



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 22, 2021**

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT **WARD: 6**

SUBJECT: LEASE AGREEMENT WITH JOHN MUIR CHARTER SCHOOL FOR 852 SQUARE FEET OF SPACE AT THE ERIC M. SOLANDER CENTER, AT BRYANT PARK, FOR THE TERM OF JULY 1, 2021 THROUGH JUNE 30, 2022, IN THE AMOUNT OF \$1,260.96 PER MONTH, WITH THE OPTION TO EXTEND FOR FOUR ADDITIONAL ONE-YEAR TERMS

ISSUE:

Approve the Lease Agreement with John Muir Charter School for the term of July 1, 2021, through June 30, 2022, with the option to extend for four additional one-year terms for 852 square feet of space at the Eric M. Solander Center, located in Bryant Park, generating \$1,260.96 in revenue per month.

RECOMMENDATIONS:

That the City Council:

1. Approve the Lease Agreement with John Muir Charter School allowing an option to extend for four additional one-year terms; and
2. Authorize the City Manager, or his designee, to execute necessary documents for the First Amendment to the Lease Agreement and future amendments with John Muir Charter School, including making minor, non-substantive changes.

BACKGROUND:

In August 2012, as part of the Parks, Recreation and Community Services Department's (PRCSD) first CalGRIP grant, the City entered into a Lease Agreement with the John Muir Charter School (JMCS), 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 program 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. Thus, the lease agreement was terminated, and the City entered into an MOU with John Muir Charter School. As any true and successful partnership, each entity had certain roles and responsibilities in order to make the program a success.

In 2016 due to the CalGRIP grant termination, JCMS entered into a lease agreement and began to pay rent for properties at Cesar Chavez Community Center and the Eric M. Solander Center.

JMCS wishes to continue leasing property at the Eric M. Solander Center and enter into a new agreement with PRCSD.

DISCUSSION:

Parks, Recreation and Community Services Department (PRCSD) confirms the services provided by JMCS benefit the Riverside community, and the Department is agreeable to entering into a new Lease Agreement with the reduced square footage and optional term extensions.

The City uses these properties for space from which various non-profit organizations or associations operate programs that benefit the citizens of Riverside. For example, these centers are currently providing office space for Latino Lawyers, Inc., Riverside County Office of Education, Family Service Association, and Women, Infants, and Children (WIC). JMCS utilizes the space to offer the Riverside Heritage Charter High School to youth ages 15-25 in the City of Riverside so students may have an alternate route to earning their high school diploma, reducing the high school drop-out rate, and providing a safe environment where communication and success are fostered and celebrated.

FISCAL IMPACT:

The fiscal impact of this recommendation is \$15,131.52. The monthly revenue collected from the lease will be deposited into the General Fund, Recreation Land and Building account 520500-373100.

Prepared by: Adolfo Cruz, Parks, Recreation and Community Services Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Kristi J. Smith, Interim City Attorney

Attachment: Lease Agreement