



City of Arts & Innovation

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL**                      **DATE: JUNE 11, 2024**

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

**SUBJECT: THIRD AMENDMENT TO THE 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, 2024 THROUGH JUNE 30, 2025, IN THE AMOUNT OF \$1,337.64 PER MONTH**

**ISSUE:**

Approve the Third Amendment to the Lease Agreement with John Muir Charter School for the term of July 1, 2024, through June 30, 2025, for 852 square feet of space at the Eric M. Solander Center, located at Bryant Park, at a rate of \$1,337.64 per month.

**RECOMMENDATIONS:**

That the City Council:

1. Approve the Third Amendment to the Lease Agreement with John Muir Charter School for the term of July 1, 2024 – June 30, 2025, at a monthly rate of \$1,337.64; and
2. Authorize the City Manager, or designee, to execute necessary documents for the Third Amendment to the Lease Agreement with John Muir Charter School.

**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 an MOU with JMCS. As any true and successful partnership, each entity had certain roles and responsibilities to make the program a success.

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

On June 22, 2021, the City entered into a lease agreement with JMCS to continue leasing space at the Eric M. Solander Center, with the option to extend it for four additional one-year terms.

On June 7, 2022, the City entered into the first amendment to the lease agreement with JMCS to continue leasing space the at Eric M. Solander Center.

On July 3, 2023, the City entered into the second amendment to the lease agreement with JMCS.

### **DISCUSSION:**

JMCS has expressed interest in extending their lease term for an additional year as outlined in their agreement. PRCSD confirms the services provided by JMCS benefit the Riverside community, and the Department is agreeable to exercising the option to extend the lease for an additional one-year term.

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.

### **STRATEGIC PLAN ALIGNMENT:**

The work contributes to **Strategic Priority 1 – Arts, Culture and Recreation**, which aims to provide diverse community experiences and personal enrichment opportunities for people of all ages.

Lease agreements with non-profits contribute to **goals 1.1 and 1.5** fostering a partnership that promotes lifelong learning and educational opportunities to youth of the community.

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

1. **Community Trust** – JMCS provides access to social services, life skills workshops, and work experience to the community's youth.
2. **Equity** – The Eric M. Solander location allows the JMCS to provide social and educational programming to be accessible to an undeserved community and contribute to reducing the high school drop-out rate.
3. **Fiscal Responsibility** – Lease agreement generates rental income for the city assisting in offsetting costs for facility maintenance and lease administration.

4. **Innovation** – Lease agreements with non-profits assist the city in providing social and educational programming and services to address the community’s needs.
  
5. **Sustainability & Resiliency** – Partnerships continue to ensure the needs of the community are met. By partnering with agencies through lease agreements the City of Riverside ensures educational and social service needs will continue to be met and accessible to the community.

**FISCAL IMPACT:**

The total fiscal impact for the one-year amendment of this agreement is \$16,051.68. The monthly revenue in the amount of \$1,337.64 from the lease will be deposited into the General Fund, Parks & Recreation, Land and Building rental account 5205000-373100. The revenue related to this agreement has been incorporated in the Fiscal Year 2024-2026 budget that will be presented to City Council for adoption in June 2024.

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: Amendment to Lease Agreement