

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO EXECUTE A SPECIALTY LICENSE AGREEMENT WITH OCWEN FEDERAL BANK FSB, FOR SPACE FOR THE OPERATION OF A COMMUNITY EDUCATION CENTER AT THE CUTLER RIDGE MALL

Since October 1994, the Board has leased 2,106 square feet of space, located at 20205 South Dixie Highway, for a Community Education Center, from Cutler Ridge Associates. The license agreement with Cutler Ridge Associates expired October 12, 1998. Due to the various ownership changes, staff is now able to finalize the negotiations of a new license agreement. The user has indicated a continuing need for an adult education facility to service the residents of Goulds, Princeton, South Miami Heights, Perrine and Cutler Ridge. The landlord has advised a willingness to continue the leasehold relationship, and will increase the demised area to 3,000 square feet of space, at no cost.

Pursuant to negotiating procedures, terms and conditions of the proposed lease agreement are as follows:

- a one year term from September 1, 1999 to August 31, 2000, with no renewal option periods;
- the Board shall be responsible for all electric charges related to the use and operation of the demised area;
- no annual rental rate; and
- either party shall each have the right to cancel the lease at any time by giving the other party 5 days prior written notice.

The proposed license agreement has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The principal of Miami Southridge Adult and Community Education Center, the Assistant Superintendent of the Office of Applied Technology, Adult, and Career Education, and the Deputy Superintendent of Education recommend approval of this specialty license agreement.

A copy of the proposed agreement will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a specialty license agreement with Ocwen Federal Bank FSB, for the use of space for the operation of a Community Education Center at the Cutler Ridge Mall, at no rent, and under the terms and conditions set forth above.

JEM:ms