

January 1, 2020 through December 31, 2024 lease terms:

1. Five-year lease term to begin January 1, 2020 and ending December 31, 2024.
2. Milestones to be completed during term of lease:
  - a. By December 2020 City will complete an infrastructure assessment (e.g., water, sewer, electrical, storm drain) and implementation plan for near-term and long-term development of the Cubberley site.
  - b. By December 2021 City to complete conceptual design of first phase new building improvements.
  - c. By December 2021 District will submit an application to develop housing at 525 San Antonio Road or notify the City that District will not pursue housing in the near term in order to allow City to factor in infrastructure needs.
  - d. By December 2021 District will notify City of any planned development of school related facilities on the District's 27-acres as of that date in order to allow City to factor in infrastructure needs.
  - e. By December 2022 City and District will discuss cost sharing of infrastructure improvements identified in 2.a.
  - f. By December 2022 City and District will agree upon a lot line adjustment to accommodate 2.a and 2.b. if needed.
3. By December 2019 a joint meeting of the City Council and District Board of Education will be held with the intended purpose of acknowledging release of the Draft Cubberley Master Plan to the community and initiating the work described in the lease extension. (Counter proposal from the City - not a staff recommendation from PAUSD)
4. By January 2020 City and District will form an Ad Hoc committee consisting of two City Councilmembers and two District Board Members and City Manager or designee and District Superintendent or designee to coordinate each agency's plans for their respective properties. Issues to be discussed may include:
  - a. Shared use facilities
  - b. Cost sharing of infrastructure improvements
  - c. Facilitating development of housing
  - d. Phasing of site development
5. Lease payment schedule:
  - a. January 1, 2020 through December 31, 2024 City will pay District lease amount of Year 5 of current lease agreement minus amount of childcare sites.
  - b. Remove the escalator clause.
6. Status quo for \$1.8M into Infrastructure fund
7. By January 1, 2020 City and District will negotiate a separate agreement for childcare sites.
8. City Council and District Board of Education will accept Master Plan by June of 2020