

EDMONTON PUBLIC SCHOOLS

November 9, 2004

TO: Board of Trustees

FROM: A. McBeath, Superintendent of Schools

SUBJECT: Matt Berry School Site Master Agreement

ORIGINATOR: A. Habinski, Executive Director, School and District Services

RESOURCE

STAFF: Jenise Bidulock, Jim Davies, Michael Ediger, Andrea Furness, Dean Power

RECOMMENDATION

That the Matt Berry School Site Master Agreement, as provided in Attachment I, be approved conditional upon the Edmonton Society for Christian Education approving the Agreement.

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Background

Edmonton Public Schools and the Edmonton Society for Christian Education (the Society) have determined that the new Edmonton Christian Elementary Junior High School will be located on the existing vacant public school site in the Matt Berry Neighbourhood. The school will replace the existing Northeast Edmonton Christian School, and will be constructed at the sole cost of the Society.

In 1999 a partnership was formed between Edmonton Public Schools and the Society which allows the Society to provide the school facilities and the district provides the program, staff and operation of the school. There are currently three Edmonton Christian School Campuses, a kindergarten to grade nine school in West Edmonton, a high school in west Edmonton and a Kindergarten to grade nine school in Northeast Edmonton. The existing Northeast Edmonton Christian School has a capacity for 333 students and is currently over 100 percent utilized. The new school will accommodate 500 elementary and junior high students, and will be expandable to accommodate 650 students if required.

The Matt Berry neighbourhood is approximately 80 percent developed, and on September 30, 2004 there were 165 public elementary students in this neighbourhood. There is not enough demand in Matt Berry for a regular public school to serve this neighbourhood. Therefore, a new school is proposed in Hollick-Kenyon that will serve Matt Berry, Hollick-Kenyon and Brintnell neighbourhoods. In these three neighbourhoods there is a combined public elementary population of 302 students. The new school in Hollick-Kenyon has been identified as a first year priority for new school construction in the district's three year Capital Plan.

In June of 2003 a public meeting was held for residents of the Matt Berry and Hollick-Kenyon neighbourhoods (Brintnell neighbourhood did not have any residents at this time), in order to provide information about the district's plans for the Matt Berry school site and the

Hollick-Kenyon school site. In March of 2004 a second public meeting was held with the City of Edmonton's Planning and Development Department and Community Services Department, to provide information about the rezoning of the school site and the removal of the Reserve designation. At both meetings the feedback from the community was generally supportive.

The Matt Berry School Site Master Agreement

Attached to this report is the Matt Berry School Site Master Agreement (the Agreement), which has been developed jointly by district administration, city administration and the society's administration (Attachment I). On October 4, 2004 City Council unanimously approved the rezoning of the Matt Berry School site and the removal of the Reserve designation to allow for the construction of the new school. These approvals resulted in City Council endorsing the Agreement. The approval of the zoning and Reserve designation removal is conditional on Edmonton Public School Board and the Edmonton Society for Christian Education also endorsing the Agreement prior to December 31, 2004.

The Agreement was developed in order to facilitate a district partner's access to a vacant school site in a developing neighbourhood. This is a unique project in that a district partner, will be provided access to Reserve land, which they typically do not have access to, in order to construct a new school. This process will allow the Society to relocate the Edmonton Christian School, which is over utilized and in poor condition, to a site that has been planned for a future school.

The Agreement also protects the individual interests of the three parties in the school site. The site will be conveyed from the city to the district for one dollar, in accordance with the Joint Use Agreement. The district will then convey the site to the Society for one dollar, in order to facilitate the construction of a new school. The Society is required to commence construction of the school prior to September 1, 2006, otherwise the site can be reacquired by the district. If the partnership between the district and the Society dissolves, the Society will have an option to purchase the site for market value. The proceeds from the sale of the site will be conveyed to the City's Residential Land Assembly Account, which is consistent with the Joint Use Agreement.

The district's long term interests in the site are protected by the district's option to reacquire the site to serve the educational needs of the community in the event that the Society no longer has an interest in providing a school facility on the site. If the partnership between the Society and the district exists at this time, then we would purchase the site for one dollar.

The Society will also be voting on whether to endorse the Agreement on November 9, 2004. Once the Agreement has been endorsed by the three parties the City will subdivide the school site from the sports fields, and the title will be transferred to the district and subsequently to the Society.

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Appendix I Edmonton Christian School Northeast Map
Attachment I The Matt Berry School Site Master Agreement