

Deputy Superintendent of Schools
Henry C. Fraind

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

Since August 1990, the Board has leased a bus storage and maintenance facility located at 13775 N.W. 6 Street (see attached location map), for the Central West Transportation Center, from Steven M. Siegfried, as Trustee for A. J. House and Sons, Inc. The current lease agreement expires July 31, 1999. The user has indicated a continuing need for a transportation facility to service the central west region of the District. The Management Team (MT) has recommended the extension of the lease for an additional year, but indicated that based on a current annual rental of \$167,151.24 and rents paid to date in excess of \$1,127,000, the District should explore the purchase of this facility. The 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:

A portion of Government Lot 3, lying between Township 53 South, Range 39 East, and Township 54 South, Range 39 East, Dade County, Florida, more particularly describe as follows:

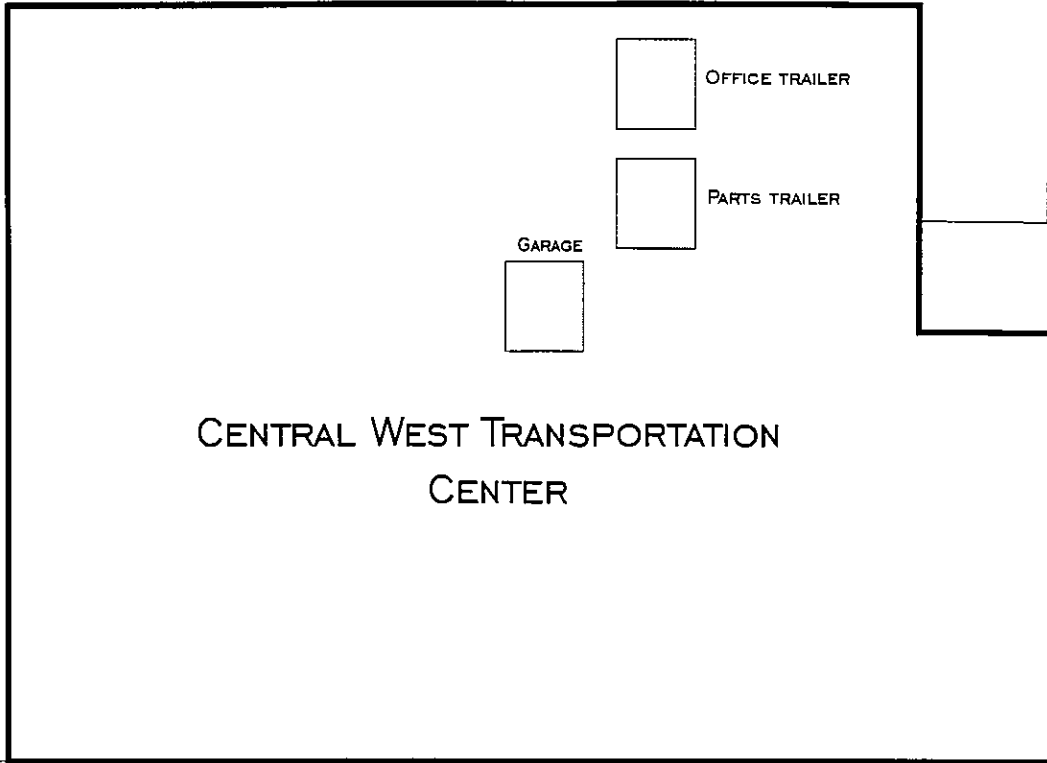
Beginning at the point of intersection of the West line of the East 140 feet of said Government Lot 3 and the South line of said Government Lot 3; thence run Northerly and parallel to the East line of said Government Lot 3 a distance of 700 feet to a point; thence run Westerly and parallel to the Southerly line of said Government Lot 3 a distance of 661.32 feet; thence run Southerly along a line parallel to the East line of said Government Lot 3 a distance of 700 feet to the South line of said Government Lot 3; thence run in an Easterly direction along the Southerly line of said Government Lot 3 for a distance of 661.32 feet to the point of beginning, less the South 60 feet thereof.

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



NW 137 AVENUE

NW 6 STREET

LEGEND



AVAILABLE 9.71 ACRES
TRANSPORTATION FACILITY

