LEASE AGREEMENT  
BETWEEN  
THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA  
AND  
TOOLEY COMMUNITY DEVELOPMENT GROUP, INC.  
THIS LEASE AGREEMENT (the “Agreement”), made and entered into this \_\_\_\_\_ day of  
\_\_\_\_\_\_\_\_\_\_\_\_, 2022 (the “Effective Date”), by and between the School Board of Brevard County,  
Florida, a public corporation and governing body of the School District of Brevard County, duly  
created in accordance with Article IX, Section 4 of the Florida Constitution (the “School Board”)  
and Tooley Community Development Group, Inc., a Florida not for profit corporation (“Tooley”).  
The School Board and Tooley may be collectively referred to herein as the “Parties” and may be  
individually referred to herein as a “Party”.  
WHEREAS, the School Board owns a vacant building comprised of approximately 15,000 square  
feet, and as more particularly described on Exhibit “A” (the “Property”);  
WHEREAS, Tooley desires to lease the Property in accordance with the terms and conditions of  
this Agreement and for the purposes set forth in this Agreement; and  
WHEREAS, the School Board intends to lease the Property to Tooley in accordance with the  
terms and conditions of this Agreement.  
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which  
is hereby acknowledged, the Parties agree as follows:  
1. Recitals. The above recitals are true and correct and are incorporated by reference  
as if fully restated herein.  
2. Use of Property; Quiet Enjoyment.  
a. The School Board leases the Property to Tooley in order for Tooley to use  
the Property to offer and provide aerospace training and other classes (the “Classes”) to residents  
(children and adults) of the East Mims community. The Classes that will be offered and provided  
by Tooley are set forth on Exhibit “B”; provided, however, the Parties acknowledge and agree that  
the Classes may be subject to change, as determined by Tooley, in Tooley’s sole discretion. For  
students that do not qualify for tuition reimbursement from either governmental or employer  
resources, Tooley shall have the right to charge reasonable fees for the Classes, with such fees  
offered on a sliding scale that is based on income.  
b. In addition to the Classes, Tooley shall have the right to use the  
administrative offices that are located in the Property, which includes, without limitation, the right  
to offer such administrative offices for use by other not for profit corporations providing low or  
no cost services to the East Mims community pursuant to a license agreement that sets forth the  
schedule and fees for such use (the “Administrative Office License Agreement”).  
Lease Agreement Page 1 of 10  
c. Tooley’s occupancy and use of the Property shall comply with all federal,  
state, and local laws, rules, regulations, ordinances, and codes, including, but not limited to: (i)  
those which govern the use, storage, handling, and disposal of hazardous substances, wastes, or  
materials; (ii) zoning; and (iii) land use.  
d. The School Board covenants that if and so long as Tooley performs all of  
its obligations hereunder, including, without limitation, the obligation to pay Rent (as hereinafter  
defined), Tooley shall have the right of quiet enjoyment to the Property.  
3. Term; First Right of Refusal.  
a. This Agreement shall commence on the Effective Date and continue for  
Five (5) years (the “Initial Term”), unless the Agreement is sooner terminated in accordance with  
the terms of this Agreement.  
b. After the expiration of the Initial Term, this Agreement automatically  
renews, under the same terms and conditions provided for herein, every Five (5) year(s) (the  
“Renewal Term”); provided, however, if either Party does not desire to renew this Agreement,  
then such Party shall provide written notice to the other Party at least Ninety (90) days before the  
expiration of the Initial Term or the Renewal Term.  
c. The Initial Term and the Renewal Term may be referred to herein  
collectively as the “Term”.  
d. If at any time during the Term of this Agreement, or if at the expiration of  
the Term, the School Board receives a purchase offer for the Property (the “Purchase Offer”), the  
School Board shall notify Tooley in writing within Sixty (60) days of the School Board’s receipt  
of such Purchase Offer. Tooley shall have a first right of refusal to purchase the Property on the  
same terms as the Purchase Offer; provided, however, within \_Thirty (30) days of Tooley’s receipt  
of written notice from the School Board, Tooley shall notify the School Board in writing of  
Tooley’s intention to exercise the first right of refusal.  
