

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

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH THE GREATER MIAMI
SERVICE CORPS FOR THE SOUTH DADE PLANT CENTER**

Since July 1999, the Board has leased the 6.588 acre Board-owned South Dade Plant Center, located at U.S. 1 and S.W. 244 Street to the Greater Miami Service Corps (GMSC), a non-profit organization, for the operation of a horticultural educational program (see attached location map).

As a condition of the lease, the District and GMSC entered into an affiliating agreement for the period of July 1, 1999 through June 30, 2000. The lease agreement specifies that upon termination or cancellation of the affiliating agreement, where the parties do not enter into a successor affiliating agreement during the term of the lease, the District, at its sole option, may cancel the lease with 30 days advance written notice. The principal of Robert Morgan Technical Education Center has advised that a successor affiliating agreement will not be entered into for the 2000-01 school year, since the full-time instructor is retiring and will not be replaced. Notwithstanding, the Bureau of Adult/Vocational, Alternative, and Dropout Prevention Programs has indicated that leasing of this site is advantageous to the District and recommends that the site be leased without regard to the entity, in part, because it is anticipated that the tenant will continue to provide all maintenance functions for the South Dade Plant Center and grounds.

Pursuant to negotiating procedures, a Management Team (MT) meeting was held on May 22, 2000, for direction on negotiating strategies and parameters. The MT discussed the limited usefulness of the site to the District for educational purposes, other than as a plant center, due to the unique characteristics of the property, which include minimal frontage on U.S. 1, no on-site parking and access only through the adjacent non-Board owned land. Further discussion took place concerning extending the current lease with GMSC, while staff investigates the revenue producing potential of the property. Based on this direction, it was recommended that the lease be renewed for an additional term with GMSC while District staff explores the viability of leasing or selling the property to any entity at market rate.

All terms and conditions of the lease agreement, other than those dealing with the affiliating agreement, will remain unchanged, including the annual lease rate of \$1.00. The term of the renewal option will commence July 1, 2000, and will end June 30, 2001. This renewal represents the first of five one-year renewal option periods available under the lease agreement. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

The principal of Robert Morgan Technical Education Center; Associate Superintendent of the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs; and Deputy Superintendent of Education recommend approval of the proposed lease renewal.

RECOMMENDED:

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

1. authorize the renewal of the lease agreement with the Greater Miami Service Corps for the South Dade Plant Center, at an annual rental rate of \$1.00. The term of the renewal option will commence July 1, 2000 and will end June 30, 2001. All other terms and conditions of the lease agreement will remain unchanged; and
2. authorize staff to explore the viability of leasing or selling the property to any entity at market rate.

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LOCATION MAP

