

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

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH
THOMAS R. POST FOR THE USE OF A PARKING LOT FOR DISTRICT
STAFF AND VISITORS**

Since December 1994, the Board has leased the parking lot located at 1340 N.E. 2 Avenue on a month-to-month basis, for District staff and visitors, from Thomas R. Post. Due to the anticipated loss of the parking lots located at 1411 N.E. 2 Avenue and 1300 Biscayne Boulevard (the Opera and Sears parking lots) as the Performing Arts Center complex is developed, the Board, at its meeting of July 14, 1999, authorized the continued rental of the lot, on a month-to-month basis, at an annual rental rate of \$24,435 (\$2,036.25 monthly), for the period of September 1, 1999, through August 31, 2000.

The City of Miami (City) recently adopted a new ordinance, effective September 1, 1999, which establishes a 20% surcharge on the lease of parking facilities within the City. The School Board Attorney's Office has advised that the ordinance does not provide an exemption for a lot leased to the District. The landlord has notified the District that, in order to continue the lease, it will be necessary for the District to amend the lease agreement to assume responsibility for payment of the 20% surcharge, retroactive to September 1, 1999. The monthly lease payment shall be an additional \$407.25 (\$4,887 annually), with payment to be made directly to the City by the District on a monthly basis. District Office Operations has verified that use of these parking spaces is necessary to meet staff and visitor parking needs. All other terms and conditions of the lease will remain unchanged.

The proposed lease amendment has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The Deputy Superintendent of Schools recommends approval of this lease amendment.

A copy of the proposed lease amendment 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 lease amendment with Thomas R. Post for the use of a parking lot for District staff and visitors, at an additional monthly amount not to exceed \$407.25, and an annual amount not to exceed \$4,887, and under the terms and conditions set forth above.

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