4. Rent. Tooley shall pay the School Board rent in the amount of Ten Dollars ($10)  
per year (the “Rent”), which shall be due and payable on January 1 of each year. Tooley’s  
obligation to pay rent shall commence upon the date that Tenant takes possession of the Property  
(the “Rent Commencement Date”). No State of Florida sales tax shall be due upon any lease  
payments due to Tooley’s status as a tax-exempt organization under Section 501(c)(3) of the  
Internal Revenue Code, and Tooley shall furnish a copy of its Certificate of Exemption upon  
request.  
5. Utilities. From the Effective Date until the Agreement is terminated Tenant shall  
be responsible for all utility charges assessed in connection with the Property. Tooley’s failure to  
comply with this Section 5. shall be considered a material default of this Agreement, and the  
School Board shall have the right to terminate this Agreement without further obligation hereunder  
to Tooley.  
Lease Agreement Page 2 of 10  
6. Improvements; Maintenance and Repairs.  
a. Notwithstanding anything contained in this Agreement to the contrary, in  
the event that the Property requires renovations in order to bring the Property into compliance with  
current building codes, including, without limitation, any applicable building code, then the Tenant  
shall be responsible for the costs of any such renovations.  
b. Tooley shall have the right to make and/or undertake any improvements,  
maintenance, or repairs to the Property in order for Tooley to use the Property for the purposes set  
forth in this Agreement, and Tooley shall be responsible for any and all costs and charges incurred  
for such improvements, maintenance, or repairs.  
c. Any improvement, maintenance, or repair undertaken by Tooley pursuant  
to this Agreement shall be in accordance with any and all applicable laws, rules, regulations,  
ordinances, and codes and permitted through the School Board Building Official. Tooley is  
responsible for determining and complying with any additional permitting requirements under the  
law.  
d. Except as otherwise provided in this Agreement, the School Board shall not  
be liable for any labor, material, or services furnished to Tooley or anyone acting under Tooley.  
No mechanic or other liens for such labor, materials, or services shall attach to or affect any interest  
of the School Board in or to the Property.  
7. Casualty. In the event of partial or total damage by fire or other natural disaster, the  
School Board may, at the School Board’s option, reconstruct the Property. If the School Board  
declines to repair or reconstruct the Property as necessary to resume use of the Property for the  
purposes set forth in this Agreement, then this Agreement shall terminate, and the Parties hereto  
shall have no further obligations hereunder except for those obligations that by their terms survive  
the expiration or termination of this Agreement. Tooley shall remove all structures, improvements,  
and personal property from the Property, at Tooley’s cost, unless such removal is fully or partially  
waived by the School Board. Tooley shall retain title to, and ownership of, all structures,  
improvements, and personal property purchased by the Tooley and placed within the Property.  
8. Condemnation.  
a. If the Property or any part thereof is condemned, or otherwise leased or  
taken under the right of eminent domain by any competent authority for public use, or is taken by  
private purchase in lieu of condemnation, then either Tooley or the School Board shall have the  
right to terminate this Agreement upon Ninety (90) days’ notice to the other Party, and the Parties  
hereto shall have no further obligations hereunder except for those obligations that by their terms  
survive the expiration or termination of this Agreement.  
b. Notwithstanding anything contained herein to the contrary, Tooley shall be  
entitled to make a separate claim against the condemning authority for any and all damages  
incurred by Tooley by reason of such condemnation, including, without limitation, any loss of or  
damage to Tooley’s structures, improvements, and personal property, and any moving expenses.  
