



MEETING OF: December 13, 2016

TITLE: Lease-Purchase Agreement with the Flowers and Bullets Collective at the former Julia Keen Elementary School with Authorization for the Planning Services Director to Execute the Agreement

ITEM #: 11

Information:

Study:

Action: X

PURPOSE:

This action will give the Director of Planning Services authority to execute a Lease-Purchase Agreement with Flowers and Bullets Collective for portions of the former Julia Keen Elementary School at 3538 East Ellington Place, Tucson AZ.

DESCRIPTION AND JUSTIFICATION:

The Flowers and Bullets Collective seeks to lease the former Julia Keen Elementary school to provide an urban farm and arts and culture site, with food production, education, health and healing, and arts and culture programs to support the community.

The lease is for five years and may be renewed for an additional five-year term. Flowers and Bullets will accept the premises "as-is" and will pay no rent for the first year, though they will be responsible for all utilities and maintenance for the areas they occupy. In subsequent years, if they demonstrate that they have finances to support the lease, they will pay \$37,200 per year. TUSD can terminate the lease after the first year if Flowers and Bullets does not demonstrate that they have finances to support the lease.

The lease also allows Flowers and Bullets, after demonstrating that they have sufficient financial resources, to purchase the site. At that point, during the escrow period, 50% of the rent will accrue toward the purchase.

Bryant Nodine will be present at the meeting for this item.

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

Budget Cost



Budget Code

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, Director of Planning Services		12/2/16
Name	Title	Date

DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:

ATTACHMENTS:
Click to download
 Flowers and Bullets Lease Summary
 Flowers and Bullets Lease-Purchase Agreement