

Ms. Perla Tabares Hantman, Chair

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH THE CITY OF HIALEAH FOR USE OF A PORTION OF THE PLAYFIELD AREA AT THE AMELIA EARHART ELEMENTARY/HIALEAH MIDDLE SCHOOL CAMPUS

Since 1974, the Board has leased a 5.53 acre portion of the Amelia Earhart Elementary/Hialeah Middle School playfield located at 6027 East 7th Avenue to the City of Hialeah (City), for use as a City park.

The City has now approached the District with a request to enlarge the leased area to 13.42 acres, and to construct certain recreational improvements, at its sole cost and expense (see location map). The proposed work includes the removal of the existing softball fields and related fencing/dugouts on the northeast portion of the playfield, construction of a replacement softball field, irrigation system modification/repairs, renovation of existing field lighting and installation of three new light poles, installation of two full size soccer/football fields and one practice soccer field, installation of Bermuda sod, installation of additional six foot high fencing across the south end of the playfield and construction of an 80 space parking lot. Amelia Earhart Elementary and Hialeah Middle Schools will have access to the new parking lot during normal school hours for staff and visitor use. The City will have exclusive use of the 13.42 acre leased area at all times other than during the school's period of use, which is from 8:00 a.m. to 30 minutes after the close of the regular school day. This is the same schedule of use that currently exists for the 5.53 acre leased area. The 40 year lease term will end in 2014, at which time the City may, at its sole option, extend the lease for an additional 40 years. Either party may cancel the agreement at any time with four months advance written notice.

Pursuant to negotiating procedures, a Management Team meeting was held on January 29, 2001, for direction on negotiating strategies and parameters. Based on this direction, a lease amendment with the City that includes the following terms and conditions is recommended:

- the leased portion of the school playfield shall be increased from an area of 5.53 acres to 13.42 acres;
- the City shall construct certain improvements to the leased area, at its sole cost and expense, consisting primarily of the removal of existing softball fields and related fencing/dugouts, construction of a replacement softball field, irrigation system modification/repairs, renovation of existing field lighting and installation of three new light poles, installation of two soccer/football fields and one practice soccer field, installation of Bermuda sod, installation of additional six foot high fencing across the south end of the playfield and construction of an 80 space parking lot;

- the City may construct additional recreational improvements on the leased area, subject to District approval;
- the District, at its sole option, may construct recreational or educational facilities on the leased area at such time as the District determines such a need;
- the City shall be responsible for all utilities and for the maintenance and upkeep of the leased area and recreational improvements, other than for janitorial services and litter pick up required as a result of District use of the leased area;
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this lease agreement; and
- all other terms and conditions of the lease agreement shall remain in full force and effect.

The proposed lease amendment has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of Hialeah Middle School; principal of Amelia Earhart Elementary School; Director of the Department of Safety, Environment and Hazards Management; Director of Maintenance and Operations; Executive Director of the Office of Capital Improvement Projects; Executive Director of the Division of Life Skills and Special Projects and Region Superintendent of Region I recommend approval of the proposed lease amendment.

A copy of the proposed lease amendment will be placed on file in the Citizen Information Center and Recording Secretary's Office.

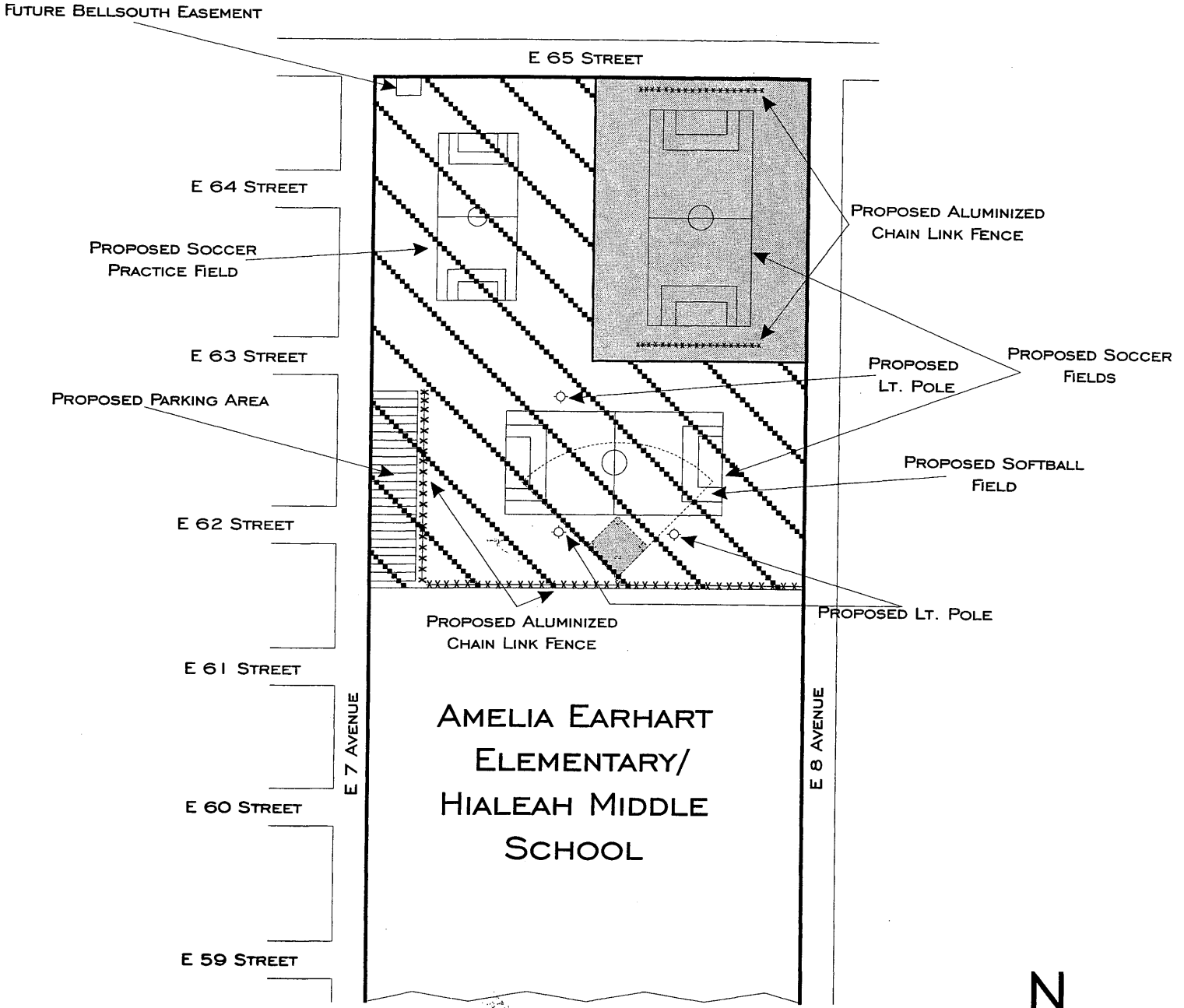
ACTION PROPOSED BY

MS. HANTMAN:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease amendment with the City of Hialeah for use of a portion of the playfield area at the Amelia Earhart Elementary/Hialeah Middle School campus, at an annual rental rate of \$1, and under the terms and conditions set forth above.

PTH:slr

LOCATION MAP



LEGEND

| | |
|--|----------------------------------|
| | EXISTING DEMISED AREA |
| | PROPOSED ADDITIONAL DEMISED AREA |