Lease Agreement Page 3 of 10  
9. Insurance. Tooley shall at all times maintain liability insurance in amounts of One  
Million ($1,000,000) per occurrence. At all times during the Term of this Agreement, Tooley shall  
provide and maintain at its sole cost and expense and furnish a Certificate of Insurance naming  
The School Board of Brevard County, Florida as certificate holders and additional insured with  
general liability limits of at least $1,000,000 per occurrence and $3,000,000 aggregate with  
insurance carriers or self-insurance programs. Failure to have adequate proof of current insurance  
meeting the requirements of this section shall entitle the School Board to immediately suspend the  
use of the property by Tooley until such proof is furnished and shall warrant termination of this  
Agreement provided the School Board notifies Tooley of Tooley’s failure to deliver such  
certificate. By requiring this insurance, School Board does not represent that coverage and limits  
will necessarily be adequate to protect Tooley and such coverage and limits shall not be deemed  
as a limitation on Tooley’s liability under this Agreement.  
10. Rights and Remedies. Each right and remedy of either Party provided for in this  
Agreement shall be cumulative and shall be in addition to every other right or remedy provided  
for in this Agreement, or now or hereafter existing at law or in equity, and the exercise or beginning  
of the exercise by a Party of any one or more of the rights or remedies provided for in this  
Agreement, or now or hereafter existing at law or in equity, shall not preclude the simultaneous or  
later exercise by such Party of any or all other rights or remedies.  
11. Representations and Warranties.  
a. The School Board represents and warrants that: (i) The School Board has  
all rights and title to the Property, and is able to lease the Property to Tooley in accordance with  
the terms and conditions of this Agreement; (ii) as of the Effective Date, there are no liens,  
encumbrances, or mortgages on the Property; (iii) the School Board has been authorized by all  
necessary action to execute and deliver this Agreement, and has the lawful power to execute and  
deliver this Agreement and to perform the School Board’s obligations hereunder; (iv) the  
undersigned is authorized to execute and deliver this Agreement on behalf of the School Board;  
(v) the execution and delivery by the School Board of this Agreement, and the performance by the  
School Board of its obligations hereunder, does not violate the School Board’s organizational  
documents, constitute a breach of or a default under any material agreements to which the School  
Board is bound, violate any judgment, decree or order of any court or administrative tribunal  
applicable to the School Board, or violate any applicable laws, rules or regulations; and (vi) there  
is no action, suit or proceeding, at law or in equity, or by or before any governmental agency, now  
pending or overtly threatened in writing against the School Board, that in any way affects the  
School Board’s ability to enter into, or perform the terms and conditions of, this Agreement.  
b. Tooley acknowledges that the Property is part of Parcel ID 21-35-17-00-  
777, Tax Account 2103426. Tooley may request the School Board to consider subdividing the  
property at Tooley’s expense.  
Lease Agreement Page 4 of 10  
c. Should the property become taxable as a result of Tooley’s use of the  
property, Tooley shall be responsible for taxes.  
d. Tooley is accepting the building and related site improvements in an as-is  
condition. Nothing contained in this Agreement shall financially obligate the School Board in any  
way. Tooley’s sole remedy is to terminate this Agreement.  
e. Tooley represents and warrants that: (i) Tooley is a not for profit  
corporation, duly organized, validly existing, and in good standing under the laws of the State of  
Florida, and its corporate status is active; (ii) Tooley has been authorized by all necessary action  
to execute and deliver this Agreement, and has the lawful power to execute and deliver this  
Agreement and to perform Tooley’s obligations hereunder; (iii) the undersigned is authorized to  
execute and deliver this Agreement on behalf of Tooley; (iv) the execution and delivery by Tooley  
of this Agreement, and the performance by Tooley of its obligations hereunder, does not violate  
Tooley’s organizational documents, constitute a breach of or a default under any material  
agreements to which Tooley is bound, violate any judgment, decree or order of any court or  
administrative tribunal applicable to Tooley, or violate any applicable laws, rules or regulations;  
and (v) there is no action, suit or proceeding, at law or in equity, or by or before any governmental  
agency, now pending or overtly threatened in writing against Tooley, that in any way affects  
Tooley’s ability to enter into, or perform the terms and conditions of, this Agreement.  
