



GOVERNING BOARD AGENDA ITEM
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10

DATE OF MEETING: **January 27, 2026**

TITLE: **Approval of Lease Agreement for Copper Creek Elementary School with the Arizona State School for the Deaf and the Blind**

BACKGROUND:

On November 17, 2025, the Superintendent submitted a recommendation plan for school consolidations for the 2026 -2027 School Year. The recommendation included the consolidation of four elementary schools, Copper Creek, Donaldson, Holaway and Nash, which would combine student enrollments with adjacent elementary schools. At the January 13, 2026, Governing Board Meeting the Board voted to approve the consolidation recommendation for the 2026 – 2027 School Year.

Following the Superintendent’s November 17, 2025 school consolidation recommendation plan announcement, the Administration for the Arizona State School for the Deaf and the Blind (“ASDB”) contacted District Administration, expressing interest in entering into a lease agreement for one of the school campuses proposed for closure, requesting information on each campus, including building square footage, room counts, building maps and to set up site tours of the buildings.

District Administration provided these documents to ASDB for each of the four closing schools, Copper Creek, Donaldson, Holway and Nash. District staff scheduled site tours with ASDB staff. After touring Copper Creek Elementary School, ASDB notified the District of their preference to negotiate a lease for Copper Creek Elementary School.

The District Administration and ASDB Administration worked together to prepare a lease agreement, with terms as follows:


- One year lease term with four annual renewal terms totaling five years.
- Annual rental fee with a 3% annual increase in rental fee.
- ASDB to pay all utility fees and provide custodial services.
- District to maintain/repair all buildings and grounds.
- Lease term starts July 1, 2026.

This agenda item is presented to permit the District to enter into an agreement to lease the Copper Creek Elementary School to the Arizona State School for the Deaf and the Blind. The lease is advantageous to the District financially with receipt of monthly lease payments and elimination of site utility expenditures for the term of lease.

District Legal Counsel has reviewed the agreement and has determined that it is within the power and authority of the Amphitheater Governing Board to enter into the agreement.

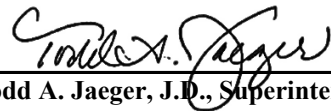
RECOMMENDATION:

It is the recommendation of the Administration that the Governing Board approve the Lease Agreement with the Arizona State School for the Deaf and the Blind and authorize the Administration to execute the Lease Agreement.

INITIATED BY:

Richard C. La Nasa, Executive Manager, Operational Support

Date: January 20, 2026



Todd A. Jaeger, J.D., Superintendent