



# City Council Memorandum

*City of Arts & Innovation*

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**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: APRIL 9, 2024**

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

**SUBJECT: SECOND AMENDMENT TO LEASE AGREEMENT WITH FARMWORKERS  
INSTITUTE OF EDUCATION AND LEADERSHIP DEVELOPMENT, INC. AT  
CESAR CHAVEZ COMMUNITY CENTER, AT BOBBY BONDS PARK, FROM  
JANUARY 1, 2024, UNTIL DECEMBER 31, 2024, FOR LEASE REVENUE  
TOTALING \$28,178.28**

**ISSUE:**

Approve the Second Amendment to Lease Agreement with Farmworkers Institute of Education and Leadership Development, Inc. to lease 953 square feet at the Cesar Chavez Community Center, from January 1, 2024, through December 31, 2024.

**RECOMMENDATIONS:**

That the City Council:

1. Approve the Second Amendment to the Lease Agreement from January 1, 2024, through December 31, 2024, with the Farmworkers Institute of Education and Leadership Development; and
2. Authorize the City Manager, or designee, to execute necessary documents to amend the Lease Agreement.

**BACKGROUND:**

On January 18, 2022, City Council approved a one-year lease agreement with four one-year options to extend with Farmworkers Institute of Education and Leadership Development, Inc. (FIELD) to lease 953 square feet off space at the Cesar Chavez Community Center.

On December 13, 2022, City Council approved the first amendment to the lease agreement with FIELD for the term of January 1, 2023, through December 31, 2023.

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:**

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 and enter into the first extension to their agreement. 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 would like 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.

The City of Riverside is seeking an architectural firm to update the Cesar E. Chavez Community Center for improved functionality. The project includes compliance with exterior window replacement, ADA path of travel, restroom upgrades, auditorium modifications for small live performances, classroom adaptations, fire protection system analysis, lobby seating development, HVAC system modification/replacement, and similar changes. To facilitate the construction process, FIELD will be temporarily relocated to the Brown Room at Villegas Park, starting in the second quarter of the year.

## **STRATEGIC PLAN ALIGNMENT:**

The agreement with Farmworkers Institute of Education and Leadership Development, Inc. aligns with **Strategic Priority 1 – Arts, Culture, and Recreation**, which aims to provide diverse community experiences and personal enrichment opportunities for people of all ages.

The agreement with Farmworkers Institute of Education and Leadership Development, Inc. contributes to **Strategic Goal 1.5** *“Support programs and amenities to further develop literacy, health, and education of children, youth and senior throughout the community.”*

1. **Community Trust** – FIELD’s programming benefits adult non-native English speakers 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** – 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.

**FISCAL IMPACT:**

The total fiscal impact of this one-year agreement is \$28,178.28. Lease revenue will be deposited in the General Fund, Parks & Recreation, Land & Building Rental revenue account number 5205000-373100.

Prepared by: Gabriella Garcia, Administrative Services Manager  
Approved by: Pamela M. Galera, Parks, Recreation and Community Services Director  
Certified as to  
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer  
Approved by: Kris Martinez, Assistant City Manager  
Approved as to form: Phaedra A. Norton, City Attorney

Attachment: Lease Agreement