

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

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AGREEMENT WITH MIAMI-  
DADE COUNTY FOR LAND FOR USE BY THE 500 ROLE MODELS OF  
EXCELLENCE ACADEMY**

On May 22, 1998, the District entered into a Permit Agreement with Miami-Dade County (County) to allow for the construction and use of a portion of the parent drop-off driveway for the 500 Role Models of Excellence Academy (see location map). The .06 acre parcel is operated by the Miami-Dade Transportation Authority as part of the adjacent Dr. Martin Luther King Metrorail Station. The Permit Agreement will expire on May 21, 2000, and the County has indicated its willingness to enter into a long-term lease agreement for this land.

Pursuant to negotiating procedures, a Management Team meeting was held on March 13, 2000, for direction on negotiating strategies and parameters. Based on this direction, terms and conditions of the proposed lease agreement are as follows:

- a forty year term with no option periods;
- the annual lease rate shall be \$1;
- the District may cancel the lease agreement with 90 days prior written notice;
- the County may cancel the lease agreement only in the event the District defaults under the terms of the lease agreement and fails to cure the default, or, upon 360 days notice, in the event the County declares a public transportation need for the land;
- the District shall have use of the land at all times so long as it is used for the parent drop-off for the 500 Role Models of Excellence Academy or other public educational purpose;
- the County shall have the right to access the demised premises at all times for the purpose of maintaining the Metrorail system;
- the Board and County shall each indemnify and hold the other harmless from all liability associated with their use of the land;
- the District shall be responsible for all maintenance of the demised premises, other than repairs or maintenance as a result of the County's actions; and

- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this lease agreement, or to cancel this lease agreement.

The proposed lease agreement has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of the 500 Role Models of Excellence Academy and Associate Superintendent for Adult/Vocational, Alternative and Dropout Prevention Programs recommend approval of this lease agreement.

A copy of the lease 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 lease agreement with Miami-Dade County for land for use by the 500 Role Models of Excellence Academy, at an annual rental amount of \$1, and under the terms and conditions set forth above.

MAL:slr

# LOCATION MAP

