



MEETING OF: April 14, 2015

TITLE: Lease Agreement between TUSD and Amazing Grace Tabernacle for the Facilities at 2102 and 2120 E Broadway Boulevard with Authorization for the Director of Planning and Student Assignment to Execute the Agreement

ITEM #: 32

Information:

Study:

Action: X

PURPOSE:

This action will give the Director of Planning Services and Student Assignment authority to execute a Lease Agreement with Amazing Grace Tabernacle for 5,900 square feet of space at 2102 and 2120 E Broadway Boulevard, Tucson, AZ.

DESCRIPTION AND JUSTIFICATION:

Amazing Grace Tabernacle, a private religious organization is seeking a lease agreement with TUSD to use the facilities located at 2102 and 2120 E Broadway Boulevard. The approved leaseholder, the Arabian Oasis, recently terminated their lease.

Amazing Grace Tabernacle has been using the facility for religious services and community outreach since the church, which originally partnered with the Arabian Oasis, vacated the premises.

This lease would be on the same terms as the current lease and would run for five years. Amazing Grace Tabernacle will accept the premises "as-is" and will pay \$ 17,700 per year in the first year increasing to \$29,500 in the third year. Tenant will pay all utilities and other expenses. The tenant will pay for the cost of repairing the HVAC unit at 2102 E. Broadway (\$5,700.00) and maintenance for the unit at 2120 E Broadway (\$648.63) prior to occupancy. Tenant will pay the cost of all routine maintenance and repair after occupancy. Tenant shall be given credit for Capital Improvements as defined in the lease agreement.

Bryant Nodine will be present to respond to questions.

BOARD POLICY CONSIDERATIONS:

LEGAL CONSIDERATIONS:

For all Intergovernmental Agreements (IGAs), Initiator of Agenda Item provides the name of the agency responsible for recording the Agreement after approval:

For amendments to current IGAs, Initiator provides original IGA recording number:

Legal Advisor Signature (if applicable)

BUDGET CONSIDERATIONS:

Budget Certification (for use by Office of

Financial Services only):



_____	District Budget
_____	State/Federal Funds
_____	Other _____
<u>Budget Cost</u>	<u>Budget Code</u>

Date
I certify that funds for this expenditure in the amount of \$ are available and may be:
Authorized from current year budget
Authorized with School Board approval
Code: Fund:

INITIATOR(S):

Bryant Nodine, Acting Director of Planning and Student Assignment		3/31/2015
Name	Title	Date

DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:

<u>ATTACHMENTS:</u>
Click to download
 Letter of Intent and Summary
 Amazing Grace Lease Agreement

TUCSON UNIFIED SCHOOL DISTRICT	BOARD AGENDA ITEM CONTINUATION SHEET
--------------------------------	---