

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

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH JACK THOMAS, INC., REALTORS, AS AGENTS FOR OMNI PARTNERSHIP, FOR PARKING SPACE FOR THE SCHOOL BOARD ADMINISTRATION BUILDING

Since April 2000, the Board has leased 100 parking spaces located at 235 N.E. 16 Street, for use by District staff and visitors, from Jack Thomas, Inc., Realtors, as agents for Omni Partnership. The current lease term will expire on April 25, 2001.

Pursuant to negotiating procedures, a Management Team meeting was held on December 6, 2000, for direction on negotiating strategies and parameters. Based on this direction, a lease renewal for an additional one-year term was recommended.

All terms and conditions of the lease agreement, including the annual rental rate of \$31,500, will remain unchanged. The term of the renewal option period will commence April 26, 2001, and will end April 25, 2002. This renewal represents the first of three one-year renewal option periods available under the lease agreement.

The Deputy Superintendent of Schools recommends approval of the proposed lease renewal.

The officers and directors of Jack Thomas, Inc., are: Jack K. Thomas, Jr., Director/President/Secretary; Henry R. Block, Vice President; and M. Catherine T. Block, Vice President. The Registered Agent is Jack K. Thomas, Jr.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Jack Thomas, Inc., Realtors, as agents for Omni Partnership, for parking space for the School Board Administration Building, at an annual rental rate of \$31,500. The term of the renewal option period will commence April 26, 2001, and will end April 25, 2002. All other terms and conditions of the lease agreement will remain unchanged.

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