



County School Facilities Consortium 2021 Virtual Annual Summit

September 23-24, 2021

Guided Discussion Ground Leases and Use Agreements: Coordinating with Our District Partners

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Speaker Biography

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Lindsay is the Administrator of Facilities & Operations at the Riverside County Office of Education. Her career in school facilities spans 18 years, including five years with HMC Architects/School Advisors and the past 13 years with the Riverside County Office of Education. Lindsay earned a bachelor's degree in finance from the University of Massachusetts, Amherst.

Lindsay has served on the County School Facilities Consortium (CSFC) executive Committee since 2009. She is also a graduate of the CASH School Facilities Leadership Academy.

GROUND LEASES AND USE AGREEMENTS: COORDINATING WITH OUR DISTRICT PARTNERS

GUIDED DISCUSSION:

LINDSAY CURRIER, RIVERSIDE COUNTY OFFICE OF EDUCATION

BACKGROUND

- Old Leroy Greene (LPP) 40-year ground leases expiring
- Language from 40 years ago is not specific for the end of the lease terms
- Challenges with expiring leases
 - District enrollment fluctuations – program take-backs
 - Universal TK/Preschool
 - LCFF – Less funding to pay for COE services; lack of State or local funds
 - Finding new location for displaced students

RCOE REAL LIFE SCENARIOS

- District did not renew lease for 18,000 sf permanent building (expired 1/2021)
- Had districts attempt to challenge validity of 40-year ground lease to gain the property early
- Aware of district that will most likely not renew 15,000 sf permanent building (expiring 2023)
 - Site serves 3 districts and has 90 special ed students
- List of additional leases expiring in 2022, 2023, etc.

RCOE RECOMMENDATIONS/TAKE AWAYS

- District/COE relationships and relationship maintenance
- Engage in the discussions early
- Update ground lease language as soon as possible
- Use real numbers and facts on negative impacts from changing ownership
- Also have many great partnerships with our districts