

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

**SUBJECT: AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT
WITH DAVID LEON AND CYNTHIA PAEZ, FOR A PROPERTY FOR THE
EXPANSION OF HIALEAH SENIOR HIGH SCHOOL**

At its July 14, 1999 meeting, the Board authorized staff to negotiate for the purchase of several properties located at E. First Avenue and between E. 47 Street and E. 48 Street for the expansion of Hialeah Senior High School (see attached location map).

Pursuant to negotiating procedures, Management Team (MT) meetings were held on July 12, 1999 and October 12, 1999, in order to identify the specific parameters and strategies to be used in negotiating for the purchase of these properties. Based on the MT recommendations, staff entered into negotiations with David Leon and Cynthia Paez for the property located at 117 E. 47 Street, contiguous to the Hialeah Senior High School site. The property is 6,900 square feet in size (.16 acre), and is improved with a single family residence. The District commissioned an independent appraisal for the subject property which reflected a fair market value of \$90,000. A purchase and sale agreement for this property has been negotiated under the following terms and conditions:

- the purchase price shall be \$99,000;
- the seller shall be responsible for the cost of any outstanding taxes, special assessments or liens on the subject property;
- the seller shall be responsible for the requisite documentary stamps/surtax on the deed;
- the seller shall secure an updated abstract or a title commitment for the subject property;
- the Board shall secure title insurance for the subject property at its own cost;
- the Board shall secure a signed and sealed survey and its own environmental assessment of the subject property;
- in the event that environmental problems are discovered, the Board shall not be obligated to proceed with the purchase of the subject property; and
- the seller shall remove or cure any liens and encumbrances, unless otherwise agreed to by the Board.

The subject property is legally described as:

E 50' of W 162.85' of S ½ Tract 6; West Miami Heights Rev PL#1 PB 32-69 in Miami-Dade County, Florida.

The negotiated purchase price for the subject property is 10% above the average appraised value of the property; therefore, requiring an extraordinary vote of the Board to authorize the execution of a purchase and sale agreement. The reasons for recommending a purchase price in excess of appraised value are as follows:

- this is one of only two properties which are immediately contiguous to the Hialeah Senior High School site;
- the Hialeah Senior High School site is currently undersize at only 17.815 acres; and
- Hialeah Senior High School is currently being improved with additional educational facilities (designated in the state survey as State School “GGG”). These facilities will result in a need for additional parking, which will be accommodated on this site.

The Deputy Superintendent for School Operations and the Region Superintendent for Region I recommend approval of this purchase.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize:

1. the Superintendent or his designee to execute a purchase and sale agreement for the purchase of the subject property at a price of \$99,000 for the expansion of Hialeah Senior High School, under the terms and conditions set forth above;
2. the payment of environmental assessments and survey related to the purchase of the subject property; and
3. the payment of title insurance at an estimated cost of \$1,100.

TF:slr/lbd

LOCATION MAP

