



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: DECEMBER 13, 2016**

**FROM: PARKS, RECREATION AND COMMUNITY      WARDS: 2 AND 6**  
**SERVICES DEPARTMENT**

**SUBJECT: LEASE AGREEMENT WITH THE JOHN MUIR CHARTER SCHOOL FOR 1852**  
**SQUARE FEET OF SPACE FOR RIVERSIDE HERITAGE CHARTER SCHOOL**  
**– IN THE MONTHLY AMOUNT OF \$2,574.70**

## **ISSUE:**

Approve the lease agreement with the John Muir Charter School to pay the City \$2,574.70 monthly rent at a cost of \$1.39 per square foot for 1852 square feet of space for the Riverside Heritage John Muir Charter School at two locations: (1) 852 square feet at the Eric M. Solander Center and (2) 1,000 square feet at the Cesar Chavez Community Center.

## **RECOMMENDATIONS**

That the City Council:

1. Approve the lease agreement with John Muir Charter School to pay the City \$2,574.70 monthly rent space at two locations: (1) Eric M. Solander Center and (2) Cesar Chavez Community Center, allowing a one-year extension to the term; and
2. Authorize the City Manager, or his designee, to execute necessary documents to amend the lease agreement.

## **BACKGROUND:**

In August 2012, as part of the Parks, Recreation and Community Services Department's (PRCSD) first California Gang Reduction, Intervention and Prevention (CalGRIP) grant, the City entered into a lease agreement with the John Muir Charter School, a non-profit public-benefit corporation, to house a charter school at the Eric M. Solander Center at Bryant Park. The school was eventually named Riverside Heritage John Muir Charter School, where participants in the CalGRIP grant received additional social services, life skills workshops and work experience. Due to the success of the initial campus and high demand for alternative education opportunities in other areas in the city, the team expanded the program to the Cesar Chavez Community Center.

In 2013, PRCSD received another CalGRIP grant and used the facility space being utilized for the school site as in-kind support. The lease agreement was terminated and the city entered

into a Memorandum of Understanding (MOU) with John Muir Charter School outlining the roles and responsibilities for each agency:

Key responsibilities of John Muir Charter School include:

1. Recruit and enroll students
2. Provide educational curriculum to students
3. Evaluate and assess student progress and keep city staff informed

Key responsibilities of the Parks, Recreation and Community Services Department include:

1. Provide cost-effective vocation-related learning opportunities to youth
2. Assist with offering additional social and recreational services to youth
3. Recruit youth and publicize school

Per the MOU, John Muir Charter School reimburses the city for the costs related to the vocational education piece that PRCSD is responsible for, including Lead Outreach Worker/Job Developer salary and benefits, cell phone and mileage.

### **DISCUSSION:**

John Muir Charter School will be responsible for leasing approximately 1852 square feet of space in two locations; (1) 852 square feet at the Eric M. Solander Center, located at 7801 Gramercy Place, and (2) 1,000 square feet at the Cesar Chavez Community Center, located at 2060 University Avenue. The City uses this property for office space from which various nonprofit corporations or associations operate programs that benefit the citizens of Riverside. For example, the Community Center is currently providing office space for the Inland Empire Latino Lawyers, Inc., Community Connect, and Riverside County Office of Education. JMCS has not paid rent previously as the facility space was used as in-kind support for the city's CalGRIP grant, which has since ended.

The John Muir Charter School program benefits the citizens of the City as the program goals are to reduce the high school dropout rate, assist enrollees with an individualized learning and career plan, help students achieve a high school diploma or equivalency, and provide a safe environment where communication and success are fostered and celebrated.

### **FISCAL IMPACT:**

There is a positive impact to the General Fund, as the John Muir Charter School will pay a monthly rent to the City in the amount of \$ 2,574.70. The revenue will be going to Land and Building Rental account 0000101-373100.

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

Certified as to

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

Approved by: Alexander T. Nguyen, Assistant City Manager

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

Attachment: Lease Agreement