



City of Arts & Innovation

City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 27, 2017**

FROM: PARKS, RECREATION AND COMMUNITY **WARD: 2 AND 6**

SERVICES DEPARTMENT

SUBJECT: FIRST AMENDMENT TO LEASE AGREEMENT WITH JOHN MUIR CHARTER SCHOOL FOR 1,451 SQUARE FEET OF SPACE AT CESAR CHAVEZ COMMUNITY CENTER AND THE ERIC M. SOLANDER CENTER, EXTENDING THE LEASE UNTIL JUNE 30, 2018, WITH THE OPTION TO EXTEND THE TERM FOR THREE ADDITIONAL ONE-YEAR TERMS - TOTAL ANNUAL LEASE REVENUE OF \$24,202.68

ISSUE:

Approve First Amendment to the Lease Agreement with John Muir Charter School to extend the lease to June 30, 2018, with the option to extend the term for three additional one-year terms, for a portion of the property at the Cesar Chavez Community Center and the Eric M. Solander Center to be used for John Muir Charter School, generating \$24,202.68 in revenue annually.

RECOMMENDATIONS:

That the City Council:

1. Approve the First Amendment to the Lease Agreement with John Muir Charter School allowing an option to extend the term for three additional one-year terms; and
2. Authorize the City Manager, or his designee, to execute the First Amendment to the Lease Agreement with John Muir Charter School, including the optional three additional one year extensions.

BACKGROUND:

On December 13, 2016, Council approved a Lease Agreement with John Muir Charter School (JMCS) allowing the lease of 1,000 square feet of space in Rooms 201 and 202 at the Cesar Chavez Community Center, and for 852 square feet of classroom and office space at the Eric M. Solander Center, for \$30,896.40 annually. The current lease expires June 30, 2017.

JMCS has requested to use only Room 201 at Cesar Chavez Community Center, reducing the rented square footage by 401 to a new total of 1,451 square feet.

DISCUSSION:

Parks, Recreation and Community Services Department confirms that the services provided by JMCS benefit the Riverside community, and the Department is agreeable to continuing the Lease Agreement with the reduced square footage and optional term extensions.

The City uses these properties for space from which various nonprofit organizations or associations operate programs that benefit the citizens of Riverside. For example, these centers are currently providing office space for Latino Lawyers, Inc., Community Connect, Riverside County Office of Education, Family Service Association, and Women, Infants and Children. JMCS utilize the spaces to offer the Riverside Heritage Charter High School to youth ages 15-25 in the City of Riverside so students may have an alternate route to earning their high school diploma, reducing the high school dropout rate, and providing a safe environment where communication and success are fostered and celebrated.

FISCAL IMPACT:

The annual revenue in the amount of \$24,202.68 from the lease will be deposited into the Park Rental Revenue Account No. 0000101-343610.

Prepared by: Adolfo Cruz, Parks, Recreation and Community Services Director

Certified as to

availability of funds: Scott G. Miller, PhD, Chief Financial Officer/City Treasurer

Approved by: Alexander T. Nguyen, Assistant City Manager

Approved as to form: Gary G. Geuss, City Attorney

Attachment: First Amendment to Lease Agreement