

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

**SUBJECT: AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT
WITH OLGA J. ACOSTA, FOR A PROPERTY FOR THE EXPANSION OF
HIALEAH SENIOR HIGH SCHOOL**

At its July 14, 1999 meeting, the Board authorized staff to negotiate the purchase of several properties located at E. First Avenue, between E. 47 Street and E. 48 Street, for the expansion of Hialeah Senior High School. On September 14, 2000, the District purchased the property located at 117 E. 47 Street (see attached location map).

Pursuant to negotiation procedures, Management Team (MT) meetings were held on July 12, 1999, October 12, 1999 and July 10, 2000 in order to identify the specific parameters and strategies to be used in negotiating the purchase of these properties. Based on the MT recommendations, staff entered into negotiations with the owner of the property located at 110 E. 48 Street. The property is 6,603 square feet in size (.15 acres), 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 \$109,000. On October 2000, staff negotiated a purchase price of \$118,750 with the owner; however, staff did not proceed with the purchase of the property until the purchase of the properties closer to the school site could be secured. A purchase and sale agreement for this property has been negotiated under the following terms and conditions:

- the purchase price shall be \$118,750;
- 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 or the deed;
- the seller shall provide a title commitment showing clear and marketable title to the property;
- the seller shall remove or cure any liens and encumbrances, unless otherwise agreed to by the Board;
- 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; and
- in the event that environmental problems are discovered, the Board shall not be obligated

to proceed with the purchase of the subject property.

The subject property is legally described as:

The west 47.85 feet of the north ½ of Tract 6; West Miami Heights Rev PL#1; Section 6, Township 53 South, Range 41 East, as recorded in Plat Book 32, Page 69, of the Public Records of Miami-Dade County, Florida.

The negotiated purchase price for the subject property is 8.9% above appraised value. The reasons for recommending a purchase price in excess of appraised value are as follows:

- 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.

The owner of this property is Olga J. Acosta.

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 \$118,750 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 \$670.

JEM:slr

LOCATION MAP