12. Assignment of Property; Assignment of Agreement. Except for entering into an  
Administrative Office License Agreement, Tooley shall not assign or sublease the Property or any  
portion thereof, nor shall Tooley assign this Agreement or any of Tooley’s rights or obligations  
hereunder, without obtaining the School Board’s prior written approval, which shall not be  
unreasonably withheld.  
13. Amendment; Waiver. No amendment, change, modification, or waiver of any of  
the provisions or conditions of this Agreement shall be valid unless in writing, signed by a duly  
authorized representative for each Party. Waiver of any breach of the Agreement, or failure to  
follow any provision of the Agreement, shall not be deemed a waiver of any other or subsequent  
breach, and shall not be considered to be a modification of the terms of this Agreement.  
14. Governing Law; Construction; Venue; Severability. This Agreement shall be  
governed by, and construed and enforced in accordance with, the laws of the State of Florida  
without regard to any conflict of law principles. The Parties agree that this Agreement was the  
result of a fully negotiated, arms’ length transaction; therefore, any principal of contract  
interpretation that would result in ambiguity being construed against either Party, shall not apply,  
and is not intended by the Parties to apply, to this Agreement. Venue for all claims, disputes, and  
other actions arising under this Agreement shall be in any state or federal court sitting in Brevard  
County, Florida, to the exclusion of all other venues. In the event any portion of this Agreement is  
declared invalid or unenforceable by any court of competent jurisdiction, the remainder of the  
Agreement shall remain in full force and effect.  
Lease Agreement Page 5 of 10  
15. Entire Agreement. This Agreement represents the entire agreement between the  
Parties, and it incorporates, replaces, and supersedes all prior agreements, promises, proposals,  
representations, understandings, and negotiations, written or not, between the Parties in connection  
therewith. The making, execution, and delivery of this Agreement has not been induced by any  
representations, statements, warranties or agreements other than those expressed herein.  
16. Notice. Any notice required to be provided herein shall be in writing, and shall be  
deemed to be delivered when actually received via personal delivery, when there has been delivery  
confirmation if sent via electronic mail or facsimile, or three (3) days after deposit in the United  
States mail, postage prepaid, certified mail, return receipt requested, addressed to the persons  
shown below, or at such other addresses as the Parties have hereafter specified by written notice.  
If to School Board at: The School Board of Brevard County  
Office of the Superintendent  
2700 Judge Fran Jamieson Way  
Viera, Florida 32940-6699  
If to Tooley at: Tooley Community Development Group, Inc.  
Attention: Karen M. Curry, Executive Director  
2617 Bethune Avenue  
Mims, Florida 32754  
17. Counterparts. This Agreement may be executed by each of the Parties in separate  
counterparts; each counterpart when so executed and delivered shall be deemed an original. When  
executed by all Parties, such counterparts shall, together, constitute and be one and the same  
Agreement.  
18. Headings; Captions. Any headings or captions contained in this Agreement are for  
purposes of reference only.  
19. Binding Effect. This Agreement shall be binding upon and inure to the benefit of  
the Parties hereto, and their respective successors, heirs, legal representatives, and assigns.  
20. Attorneys’ Fees. In the event of any legal action to enforce the terms of this  
Agreement, each Party shall bear its own attorneys’ fees and costs.  
21. Termination: Either party may terminate this Agreement with ninety (90) days prior  
written notice. In the event Tooley fails to fulfill its obligations under this agreement, including  
events of material default, the School Board may terminate this Agreement by providing thirty  
(30) days prior written notice to Tooley. Upon failure to provide the required liability insurance,  
Tooley will cease use of the property immediately and shall provide the required certificate of  
insurance within ten (10) days, otherwise the Agreement will be terminated..  
