

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF A FACILITY FOR THE SOUTH DADE ADULT EDUCATION CENTER**

Since December 1987, the Board has leased 23,327 square feet of space and 91 parking spaces, located at 109 N.E. 8 Street, Homestead (see attached location map), for the South Dade Adult Education Center, from RLC, Ltd. (RLC). The Board, at its meeting of October 7, 1998, authorized entering into a new lease agreement with RLC after the user indicated a continuing need for an adult education facility to service the southernmost region of the District. The Management Team (MT), in recommending the new lease, indicated that based on a current annual rental of \$240,268.10 and rents paid to date in excess of \$2.3 million, the District should explore the purchase of the facility. School Operations has advised that, in the event funding for adult education programs becomes unavailable, the facility would have other programmatic uses. The building owner has expressed a willingness to pursue a possible sale of the property.

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, an MT 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 land is legally described as:

Lots A, B, C, and D, in Block 20, of Tatum's Ridgedale Addition to Homestead, Florida, according to the Plat thereof, recorded in Plat Book 4, at Page 95 of the Public Records of Miami-Dade County, Florida, and Block 19 of Tatum's Ridgedale Addition to Homestead, Florida, a subdivision of the South one-half (S 1/2) of the Southwest one-quarter (S.W. 1/4) of the Southwest one-quarter (S.W. 1/4) of Section 7, Township 57 South, Range 39 East, being the second amended plat, recorded in Plat Book 4, at Page 95 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.

MAL:ms

# LOCATION MAP

