets.

FISCAL IMPACT

The City would receive a nominal \$1 per year rental rate. The Muckenthaler Cultural Center Foundation would be responsible for routine landscape maintenance, electricity and gas utilities and smaller-scale building upkeep. The City would continue supporting the facility by contributing to capital improvements and major building maintenance, consistent with past practices.

BACKGROUND AND DISCUSSION

The Muckenthaler Cultural Center ("The Muck") provides a vital cultural hub for the Fullerton community, offering exhibitions, educational programming and events that enhance public access to the arts. The Foundation and City have operated in good faith since the previous lease expiration under the general terms while negotiating a successor agreement.

The proposed lease provides a five-year term, with options for two additional five-year extensions upon mutual agreement, enabling long-term operational planning and continued community benefits. The lease reaffirms the \$1 per year rental rate in recognition of the public value provided through Muck cultural and educational programming.

The City would continue responsibility for capital improvements and major structural maintenance while the Foundation would assume responsibility for ongoing landscape maintenance and minor building repairs in accordance with previous agreements. This shared maintenance model helps ensure the long-term sustainability of the facility while balancing fiscal responsibilities.

The lease also reinforces the Foundation commitment to community access, Fullerton resident representation on the Board and collaborative programming opportunities with the City.

Approving the new lease agreement would formalize continued partnership with the Muckenthaler Cultural Center Foundation and support its mission to provide accessible, high-quality cultural experiences for the Fullerton community

Attachments:

- Attachment 1 – Muckenthaler Cultural Center Lease Agreement

cc: City Manager Eric J. Levitt