



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 28, 2022**

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT **WARD: 2**

SUBJECT: LEASE AGREEMENT WITH RIVERSIDE COUNTY OFFICE OF EDUCATION FOR COME BACK KIDS CHARTER SCHOOL AT CESAR CHAVEZ COMMUNITY CENTER, IN THE AMOUNT OF \$365.80 PER MONTH FOR THE TERM OF JULY 1, 2022, THROUGH JUNE 30, 2023; WITH FOUR ONE-YEAR OPTIONS TO EXTEND

ISSUE:

Approve the Lease Agreement with Riverside County Office of Education (RCOE) for the Come Back Kids Charter School, at the Cesar Chavez Community Center, for rent of \$365.80 per month for the term of July 1, 2022, through June 30, 2023, with four one-year options to extend, for a total lease revenue of \$24,255.24.

RECOMMENDATIONS:

That the City Council:

1. Approve the Lease Agreement with RCOE for the Come Back Kids Charter School, at the Cesar Chavez Community Center at Bobby Bonds Park, for rent of \$365.80 per month with four one-year options to extend; and
2. Authorize the City Manager, or designee, to execute the Lease Agreement including making minor and non-substantive changes and optional term extensions subject to the availability of funds.

BACKGROUND:

On July 1, 2016, the City Council approved a Lease Agreement between RCOE and the City of Riverside for use of space at the Cesar Chavez Community Center at Bobby Bonds Park, for five, one-year terms.

On March 17, 2022, the Parks, Recreation and Community Services Department received notification of RCOE's intentions to enter into a new agreement to continue to lease 693 square feet of office space at the Cesar Chavez Community Center.

DISCUSSION:

The Riverside County Office of Education's Come Back Kids Charter School has requested to continue to lease Room 114 approximately 693 square feet of space in the Cesar Chavez Community Center. The City uses this property for office space from which various non-profit corporations or associations operate programs that benefit the citizens of Riverside. Agencies enhance equity by providing educational and social services for members of the community. For example, these centers are currently providing office space for Latino Lawyers, Inc., Riverside Unified School District, and Farmworker's Institute of Education and Leadership Development.

The Come Back Kids Charter School program is beneficial for both the agency and the City because the program aims to reduce the high school drop-out rate, assists enrollees with an individualized learning and career plan, helps students achieve a high school diploma or equivalency, and provides a safe environment where communication and success are fostered and celebrated. Specifically, the Come Back Kids Charter School assists students who need to make up credits, receive one-on-one assistance, and get special training to succeed in their careers.

STRATEGIC PLAN ALIGNMENT:

Lease agreements with non-profits contribute to **Strategic Priority 1 – Arts, Culture, and Recreation** and **goal 1.1** “*Strengthening Riverside’s portfolio of arts, culture, recreation, senior and lifelong learning programs and amenities through partnerships, shared use opportunities and fund development*” and **goal 1.5** “*Support programs and amenities to further develop literacy and education of children, youth and seniors throughout the community.*”

The item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – RCOE’s Come Back Kids Charter School connects the youth of the community to educational programs and promotes the reduction of the high school dropout rate.
2. **Equity** – The Cesar Chavez Community Center location allows RCOE’s Come Back Kids Charter School to provide educational programming to be accessible to an undeserved community.
3. **Fiscal Responsibility** – Lease agreements generate revenue for the City assisting in offsetting costs for facility maintenance and lease administration and reduces the amount of unused space at community centers.
4. **Innovation** – Lease agreement with educational agencies provide educational opportunities outside of the traditional school system to address educational needs of youth.
5. **Sustainability & Resiliency** – By partnering with educational institutions through lease agreements the City of Riverside expands educational opportunities provided to meet the needs of a growing community.

FISCAL IMPACT:

The total fiscal impact for this agreement for Fiscal Year 2022/23 is \$4,389.60. The remaining optional extensions and their respective revenue generated is in the table below. The revenue generated will be deposited into the General Fund, PRCS Use of Money and Property, Land and Building Rental account 5205000-373100. The table below outlines revenue generated per each term of the agreement and total revenue generated as a result of this agreement and extensions:

Term	Monthly Rate	Annual Revenue
July 1, 2022 - June 30, 2023	365.80	4,389.60
July 1, 2023 - June 30, 2024	384.09	4,609.08
July 1, 2024 - June 30, 2025	403.29	4,839.48
July 1, 2025 - June 30, 2026	423.46	5,081.52
July 1, 2026 - June 30, 2027	444.63	5,335.56
Total Revenue Generated		24,255.24

Prepared by: Pamela Galera, Parks, Recreation and Community Services Director
Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/Treasurer
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachment: Lease Agreement