

**TUCSON UNIFIED SCHOOL DISTRICT**MEETING OF: November 10, 2015

TITLE: Lease Agreement between TUSD and Cavalry Christian Fellowship East for the Former Lyons Elementary School with Authorization for the Director of Planning Services 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 Agreement with Calvary Christian Fellowship East for 12,500 square feet of space at the former Lyons Elementary School.

DESCRIPTION AND JUSTIFICATION:

Calvary Christian Fellowship (CCF) has been in operation in the east Tucson area since 1999. Over the past 16 years, CCF has been located in Secrist Middle School, Ocotillo Ridge and most recently Mesquite Elementary school. In each of these locations, CCF has rented the use of the school for weekly Sunday services and Wednesday night. The congregation of CCF has decided that, in order to maximize its ability to serve those in need in Tucson, it must find an affordable location that will allow current ministries to grow and provide the space needed to develop greater ministries of outreach.

The organization intends to lease the entirety of the main administration building housing the multipurpose room, library and offices, approximate 12,500 square feet of space. Use of the parking and grounds are included in the lease. The lease term is for five years beginning in January of 2016 with a base rent of \$0 per square foot per year for the first year during which they will make the repairs to prepare the building for occupancy. The base rent for the remainder of the term is \$3 per square foot per year. The tenant intends to eventually expand into the other portions of the building with board approval. Tenant will make all improvements prior to occupancy of the building. Tenant will be responsible for all building systems repair and maintenance after occupancy.

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:

_____ District Budget
_____ State/Federal Funds
_____ Other
Budget Cost Budget Code

Budget Certification (for use by Office of Financial Services only):

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):

<u>Bryant Nodine, Director of Planning Services</u>	<u>10/27/15</u>
Name	Date
	Title

DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:

ATTACHMENTS:

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 [lease agreement](#)

TUCSON UNIFIED SCHOOL DISTRICT

BOARD AGENDA ITEM
CONTINUATION SHEET
