



# City Council Memorandum

*City of Arts & Innovation*

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**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: JANUARY 18, 2022**

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

**SUBJECT: LEASE AGREEMENT WITH FARMWORKERS INSTITUTE OF EDUCATION AND LEADERSHIP DEVELOPMENT, INC. AT CESAR CHAVEZ COMMUNITY CENTER, AT BOBBY BONDS PARK, FROM JANUARY 1, 2022, THROUGH DECEMBER 31, 2022, WITH FOUR ONE-YEAR OPTIONS TO EXTEND FOR LEASE REVENUE TOTALING \$140,891.40**

**ISSUE:**

Approval of the Lease Agreement of 953 square feet at the Cesar Chavez Community Center, with Farmworkers Institute of Education and Leadership Development, Inc., from January 1, 2022, through December 31, 2022, with four one-year options to extend generating total revenue of \$140,891.40.

**RECOMMENDATIONS:**

That the City Council:

1. Approve the Lease Agreement with the Farmworkers Institute of Education and Leadership Development, Inc., from January 1, 2022, through December 31, 2022, with four one-year options to extend; and
2. Authorize the City Manager, or his designee, to execute necessary documents to execute the agreement, and make minor, non-substantive changes, include amendments and term extensions.

**BACKGROUND:**

The Farmworkers Institute of Education and Leadership Development, Inc. (FIELD) delivers English as a Second Language and literacy classes to adults over the age of 18 through various partnerships and instructional service agreements. Non-native English speakers are taught skills needed to improve and integrate their basic reading, writing, listening, and speaking abilities. Grammar, vocabulary, and culturally relevant experiential learning are encouraged and explored.

**DISCUSSION:**

The FIELD has requested to continue leasing approximately 953 square feet of space at the Cesar Chavez Community Center located at Bobby Bonds Park at 2060 University Avenue. The City uses properties for space from which various non-profit organizations or associations operate programs that benefit the citizens of Riverside. Other agencies located at Cesar Chavez Community Center include Riverside Unified School District, Inland Empire Latino Lawyers, and Riverside County Office of Education Come Back Kids.

The Parks, Recreation and Community Services Department recommends to continue leasing space to FIELD and enter into a new agreement. It has been determined that the agreement with FIELD will benefit Riverside residents through the literacy services provided by the agency.

### **STRATEGIC PLAN ALIGNMENT:**

Lease agreements with non-profits contribute to **Strategic Priority 2 – Community Well-Being** and **goal 2.5**, creating a partnership that contributes to the community's social service needs. The FIELD lease agreement also contributes to **Strategic Priority 1 – Arts, Culture, and Recreation** and **goal 1.1** and **1.5** fostering a partnership that creates lifelong learning opportunities and literacy programs.

This service also aligns with each of the Cross-Cutting Threads as follows:

1. **Community Trust** – FIELD's programming benefits adult non-native English speakers to develop English and literacy skills.
2. **Equity** – Services focus on an underserved population, making English and Literacy Classes more accessible to the community.
3. **Fiscal Responsibility** – The lease agreement generates rental income for the City assisting in offsetting costs for facility maintenance and lease administration.
4. **Innovation** – Lease agreements with non-profit organizations assist the City in providing social services to address the community's needs.
5. **Sustainability & Resiliency** – Partnering with non-profit organizations continues to ensure that the needs of the community are met. By partnering with non-profit organizations through lease agreements the City of Riverside ensures that social service needs will continue to be met.

### **FISCAL IMPACT:**

Revenue for the initial agreement term in the amount of \$28,178.28 will be deposited into the General Fund, Land and Building Rental Revenue Account No. 5205000-373100. The total lease agreement (including the additional four one-year options to extend) will generate total revenue of \$140,891.40 from January 1, 2022 through December 31, 2026.

Prepared by: Pamela M. Galera, Parks, Recreation and Community Services Director  
Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer

Approved by: Kris Martinez, Assistant City Manager  
Approved as to form: Phaedra A. Norton, City Attorney

Attachment: Lease Agreement