

Office of Superintendent of Schools
Board Meeting of February 10, 1999

January 28, 1999

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF A
PROPERTY FOR THE NORTHEAST TRANSPORTATION CENTER**

Since July 1989, the Board has leased a bus storage and maintenance facility located at 5901 N.W. 27 Avenue (see attached location map), for the Northeast Transportation Center, from Miami-Dade County (County), at an annual rental rate of \$1.00. The County has advised the District that as part of a Transit Agency deficit reduction plan, the site has been declared surplus. The District may purchase the 8.07 acre property, which contains all improvements required for a transportation facility. The asking price for the property is \$3,450,000. The Deputy Superintendent of School Operations has advised that the property is acceptable for the Northeast Transportation Center.

Pursuant to land acquisition procedures, proposed land purchases which could exceed \$500,000, require authorization from the Board prior to the commencement of negotiations. If authorization is received, a Management Team meeting will be held to identify the specific parameters and strategies to be used in the negotiations. Negotiations will be based on the fair market value of the land as determined by District appraisals. If negotiations are successful, an agenda item for authorization to execute a purchase and sale agreement will be presented to the Board for its consideration.

The parcel is legally described as:

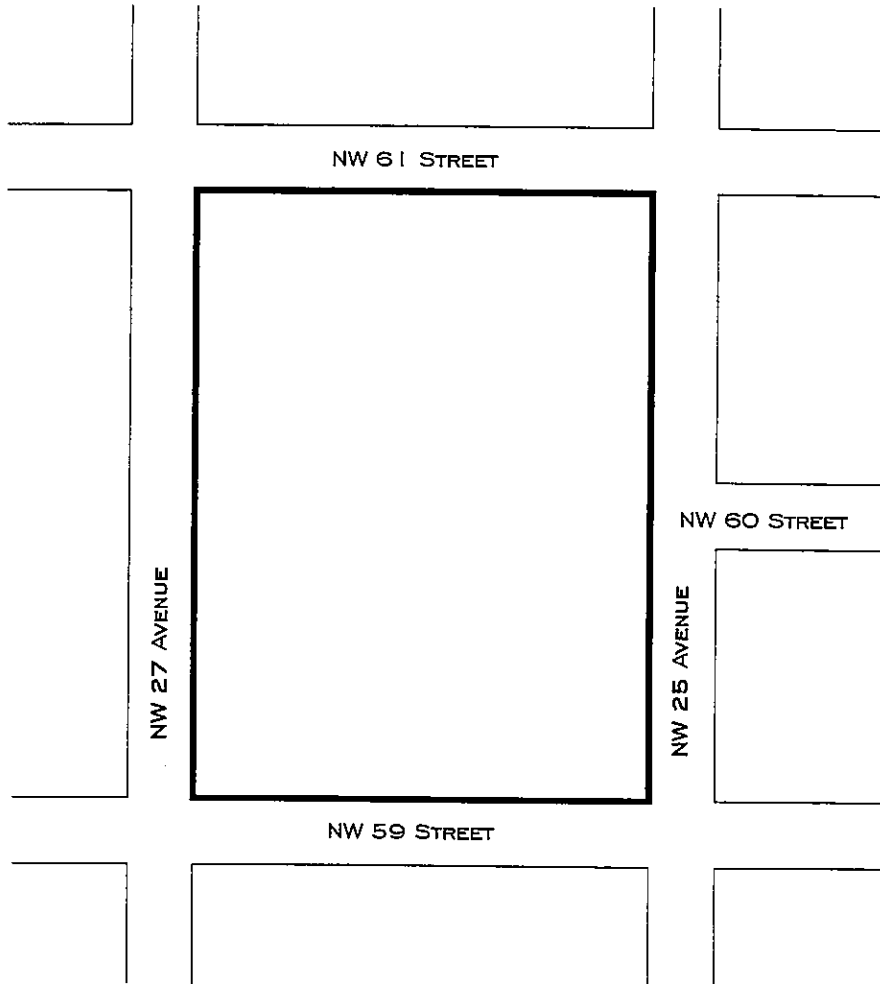
Tract B of MTA North Division, as recorded in Plat Book 119, Page 45, of the Public Records of Miami-Dade County, Florida.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to secure appraisals, surveys and environmental assessments for certain lands within Miami-Dade County, Florida, as described above and to negotiate for the purchase of same.


JEM:ada

LOCATION MAP

5901 NW 27 AVENUE



LEGEND

 PROPOSED PROPERTY FOR THE NORTHEAST
TRANSPORTATION CENTER
(8.07 ACRES)