22. Assumption of Risk: Tooley expressly acknowledges and agrees that it assumes  
any and all risk of bodily injury, personal injury, death or property damage or loss arising out of  
Lease Agreement Page 6 of 10  
or related to the use of the Property for the purpose contemplated by this Agreement suffered by  
any student, employee, guest, agent or contractor of Tooley regardless of whether caused in whole  
or in part by negligence, strict liability or other legal fault attributable to the School Board. Tooley  
acknowledges and agrees that the School Board has not made any promises, guarantees or  
warranties regarding the adequacy or fitness of the Property for the purpose contemplated by this  
Agreement and Tooley hereby agrees to accept the Property in an as is condition with all faults,  
known and unknow. Nothing herein shall be deemed a waiver by the School Board of its sovereign  
immunity rights under the laws of the State of Florida, nor deemed as consent by the School Board  
to be sued by third parties.  
23. Indemnification. In consideration of the purposes of this Agreement, Tooley hereby  
agrees to indemnify and hold the School Board and its agents, servants, and employees harmless  
from all liability for any injury or damage which occurs on the Property made available to Tooley  
by the School Board pursuant to this Agreement and which occurs during the course of use by  
Tooley. This Agreement to indemnify and hold harmless includes an obligation to indemnify and  
hold the School Board harmless for any negligence on the part of the School Board. Tooley’s  
promise to indemnify and hold harmless also includes an obligation to assume full responsibility  
and expense of investigation, litigation, judgment and/or settlement of any complaint, claim or  
legal action, up to its insurance limits.  
[Remainder of Page Left Blank; Signature Page Follows]  
Lease Agreement Page 7 of 10  
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective  
Date written above.  
The School Board of Brevard County, Florida  
By: \_  
, Chairman  
--------  
Tooley Communi Development Group, Inc.,  
p:fit corporation  
--::::Pt~~~ )  
,E irector  
Lease Agreement Page 8ofl0  
Exhibit “A”  
Description of the Property  
The property is located at 2327 Harry T. Moore Avenue, Mims, Florida, 32754, in  
unincorporated Brevard County, Florida. The subject property is approximately 2.1 acres at the  
southwest corner of Parcel ID 21-35-17-00-777, Tax Account 2103426.  
Leased property: +/- 2.1 acres  
Lease Agreement Page 9 of 10  
Exhibit “B”  
Description of the Classes  
Reference Tooley Community Development Group – Organizational Introduction & Cuyler  
School Use Proposal  
Lease Agreement Page 10 of 10  
Organizational  
Introduction &  
Cuyler School Use  
Proposal  
P.O. Box 1807 | Titusville, Florida 32781  
www.tooleycdg.org | 321.210.2095  
The 2012 Trayvon Martin tragedy affected me deeply. His and each  
ensuingtragedyviolently robbed usof ayounglife –it wasatheft of  
possibilities. Eight years later, in May 2020 a convergence of events  
bothpoliticalandpersonalshooksomethinglooseinme.Mymother,  
Pastor Earlean Tooley died in the same month as the revived Civil  
Rights era ethos and the ensuing protests sparked by the murder of  
GeorgeFloyd.  
The responsibility of leading the church in East Mims was passed  
along to me. Having been suddenly thrust into the role of a  
community leader, I realize that I can no longer be paralyzed –  
Pastor Karen Tooley Curry,  
Executive Director voiceless,powerless.Imustlead.Wemustact.  
This is the purpose for which Tooley Community Development Group exists.  
This is why uplifting a neighborhood, my hometown, that has been economically decimated  
by redlining, disinvestment, and decades of policies resulting in disenfranchisement, is more  
Who We Are  
thanamissionorvisionstatement.Ithasbecomemylife’spurpose.Itisthesmallpartthatwe,  
our Board, our Staff, our supporters, and our volunteers, in our little corner of the planet, can  
play in not only honoring my mother’s legacy but also in righting the wrongs imposed by  
centuriesofinjustice.  
Purpose, Vision &  
Inthisweareunfoldinganeraofnewpossibilitiesstartinginourowncommunity.  
