



#R-2026-396

**RESOLUTION AUTHORIZING EXECUTION OF A NEW LEASE AGREEMENT
WITH THE JEFFERSON SCHOOL FOUNDATION FOR
THE CARVER RECREATION CENTER**

WHEREAS, the City of Charlottesville, (the “City”) through its Department of Parks and Recreation, has maintained a longstanding lease agreement with the Jefferson School Foundation (“JSF”), a Virginia nonprofit, nonstock corporation and successor in interest to the Jefferson School Community Partnership, L.L.L.P., for the operation of the Carver Recreation Center (“Carver”) located within the Jefferson School City Center; and

WHEREAS, Carver continues to serve as a vital hub for wellness, learning, and social connection, promoting the values of resilience, inclusion, and community well-being; and

WHEREAS, the prior lease agreement was extended on an interim basis to June 30, 2026, to allow City staff sufficient time to negotiate a new long-term lease agreement with JSF; and

WHEREAS, City staff and JSF have negotiated a new lease agreement for a two (2) year term commencing July 1, 2026, and ending June 30, 2028, covering approximately twenty-eight thousand, eight hundred and thirty-one (28,831) square feet of usable and rentable area within the Jefferson School City Center; and

WHEREAS, the new lease agreement establishes a base rent of \$23.00 per square foot for the first year of the term, escalating two percent (2%) to \$23.46 per square foot for the second year of the term, an increase from the prior rate of \$17.74 per square foot; and

WHEREAS, in connection with the increased base rent, JSF, as landlord, will assume responsibility for grounds and landscaping maintenance, custodial and cleaning services, and general maintenance and repair of the leased premises, obligations for which the City was previously responsible under prior lease terms; and

WHEREAS, the City will continue to be responsible, as additional rent, for its proportionate share of the following expenses associated with the property: stormwater fees, real estate/property taxes, and property insurance premiums; and

WHEREAS, funding for the rent and increased rent obligations under the new lease agreement is available within the Parks and Recreation Department's operating budget;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the City Manager, or designee, is hereby authorized to execute a new lease agreement with JSF for Carver for a two (2) year term commencing July 1, 2026, and ending June 30, 2028, at a base rent of \$23.00 per square foot in the first year and \$23.46 per square foot in the second year, substantially in the form presented to Council; and



BE IT FURTHER RESOLVED that City staff are authorized to finalize and execute all necessary documents to effectuate this lease agreement, including any additional rent invoicing and reconciliation provisions consistent with the terms described above.

Approved by Council
September 8, 2026

Kyna Thomas, MMC
Clerk of Council

	<u>Aye</u>	<u>No</u>
Oschrin	—	—
Payne	—	—
Fleisher	—	—
Snook	—	—
Wade	—	—