



MEMORANDUM TO CITY COUNCIL

THROUGH CHARTER OFFICER: James Clinch, City Manager

E-SIGN:

FROM: Roger Omenhiser, Assistant City Manager *Roger Omenhiser*

A handwritten signature in blue ink, appearing to be "RO", with a blue horizontal line underneath it.

DEPARTMENT: City Manager

DATE: June 12, 2026

MEETING DATE: June 23, 2026

SUBJECT / TOPIC: Management Agreement with VIPACM for Venice Community Center

BACKGROUND INFORMATION:

A new interlocal agreement taking effect October 1st, 2026, will shift management responsibilities for the Venice Community Center (VCC) from Sarasota County to the City of Venice (COV). To obtain the most qualified and best value for the management of the VCC, the COV issued a Request for Proposal (RFP) with the Venice Institute for Performing Arts Center Management (VIPACM) being selected as the prospective Manager, contingent on execution of this proposed Agreement.

Under this proposed 5-year agreement, the COV will pay VIPACM a management fee for daily management of the VCC. Revenue earned by operation of the VCC will be used by VIPACM for the VCC's working capital (i.e. operating funds) and capital improvements until sufficient reserves are accumulated, at which any further revenue – as a performance incentive - will be split between VIPACM and the COV. Since VIPACM is a non-profit organization, VIPACM's portion of the split would go towards enhancement of the VCC, while the COV's split would be considered a rebate on the following years' management fee paid to VIPACM. The COV and VIPACM will share maintenance of the VCC, with the COV being responsible for all systems and property that are owned and installed by the City or are considered City Capital Improvements while VIPACM will be responsible for routine maintenance and custodial duties for the interior of the building. VIPACM, at its own cost, can elect to pay for capital improvements to the VCC but those improvements must be maintained by VIPACM and approved by the COV.

The COV will enjoy free use of the VCC during mutually coordinated dates set aside in advance in addition to use of the VCC and parking area for post-storm or other emergency operations. The agreement also includes a compensation plan for VIPACM to handle transition services – those services needed prior to the commencement date that protect continuity of public access, preserve and stabilize reservations, reduce transition risk, and ensure day-one operational readiness.

This agreement works to strike a balance between providing community value for a public facility and to optimize utilization, efficiency, and profitability. This agreement aligns with Council's strategic goal for the "transition of seven neighborhood parks, including the Venice Community Center, to the City."

SUPPORTS STRATEGIC PLAN Sense of Place: Goal Three: Proactively plan for and maintain parks, green spaces, and public property

COUNCIL ACTION REQUESTED: For Council Adoption by Motion & Mayor's signature on Agreement

Yes N/A

- X Document(s) Reviewed for ADA compliance (required if for agenda posting)
- X City Attorney Reviewed/Approval
- X Risk Management Review
- X Finance Department Review/Approval
Funds Availability (account number):

Review of Contract Routing Tracker:

(Initial or Signature to indicate your Review/Approval)

Finance Department Reviewed: [s]

Linda Stone

N/A

Risk Management Reviewed: [s]

Al Jones

City Attorney Reviewed: [s]

Kelly Fernandez

City Manager Reviewed: [s]

James Clinch

James Clinch (Jun 16, 2026 11:55:29 EDT)

Funds Availability (account #):

Project #:

Signature:

J Clinch
James Clinch (Jun 12, 2026 16:25:23 EDT)

Email: JClinch@venicefl.gov











Contract Routing Memorandum - VIPACM agreement for VCC 061226


Final Audit Report

2026-06-16

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|-----------------|--|
| Created: | 2026-06-12 |
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"Contract Routing Memorandum - VIPACM agreement for VCC 061226" History


-  Document created by Cordy Crane (CCrane@Venicefl.gov)
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 Agreement completed.

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