Mission  
Vision Mission  
Diverse, inclusive communities To revitalize historically underserved  
where families thrive, and neighborhoods starting with the  
possibilities unfold. development of NLT 3 affordable  
housing units with wrap-around  
services in East Mims by 2025.  
Pastor Karen M. Curry, Chairman & Executive Director  
kcurry@tooleycdg.org  
c. 941-462.9786  
Pastor, Greater Works Christian Center  
Managing Consultant, K. Curry & Associates  
Former Director of Resident Services, Sarasota Housing Authority  
Former Fair Housing Program Manager, Community Legal Services of Mid-Florida  
Former Executive Director, Family Promise of Brevard  
Napoleon A. Carroll, Director  
L. Michelle Bostick, Director  
Nap’s Bio  
mbostick@tooleycdg.org  
(Mims Resident)  
c. 321.317.6563  
ncarroll@tooleycdg.org  
Owner,  
c. 321.607.2334  
Shelley’s Tax Preparation Service  
Chief Financial Officer, NASA (ret.)  
Who We Are  
Malcolm Boston, Director  
Rev. Dr. Edna Watkins, Director  
Malcolm’s Bio  
(Mims Resident)  
Our Governing Board mboston@tooleycdg.org  
ewatkins@tooleycdg.org  
c. 321.607.2590  
c. 321.292.4818  
Engineer/Contracting Officer, NASA  
State of Florida Public Health Nurse  
Rev. James W. McClam, Director  
Dr. Charmaine Baker, Director  
jmcclam@tooleycdg.org  
cbaker@greaterworks-mims.org  
c. 321.323.4554  
c. 315-529-5251  
Owner, Pollyanna Construction  
Licensed Pediatrician  
Certified General Contractor  
In the 2004 and 2019 neighborhood planning sessions convened by the county as a  
precursor to the Brevard County Consolidated Plan, the community expressed four  
primary desires: (1) Housing and Infrastructure; (2) Youth/Academic Support (3) History,  
Arts& Cultural Programs(4) Economic Development/Entrepreneur support.  
The community spoke. We listened!  
At Tooley Community Development Group (TCDG), our approach to East Mims  
revitalization is built upon those four community desires. We call these the Four Pillars  
and they are the foundation of our work.In 2020 we began the process of constructing new  
affordable housing.See thegraphicabove forour timeline to begin eachofthe pillarsas we  
expand, develop ourfunding sources, andstaff up through2025.  
What We Do  
The Four Pillars  
Current Projects  
As recently expressed by Superintendent Mullins and further  
exacerbated by COVID, a disparity in academic performance and  
graduation rates exists between children from underserved  
communities and the majority population. Graduation rates for  
schools that serve the East Mims community are consistent wit this  
finding.  
East Mims is currently a low-income census block. Intervention is  
needed to help not only the existing students but those who are  
struggling after dropping out. We believe we can help.  
How Does Cuyler  
At Tooley Community Development Group (TCDG), we believe that  
there is latent power in every disenfranchised community. Thus, in our  
Fit In?  
community development efforts we employ the  
Asset Based Community  
Development Model (ABCD)  
An Asset-Based Solution  
“Identifying and leveraging existing, but often unrecognized  
or underutilized, community assets to respond to  
community needs and create local economic opportunity.”  
