

EXHIBIT 1

EXECUTIVE SUMMARY

Lease Agreement between The School Board of Broward County, Florida and Young Men's Christian Association (YMCA) of Broward County, Florida, Inc.

Additional Background Information:

The Off Campus Learning Centers (OCLC) AKA Be Right Back Program was created by BCPS in 2009, when the Broward County School Board non-renewed the contract of a private for-profit company, Alternatives Unlimited/Drop Back In Program (DBI). This contract provider charged the district approximately 4 million dollars annually to provide drop out retrieval/prevention services to high school students ages 16-21 throughout the district. While choosing to non-renew the AU/DBI contract, the district nonetheless saw the need to continue providing services to this significantly at-risk population. The SBBC opened the OCLC in the fall of 2009 with enhanced program offerings while maintaining the neighborhood-based, off-campus location concept- the very core of the program's success. Students- 1,767 of them- in 2009 alone registered in the district's new Off Campus Learning Centers, and in bringing these students back to BCPS, the FTE came back to the district as well. The students benefitted by returning to improved services in familiar and comfortable community environments and the district benefitted by saving over 4 million dollars in contract fees to AU/DBI in year one alone. Since 2009 the OCLC has served 6,624 students at these off campus locations, generating over 19.9 million dollars in revenue for the district. (See Attachment entitled, A1 "Return on Investment.")

An integral and essential component to the success and sustainability of the Off Campus Learning Centers Program is that the locations be truly "off campus," and more specifically, neighborhood based. To provide consistency for the students and to insure the success of this unique initiative, the district retained the neighborhood locations (churches, storefronts, agencies) established by AU/DBI. Therefore, when the district decided to non-renew AU/DBI's contract in 2009, the SBBC initiated leases at these same locations for a 3 year term, 2009-2012. The leases are paid by the Off Campus Learning Center's operating budget through the FTE generated by the program with no financial impact on the district.

The leases are for classroom space only. In these classrooms, students work on credit recovery with certified teachers at each location, and many transfer their credits back to their home high school once back on track. Others stay and complete a 24 credit, standard high school diploma at the OCLC, which has produced over 300 graduates to date. The OCLC works in partnership with Atlantic, McFatter and Sheridan Technical

Centers, giving OCLC students a second chance to earn not only a high school diploma but also free “VIP” access to technical training and an opportunity to earn a certificate or “career in a year” in a high wage occupation.

The leases are now up for renewal for the next term, 2012-2015 school years, with each lease reflecting a 15% decrease annually in lease costs as compared to the prior lease term. This decrease allows an additional community location to be added, at no additional cost to the total lease amount, and still realize an overall cost savings to the OCLC of approximately \$11,000.00 annually for each year of the 3 year term, 2012-2015.

Enrollment is down in BCPS and space is available in many of the traditional schools in our district. The fact is that many of these empty seats in these schools once belonged to the current OCLC students, who left discouraged and disengaged, and who will never return to traditional schools. While school and all that it implies “turned off” these students, non-school like facilities and providers, both private and charter, have found the key to attracting them back to school: make the learning environment not look or feel like a school but rather a small, supportive, community based location where learning looks and feels different and students thrive as a result. BCPS is but one provider of this unique approach to recapturing and re-engaging these students. There are many for-profit providers like AU/DBI, such as Magic Johnson Enterprises & Edison Learning, that are competing with BCPS for the FTE and for the students. It is in the district’s best interest both fiscally and educationally to insure that the Off Campus Learning Centers are maintained and the leases approved for renewal.

OCLC Earnings and ROI

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Off Campus Learning Center (OCLC) PROGRAM

2010-11 thru 2012 ROI Calculation for OCLC

Based on information provided by the Budget Department

	2009-10		2010-11		2011-12*		THREE YEARS AVERAGE
	SCHOOL	DISTRICT	SCHOOL	DISTRICT	SCHOOL	DISTRICT	
UNW FTE	783.13	783.13	1,075.22	1,075.22	1,413.83	1,413.83	1,090.73
WFTE	887.85	887.85	1,191.94	1,191.94	1,459.21	1,459.21	1,179.67
FTE Earnings	437,546	3,309,512	2,057,200	4,433,334	2,810,881	5,201,297	4,314,714
Total Revenue generated by the Program***	1,668,226	5,142,361	2,057,200	7,152,476	2,810,881	7,633,395	6,642,744
Base Student Allocation	2009-10	3,727.56	2010-11	3,719.43	2011-12	3,564.46	3,670.48
Return on investment (ROI)**	2009-10	208%	2010-11	248%	2011-12	172%	209%
Program Rate of Growth	2009 -10 Vs 2011-12						
FTE Growth Rate	81%						
FTE Earnings Growth Rate	57%						
Total Revenue Growth Rate	48%						
* Projected							
** ROI = (District Revenue - School Funding) / School Funding							
*** Total Revenue= FTE earnings + Categoricals							