



EDEN PRAIRIE SCHOOLS
Inspiring each student every day

April 26, 2021

To: Dr. Josh Swanson, Superintendent
From: Jason Mutzenberger, Executive Director of Business Services
Re: TASSEL Transition Program Space Lease

The TASSEL Transition Program is currently located within the Education Center at the City of Eden Prairie along with the Community Education program. The passage of the Designing Pathways Referendum in 2019 has allowed the 4-year old preschool students to relocate to neighborhood elementary schools beginning fall 2021 which allows space for the Community Education program to relocate to the Lower Campus building. This change will save the district approximately \$500,000 per year in rent and operating expenses.

The TASSEL Transition program is designed for students with disabilities requiring an individualized educational plan (IEP), 18-21 years old, who have significant needs in at least two of the three transition areas: post-secondary education & training, employment, and independent living skills. Students qualify for transition support through the IEP planning process during high school. Placement in TASSEL is determined on an individual basis and by the student's specific transition needs. Transportation is provided to programming and work sites during the school day.

The district has been working with the City to redraft the current lease agreement, which has been in place since 1993, last revised in May 2014. The new lease removes the Community Education space but expands the TASSEL space to provide ample room for continued program growth. Notable details of this lease are as follows:

- The agreement is for 10 years while providing the district an opportunity to terminate with an 18-month written notice
- The new lease space measures 10,000 square feet
- Base rent per square foot is \$7.35 in year one increasing to \$9.18 in year ten. This is the same rate structure as our current contract with the City and is well below current market rate for similar space to lease within the City
- The new lease will continue to be funded by the tax levy and reduce taxpayers annual property tax bill.

The lease has been reviewed by the district's legal council. We are requesting School Board approval of the new lease upon which City Council will then take action. This has been a great partnership over the past and we look forward to many more years working together for the benefit of Eden Prairie.