1  
P , I H  
OWERFUL NSPIRATIONAL ISTORY  
• Clifton Colored School (1890-1891)  
2  
• Greater St. James MB (1894 - present)  
East Mims  
• Harry T. & Harriette V. Moore (1905-1951)  
• East Mims Colored School (? – 1956)  
Underutilized  
• Pioneering Mims Families  
o Cuylers – 1860s  
Assets  
o Campbell – 1870s  
o Warrens – 1870s  
o Abrams – 1920s  
o Mitchells – 1940s  
Clifton Colored School, Mims  
Circa 1891  
2  
C S B  
UYLER CHOOL UILDING  
Historical Significance  
Originally East Mims Colored School  
2  
o 1936 – 1946 - Harry T. Moore was principal  
East Mims  
o 1956 – Changed to East Mims Elementary  
o 1959 – Changed to Cuyler Elementary  
Underutilized  
Assets  
• East Mims Pioneering families were teachers  
Harriette V. Moore • Charlie O. Smith  
Kathryn Campbell-Bouie • Juanita Wright  
Bernice Cuyler Pilate  
Cuyler School, Mims  
Current  
Use Plan  
(Concept)  
Our plan is to establish a technical learning center to support the  
booming aerospace industry. With our partners Eastern Florida State  
College and CareerSource Brevard, we will seek to prepare East Mims  
residents for entry level positions welding, soldering, working with  
How would  
composites, electronics, and in simple coding.  
TCDG Utilize  
In addition, we will offer GED, computer literacy, and soft skills courses  
and provide case management where needed to help residents  
The Cuyler  
overcome the obstacles that make education more difficult in  
underserved communities.  
School?  
The Cuyler School is perfectly situated, ideally located, and highly  
desirable for this purpose.  
• We plan a phased approach to ensure maximal use of  
Learning Center &  
this facility:  
Innovation Lab  
• Phase 1: Cleanup, Initial Adaptation, and Outfitting  
• Phase 2: Major Rework  
Phase 1: Cleanup, Initial Adaptation and Outfitting  
• This phase requires some remediation, but uses the facility in as  
much of its existing state as possible.  
• Vandalism repair (e.g. broken windows, graffiti removal, ceiling  
tile replacement, etc.)  
• General Cleaning  
• HVAC systems assessment and re-activation  
• Mitigation of water intrusion (010, 010D, 010E)  
• Outfitting with classroom equipment (e.g. desks, tables,  
cabinets, shelving, etc.)  
• Perhaps excessed equipment from Brevard County Schools?  
TCDG Use Plan (Phase 1)  
• Space Usage (Phase 1)  
• Classrooms/Multipurpose Learning Spaces (20,  
23)  
• Case Management (11, 12, 13, 14, 14)  
• Computer Lab & Storage (27, 29)  
• Technical Applications Lecture Room (05)  
• Dedicated Laboratories  
• Electronics Diagnostics & Repair (06)  
• Electronics Fabrication/Soldering (07)  
Special Attention: Roof Repair/Water Intrusion Mitigation  
Phase 2: Major Rework  
• This phase would install ventilation systems in the lab spaces to  
accommodate activities such as welding and soldering.  
• 220V Single Phase high-amperage power supply would be needed  
for the laboratories to power the equipment.  
• Repair/Replacement of the roof over the old swimming pool (010,  
010D, 010E)  
• Demolition of the non-load bearing walls over the old swimming  
pool to create a large assembly space. (010, 010D, 010E)  
TCDG Use Plan (Phase 2)  
• Space Usage (Phase 2)  
• Dedicated Laboratories  
• CNC Machining/Additive  
Manufacturing/3D Printing (08)  
• Welding Applications (09)  
• Remove Interior Walls and  
Combine Space for Assembly Hall  
(e.g. Lego Robotics, Community  
Space) – (010, 010D, 010E)  
Thank you!  
Thank you for considering our proposal for the East Mims Learning  
Center & Innovation Lab.  
Our deeper-dive walk through is scheduled for Friday 5/13. After that  
we’d be happy to present to or meet with your full team when you're  
ready.  
Next Steps  
We are excited about the opportunity to bring the Cuyler School back  
online and the potential benefits to East Mims. We look forward  
exploring the possibilities moving forward.  
Learning Center & Contacts:  
Innovation Lab Malcolm Boston,  
Karen M. Curry,  
Construction Committee Chair  
Chairman/Executive Director  
mboston@tooleycdg.org  
kcurry@tooleycdg.org  
321-607-2590  
941-462-9786