

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: September 15, 2014

SUBJECT: Resolution to Recommend Approval of an amended and restated five year lease agreement with the Ann Arbor Public Schools (AAPS) for Eberbach Cultural Arts building

Attached for your review and recommendation is an amended and restated five year lease agreement with the Ann Arbor Public Schools (AAPS) for Eberbach Cultural Arts building at 1220 Wells Street for use as a public recreation facility. Per the lease agreement, the AAPS will pay the City \$1.00 per year in rent and make capital facilities payments annually for each year of this lease.

The Eberbach Cultural Arts building is owned by the City and part of the Park system. The AAPS Recreation and Education Department has used the Eberbach Cultural Arts building exclusively for various cultural arts programming for over 25 years. Prior to 2009, the City had paid for all maintenance and capital expenses associated with the building and grounds. This proposed amended and restated lease agreement will continue to provide for the AAPS to cover the operating, maintenance and anticipated capital expenses associated with the building and grounds during this lease period.

In exchange for the \$1.00 annual rent payment, the AAPS will be responsible for maintaining the premises in a condition that is satisfactory to the City and will perform numerous routine maintenance activities at its sole cost and expense with respect to the building and grounds. In addition, the Ann Arbor Public Schools will continue to be responsible to provide all utilities, including electricity, heat, air-conditioning, ventilation, water, and sewer services.

Starting in 2009 the AAPS has made annual payments to the City that are kept in a balance sheet designated for maintenance expenses associated with the Eberbach Cultural Arts building. This arrangement has created a funding mechanism whereby the building can be properly maintained. The balance of the Eberbach balance sheet account as of September 1, 2014 is \$45,129.00. If the fund balance as of March 1st of each calendar year of this lease is at \$50,000.00 no capital facilities expense shall be due from the AAPS in that year. If the fund balance is between \$40,100.00 and \$49,999.00 on March 1st AAPS shall pay the difference between the fund balance and \$50,000.00 by April 1st. If the fund balance is less than \$40,100.00 a capital facilities payment in the amount of \$9,900.00 shall be due by April 1st. Annual capital facilities payments will continue to be deposited in a balance sheet account designated for the Eberbach location. These funds shall only be used for the capital facility needs for Eberbach, as well as for repairs and general maintenance for the premises that exceed \$3,000 per incident. Such work will be managed by the City in collaboration with the AAPS.

RESOLUTION TO RECOMMEND APPROVAL OF AN AMENDED AND RESTATED FIVE
YEAR LEASE AGREEMENT WITH THE ANN ARBOR PUBLIC SCHOOLS
FOR EBERBACH CULTURAL ARTS BUILDING

Whereas, The Eberbach Cultural Arts building at 1220 Wells Street is a City owned park facility;

Whereas, The Ann Arbor Public Schools (AAPS) uses the Eberbach Cultural Arts building for various cultural arts programming and has a desire to continue to have exclusive use of the building for continued cultural arts programming;

Whereas, The City and AAPS have partnered together successfully over the last 5 years under the terms of the expired lease agreement;

Whereas, The City and AAPS have developed an amended and restated lease agreement that will allow the AAPS to continue to use the facility for public recreational programming while having the AAPS cover the operating, maintenance and anticipated capital expenses associated with the building and grounds during the lease period;

RESOLVED, That the Park Advisory Commission recommend that City Council approve the five year amended and restated lease agreement between the City and Ann Arbor Public Schools for Eberbach Cultural Arts building.