

EDMONTON PUBLIC SCHOOLS

February 27, 2007

TO: Board of Trustees

FROM: B. Holt, Acting Superintendent

SUBJECT: Wellington School – Lease to the City of Edmonton

ORIGINATOR: C. McCabe, Executive Director

RESOURCE

STAFF: Lisa Austin, Jenise Bidulock, Michael Ediger, Cory Sinclair

INFORMATION

Introduction

Edmonton Public Schools has a long and successful history of making closed schools available to community service organizations. A partial listing of recent examples is provided as Appendix I. Following the closure of Wellington School in June 2005, the City of Edmonton advocated for use of the school to serve as a centre for the Council of African Canadians (CAC). The district administration has worked with the city to develop a test case which will give the city a greater role in identifying which groups may have access to closed schools, and in this case Wellington School. An agreement has been reached to lease the building to the City of Edmonton for a nominal rate of \$1, such that the city may then convey the space to community groups in accordance with municipal needs.

A city report was considered at the Community Services Committee of City Council on February 5, 2007 which provided details of the proposed head lease arrangement, as well as two proposed sub-lease agreements in favor of the CAC and the Winifred Stewart Association. The report indicates that the City of Edmonton has held discussions regarding this arrangement with the community leagues surrounding the school, including Wellington, Athlone, Kensington and Calder.

Head Lease Terms (Highlights)

1. Time Frame: the agreement is for four (4) years, after which time the city must either acquire the building and property or return it to the board as vacant. The sale of the property would be subject to the terms of the *Joint Use Agreement (1996)*.
2. Operation, Repair and Maintenance: the City of Edmonton is responsible for all costs of operating the building, as well as for all major and minor repairs. If a repair is deemed to be too onerous for the city, the city may terminate the sub-leases and terminate the head lease. Vacant possession is required.
3. No Net Profit Basis: a key provision of the head lease agreement is that the City of Edmonton cannot re-convey the space to another party or sub-tenant at a profit. Further discussions will be held with the city administration regarding this provision, as it appears that a proposed sub-lease agreement with the Winifred Stewart Association does not align with this expectation. To ensure that the project is conducted on a non-profit basis to all

parties, the board will be provided with information to verify the financial contributions of the city and sub-tenants.

4. Sub-Leases: the district must approve all sub-lease agreements.

DME:gm

APPENDIX I - Community Use of Closed Schools

COMMUNITY USE OF CLOSED SCHOOLS

- **H.A. Gray School** served 20+ years as a Northern Alberta Institute of Technology ancillary site housing computing technology programs. The building was sold in 2005 to Vanguard Christian College after the City of Edmonton waived its first right to purchase.
- **Cromdale School** served 13+ years as home to Edmonton Immigrant Services Association and the CHIMO program and services for at-risk youth. A number of other leases were also accommodated including the City of Edmonton Community Services Department. The property was sold to Capital Health as the site for Eastwood Community Health Clinic following city waiver of its first right to purchase.
- **Strathearn Elementary School** served more than 12 years accommodating the Goodwill Rehabilitation Services and an additional 4 years accommodating the ELVES Program serving multi sensory handicapped and medically fragile students. The building was acquired by the City of Edmonton through its first right to purchase and demolished for parkland.
- **Strathearn Junior High School** was sold to the Francophone School District and reopened as L'Ecole Gabrielle Roy.
- **Alex Taylor School** has served as the centre for Edmonton City Centre Church Corporation (E4C) for the past 4+ years. The E4C delivers multiple programs in adult literacy, hot lunch programs, family counseling services and services to City Centre Project schools.
- **Bellevue School** has for 4+ years served as the site of Distinctive Education and Counseling Services Association primarily serving new Canadian and aboriginal women. The district is considering a sale of the building to this group.
- **Sherbrooke School** has for more than 21 years been the home of cultural dance groups, language schools, community living support agencies, artists, sports associations and a district employee support service. In October 2006, the province requested that the school be provided to the Aurora Charter School Society.
- **Beverly Heights School** had provided accommodation for 18+ years for the North East Zone Soccer Association. The building and property was acquired by the City of Edmonton through its first right to purchase and demolished for parkland.
- **Donald Ross School** served as the main offices for the Commonwealth Games planning committee, then for 8+ years the school accommodated the City of Edmonton River Valley Outdoor Program, the 2001 World Track and Field Games planning committee, and an environmental group. The school is proposed to be leased to a major day care provider following repairs to the mechanical system.
- **Argyll School** served for 14+ years as the Faith Lutheran Church site. The school was reopened as the temporary site for district distance learning and home schooling centre prior to its relocation to Terrace Heights School in 2005. The City of Edmonton has exercised its right to purchase this facility.

- **Canora School** was for 15+ years the site for the White Hall Day Care. The building was sold to the Canadian Turkish Society to establish a cultural centre following waiver by the City of Edmonton in regard to first right to purchase.
- **McQueen School** was used for 10+ years as the district maintenance office, then sold to Edmonton Christian Schools following waiver by the City of Edmonton in regard to first right to purchase.
- **Prince Rupert School** has been used for 9+ years as the Rites of Passage Program site serving at-risk aboriginal youth, as well as support services provided by the Bent Arrow Traditional Healing Society ancillary site.
- **The Old Administration Building** was utilized for approximately 20 years by numerous community groups including the Edmonton Mennonite Centre for Newcomers, Canadian Organization of Small Business, substance abuse counseling agencies, family violence programs, Edmonton Inner City Housing and many others.