

## **Action Item - 25**

**Title:** Renewals of Lease or License Agreements with Various Lessees or Licensees (\$1,939,960.27)

**Board of Education Meeting Date:** 5/29/2025

### **Action Under Consideration**

The Administration recommends that the Board of Education authorize The School District of Philadelphia as Lessor or Licensor, through the Superintendent or their designee, to execute and perform a lease or license agreement, subject to funding, as follows:

**With:**

KIPP West Philadelphia Preparatory Charter School;  
International Education and Community Initiatives d/b/a One Bright Ray, Inc. – Bartram;  
International Education and Community Initiatives d/b/a One Bright Ray, Inc. - Strawberry Mansion;  
Camelot Schools of Pennsylvania, L.L.C. d/b/a Full Bloom – Boone;  
Camelot Schools of Pennsylvania, L.L.C. d/b/a Full Bloom – CEP;  
Camelot Schools of Pennsylvania, L.L.C. d/b/a Full Bloom – E. S. Miller;  
Mastery Charter School Simon Gratz Campus;  
Turning Points For Children – Tilden;  
Police Athletic League (PAL) – L. P. Hill;  
Quality Community Health Care, Inc. – Cooke;  
Quality Community Health Care, Inc. – Meade;  
North Broad Renaissance;  
Asociacion Puertorriquenos En March, Inc. (APM) – Rivera Center;  
Asociacion Puertorriquenos En March, Inc. (APM) – Trinidad Center;  
Norris Square Community Alliance;  
Philadelphia Arts in Education Partnership

**Purpose:**

To lease or license space at School District buildings with surplus or excess capacity

**Authorized Start date:** 7/1/2025

**Authorized End Date:** 6/30/2026

**Lease/License fee not to exceed:** \$1,939,960.27

**Locations:**

Turner Middle School (Motivation High School)  
John Bartram Annex

Strawberry Mansion Middle/High School  
Daniel Boone Elementary School  
Community Eligibility Program (CEP Building)  
E. Spencer Miller School  
Simon Gratz Parking Lot  
William T. Tilden Middle School  
L.P. Hill School (Gym)  
Jay Cooke Elementary School  
General George G. Meade Elementary School  
Administration Building (3<sup>rd</sup> Fl)  
Rivera Building  
Felix Trinidad Building  
Willard Annex Head Start Building  
Administration Building (3<sup>rd</sup> Fl)

**Renewal Option(s) and Term(s):**

N/A

**Description:**

**Why is this contract needed?**

For several years, the School District has provided space to Alternative Education School, Medical Providers, Food Pantries, our Police and Athletic League, Early Childhood Providers, along with other groups and organizations that provide services for our students and the community.

The annual lease/license payments will total \$1,939,960.27 and breaks down as follows:

- KIPP West Philadelphia Preparatory Charter School - (\$439,700.37)
- International Education and Community Initiatives d/b/a One Bright Ray, Inc.- Bartram - (\$108,350.57)
- International Education and Community Initiatives d/b/a One Bright Ray, Inc. - Strawberry Mansion - (\$121,909.57)
- Camelot Schools of Pennsylvania, L.L.C. d/b/a Full Bloom - Boone - (\$688,016.61)
- Camelot Schools of Pennsylvania, L.L.C. d/b/a Full Bloom -CEP - (\$122,195.90)
- Camelot Schools of Pennsylvania, L.L.C. d/b/a Full Bloom - E. S. Miller - (\$33,869.43)
- Mastery Charter School Simon Gratz Campus - (\$17,342.92)
- Turning Points For Children - Tilden - (\$6,795.07)
- Quality Community Health Care, Inc. - Cooke - (\$14,915.92)
- Quality Community Health Care, Inc. - Meade - (\$11,218.90)
- North Broad Renaissance - Administration Building (\$5,522.58)
- Police Athletic League (PAL) - L. P. Hill - (\$20,000.00)
- Asociacion Puertorriquenos En March, Inc. (APM) - Rivera Center - (\$81,201.44)

- Asociacion Puertorriquenos En March, Inc. (APM) - Trinidad Center - (\$110,150.77)
- Norris Square Community Alliance - Willard Annex - (\$142,725.54)
- Philadelphia Arts in Education Partnership – Administration Building (3rd Fl) - (\$16,044.68)

**How is this work connected to the District’s plan to achieve Goals and Guardrails?**

Welcoming and Supportive School-Guardrail 1: Every school will be a safe, welcoming, and healthy place where our students, staff, and community want to be and learn each day.

**How will the success of this contract be measured?**

The success of these various groups is measured as we see students who are eager to attend these educational programs of learning; also, having a place that provides services such as health care, and access to food and nourishment is a measure of success by itself. Having access to services provided by those who occupy space within our facilities provides and encourages students to complete their educational experience. This Action Item also offsets Operational expenses of the District and assists with balancing the School District’s budget.

**When applicable, was a larger community of District community members and/or stakeholders involved in this selection process? If so, what groups and how?**

The School District has leased space in our buildings for several years. These various leases or licenses are known as staples in the community, which support the well-being of our students.

**Related resolution(s)/action item(s)**

May 17, 2018; B-4  
 June 21, 2018: A-25, A-26, A-27  
 May 30, 2019 No. 34  
 May 28, 2020 No. 123  
 June 23, 2022 No. 35  
 June 29, 2023 No. 63  
 May 30, 2024 No. 23

**Office Originating Request:**

Operations - Facilities