

**Santa Monica Arts Commission**  
**Bergamot Station Arts Center Recommendations**  
**May 15, 2017**

Bergamot Station Arts Center presents a unique opportunity for Santa Monica to embrace its surrounding community and welcome the best that the arts have to offer. In order to honor the past while cultivating a vision for the future, the Arts Commission's Bergamot Ad Hoc Committee recognizes the importance and value of galleries and affordable art space as a vital aspect of the City's arts ecosystem, which enhances the community's civic well-being.

Critical to the success of a thriving arts center is an Arts Management Plan guided by professionals with a proven history of community-driven arts leadership. Exploring the intricacies and complexities of such a plan and finding the proper steward require time and diligence. To that end, the Bergamot Ad Hoc Committee recommends:

Approved Recommendations

The City will extend the Exclusive Negotiating Agreement (ENA) with the City's chosen developer for three years, with the following provisions:

**Interim Site Management**

- The city-selected contractor shall serve as interim master lessee.
- All current galleries will be offered a lease extension commensurate with the ENA.
- Rents and fees associated with a triple-net lease shall increase no more than the Consumer Price Index (CPI).
- Bergamot Two Art tenants shall have priority leasing opportunities of the affordable arts space as it comes available.
- If no galleries from Bergamot One or Two take an available space, it shall revert back into the Gallery, Nonprofit Cultural (GNC) pool, as described by the Bergamot Advisory Committee.
- The Arts Commission will develop guidelines for Community Benefit Events expected of the tenants of the affordable arts space.
- Cultural Affairs staff will work with tenants to ensure their compliance of Community Benefit Events.
- The tenant leases must commence Jan 1, 2018.

## Arts Management Plan

- Once the ENA is extended, the Arts Commission will have at least 12-months to develop an Arts Management Plan in collaboration with the City's selected developer, City staff, as well as tenant and community representatives.
- The Arts Commission, following the guidelines of the Public Art Committee, will appoint representatives of the commission, the community and the tenants to develop an arts management plan.
- The Arts Management Plan will outline the terms of the Bergamont Arts Center, which will address:
  - Priorities for long-term success.
  - Curation of ongoing arts programming, including the possibility of identifying a nonprofit to be the manager of the program.
  - Guidelines for tenancy evolution of the affordable art space.
  - Coordination and scheduling of arts center events.
  - Ensuring tenants of the affordable arts space who are in compliance with the Community Benefits Requirements have their leases extended.
  - Preserving the architectural character of the space.

NOTE: At its May 15th meeting, the Arts Commission deliberated and voted on this slate of recommendations. The Commission was united in its support of the recommendations put forward by its Bergamot Ad Hoc Committee. There were no nay votes on any of the recommendations, or amendments made to them--they either passed unanimously or with a small number of abstentions due to issues with word choice and verbiage.