

Policy Briefing Summary

City Council



Regarding:	Resolution Authorizing a Two-Year Lease Agreement for Carver Recreation Center
Staff Contact(s):	Riaan Anthony, Director of Parks & Recreation
Presenter:	Riaan Anthony, Director of Parks & Recreation
Date of Proposed Action:	September 8, 2026

Issue

The current Lease Agreement extension between the City of Charlottesville, Virginia ("City") and the Jefferson School Foundation ("JSF") for the operation of the Carver Recreation Center ("Carver") expired on June 30, 2026.

The City and JSF have been actively negotiating a new two-year Lease Agreement to provide for the continuing operation of the Carver Recreation Center and to establish the terms and conditions for the next lease period. The proposed two-year Agreement will allow both parties to continue their partnership while ensuring operational continuity for the facility and the community.

For City Council's review and consideration, attached are the proposed Amendment to the Carver Lease Agreement and the Resolution authorizing its execution.

Background / Rule

The City, through its Parks and Recreation Department, has maintained a long-standing partnership with JSF, a Virginia nonprofit, nonstock corporation and successor in interest to the Jefferson School Community Partnership, L.L.P., through a fifteen (15)-year Lease Agreement for the operation of Carver located within the historic Jefferson School City Center.

Carver serves as a cornerstone of the Charlottesville community, providing accessible recreation, fitness, wellness, and cultural programs for residents of all ages. In addition to its role as a vital community recreation facility, Carver preserves and honors the historic legacy of the Jefferson School, which served as a center of African American education and community life. Today, Carver continues that legacy by serving as a place of inclusion, connection, learning, and opportunity for the Charlottesville community.

The previous Lease Agreement was extended on an interim basis through June 30, 2026, to provide sufficient time for the City and JSF to negotiate a new long-term lease agreement. Those negotiations have now been completed, and staff is recommending that City Council authorize execution of the new agreement to continue the successful partnership between the City and JSF and ensure the continued operation of Carver Recreation Center.

Analysis

Carver continues to serve as a vital community hub, providing fitness, wellness, recreational, and community programming for residents of all ages. The facility remains an important resource for the

Charlottesville community, supporting the City's commitment to accessible recreation opportunities, health and wellness, and meaningful community engagement.

The previous Lease Agreement expired on June 30, 2026. To ensure continuity of operations and maintain the long-standing partnership between the City and JSF, Parks and Recreation staff recommend execution of a new two-year Lease Agreement extending through June 30, 2028.

The proposed Lease Agreement includes an updated rental rate of \$23.00 per square foot, an increase from the current rate of \$17.74 per square foot.

As part of the new agreement, JSF will assume responsibility for additional facility-related services, including landscaping, cleaning services, and maintenance and repair responsibilities associated with the leased premises. This updated allocation of responsibilities provides greater clarity between the City and JSF and ensures the facility is properly maintained to support continued community use. Under the proposed agreement, the City will continue to remain responsible for the Stormwater fees, Property taxes and Property insurance.

The proposed Lease Agreement establishes a clear division of responsibilities between the City and JSF, promotes responsible fiscal management, and supports the continued operation of Carver Recreation Center as a critical community asset serving Charlottesville residents.

Financial Impact

The increased base rent, together with the City's continuing Additional Rent obligations for stormwater fees, property taxes, and property insurance, will be accounted for within the Parks and Recreation Department's operating budget. No new funds are being requested for the current year, as the increased costs will be covered from the department's existing FY 27 budget.

Recommendation

City Parks and Recreation Staff recommend that City Council adopt the attached Resolution authorizing the execution of the attached Lease Agreement through June 30, 2028, and authorize Parks and Recreation staff to finalize the long-term Lease Agreement with the JSF.

Recommended Motion (if Applicable)

I move adoption of the Resolution authorizing the execution of the attached Lease Agreement through June 30, 2028.

Attachments

1. 2026.08.18 RESOLUTION AUTHORIZING THE EXECUTION OF A NEW LEASE AGREEMENT
- Carver
2. 2026.08.24 CARVER LEASE FINAL