



City of San Marcos

City Council Work Session

October 15, 2024



Purpose

- Provide RFP selection panel recommendation and receive direction on City owned property at 715 Valley Street (Mitchell Center)



Agenda

- Provide Background
- Discuss Mitchell Center RFP proposal selection
- Receive Council Direction
- Next Steps



Background

- September 5, 1955 - The Mitchell Center was part of the Colored School until San Marcos school desegregation
- 1987 - Following a fire that destroyed most of the Colored School, the Mitchell Center was moved to City property
- 1994 - Building moved a second time to 715 Valley Street and completely renovated
- 1994 - The Mitchell Center was leased for \$1 annually to a non-profit for a 30-year term
- August 2022 - the City had the Mitchell Center inspected and found it to be in disrepair with estimated \$400,000 to rehab the building



Background (Cont.)

- April 2023 - Staff presented to Council the conditions of the Mitchell Center and other City owned buildings leased to non-profits
- February 2024 - Staff met with community stakeholders with an interest in the future of the Mitchell Center
- Due to the impending end of the 30-year lease in August 2024, staff prepared options for Council to consider for the future of the Mitchell Center
- March 19, 2024 - Council received an executive session presentation to discuss the Mitchell Center and property
- Disposition of Mitchell Center property RFP was posted on July 16, 2024 and proposals were due September 5, 2024



Background (Cont.)

- Six (6) Proposals received
- September 17, 2024 - Council received a second executive session presentation to discuss the Mitchell Center and provided direction to staff on the RFP selection criteria
- RFP selection panel met on September 24th to receive instructions
- RFP selection panel met again on September 30th to score and select the Non-profit



Proposals Submitted

- **The Calaboose African American History Museum**
- **New Zion Baptist Church**
- **The Dunbar Heritage Association**
- **SaulPaul Foundation**
- **Pet Prevent A Litter (PALS) of Central Texas**
- **Juneteenth Foundation, Inc.**



RFP Criteria for Selection Panel

- **Description of the Non-profit**
 - Governance, history, mission statement, current community programs
- **Description of the Public Purpose**
 - Proposed Mitchell Center programming, program schedule and intent
 - How the programming celebrates the cultural heritage of the Dunbar neighborhood
 - Audience of the programming and intended outcomes and benefits
- **Description of Non-profit's Financial Commitment**
 - Commitment to repairing the Mitchell Center
- **Description of Non-profit's Proposed Timeline**
 - Plan to repair the Mitchell Center and begin programming



Selection Panel Justification

- Proposal provided clear commitment to the cultural heritage of the Dunbar Neighborhood
- Established organization with operations in San Marcos
- Proposal showed strong community support through recommendation letters (39 recommendation letters)
- Provided insight on financial commitment for repairs and maintenance
- Provided description of wide scope of use for the property with hours of operations/schedule



Selection Panel Recommendation

- **The Calaboose African American History Museum is the highest ranked respondent.**



Council Direction

Does Council agree with the staff process for selection of the non-profit entity with which to begin negotiations for disposition of the Mitchell Center Property?

Next Steps

Pending Council direction, this item will be brought to Council on November 6, 2024 to authorize staff to complete the disposition of the Mitchell Center property to the selected non-profit entity.