



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MAY 17, 2022**

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

SUBJECT: FIRST AMENDMENT TO THE LEASE AGREEMENT WITH RIVERSIDE UNIFIED SCHOOL DISTRICT AT THE CESAR CHAVEZ COMMUNITY CENTER AT BOBBY BONDS PARK FOR FAMILY RESOURCE CENTER, FOR A TERM OF JULY 1, 2022, THROUGH JUNE 30, 2023, FOR A MONTHLY LEASE AMOUNT OF \$568.80 AND TOTAL ANNUAL LEASE AMOUNT OF \$6,825.60

ISSUE:

Approve the First Amendment to the Lease Agreement with Riverside Unified School District for the term of July 1, 2022, through June 30, 2023, with the option to extend for four additional one-year periods, for the lease of 720 square feet of space at the Cesar Chavez Community Center at Bobby Bonds Park, generating \$568.80 monthly.

RECOMMENDATIONS:

That the City Council:

1. Approve the First Amendment to the Lease Agreement with Riverside Unified School District at the Cesar Chavez Community Center at Bobby Bonds Park; and,
2. Authorize the City Manager, or his designee, to execute the Lease Agreement with Riverside Unified School District, including making minor and non-substantive changes.

BACKGROUND:

On January 14, 2020, City Council approved a Lease Agreement with Riverside Unified School District (RUSD) for 1,073 square feet of space at the Children's Health, Education, Enrichment and Resource (C.H.E.E.R.) Center at Bobby Bonds Park, including a monthly rent of \$697.45 through June 30, 2020, with the option to extend for three additional one-year terms.

On July 1, 2020, the RUSD Family Resource Center requested an amendment to the Agreement to extend their lease at the C.H.E.E.R. Center.

On October 1, 2021, RUSD was moved to room 101 at the Cesar Chavez Community Center, to allow the Parks and Neighborhood Specialists Program to occupy the C.H.E.E.R. Center. After the move it was determined that the Parks and Neighborhood Specialist Program would not occupy

the location, but the C.H.E.E.R. Center would be no longer available due to construction of a new library.

On February 7, 2022, City Council approved the new lease agreement with the option to extend for four additional one-year periods with RUSD. RUSD has notified the City to proceed with extending the agreement for the term of July 1, 2022, through June 30, 2023.

DISCUSSION:

RUSD's Family Resource Center satellite office serves as a one-stop place where parents can gather, create connections with peers and community, and receive a variety of education and family support services, including parenting classes, support groups, community resources and referrals, family literacy, and assistance with the RUSD Parent Portal and the free and Reduced Lunch Program applications. PRCSO confirms the services provided by RUSD benefits the Riverside community, and the Department is agreeable to continuing the lease agreement.

STRATEGIC PLAN ALIGNMENT:

Lease agreements with non-profits contribute 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; and **Strategic Priority 2 – Community Well-Being** and **goal 2.5** by creating a partnership that contributes to the community's social service needs. The RUSD lease agreement also contributes to strategic

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

1. **Community Trust** – RUSD's Resource Center connects the community to social and educational programs.
2. **Equity** – The Cesar Chavez Community Center location allows RUSD's social and educational programming to be accessible to an underserved community.
3. **Fiscal Responsibility** – Lease agreement generates rental income for the City assisting in offsetting costs for facility maintenance and lease administration.
4. **Innovation** – Lease agreement with non-profits assist the City in providing social services to address the community's needs.
5. **Sustainability & Resiliency** – Non-profits continue to ensure the needs of the community are met. By partnering with non-profits through lease agreements the City of Riverside ensures social service needs will continue to be met and accessible to the community.

FISCAL IMPACT:

The total fiscal impact for this action, for the term of the contract renewal is \$33,631.08. The monthly revenue of \$568.80 from the lease will be deposited into the General Fund, Use of Money & Property, Land & Building Rental revenue account 5205000-373100.

Total revenue generated from the original agreement and amendments is listed below:

Term	Fund	Account Name	Account	Annual Revenue
October 1, 2021 - June 30, 2022	General Fund	Land & Building Rental	5205000-373100	\$4,212.00
July 1, 2022 - June 30, 2023	General Fund	Land & Building Rental	5205000-373100	\$6,825.60
July 1, 2023 - June 30, 2024	General Fund	Land & Building Rental	5205000-373100	\$7,166.88
July 1, 2024 - June 30, 2025	General Fund	Land & Building Rental	5205000-373100	\$7,525.20
July 1, 2025 - June 30, 2026	General Fund	Land & Building Rental	5205000-373100	\$7,901.40
Total Lease Revenue				\$33,631.08

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 Amendment