

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

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH FLORIDA GRAND OPERA, INC., FOR A PARKING LOT FOR DISTRICT STAFF AND VISITORS**

On December 13, 2000, the Board authorized entering into a lease agreement with Florida Grand Opera, Inc. (Opera), for a 127 space parking lot located at 1411 N. E. 2 Avenue (see location map). Since funds for the leasing of the Opera lot were included in the 2000-01 District Lease Budget, the lease agreement was only entered into for the balance of the current fiscal year. As such, the term of the agreement began on January 1, 2001 and will end on June 30, 2001. The lease agreement may be renewed at the District's sole option for a one-year period (from July 1, 2001 to June 30, 2002), by giving the Opera written notice at least sixty days prior to the expiration date.

Pursuant to negotiating procedures, a Management Team meeting was held on February 12, 2001, 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 will remain unchanged, including the annual lease rate of \$34,395. The term of the renewal option period will commence July 1, 2001, and will end June 30, 2002. This renewal represents the only renewal option period 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 Deputy Superintendent of Schools recommends approval of the proposed lease renewal.

The officers and directors of Florida Grand Opera, Inc., are: James M. Herron, President/Director; Dennis G. Bedley, Treasurer/Director; Frosene Sonderling, Director; and Robert Heuer, Manager. The Registered Agent is Valdes-Fauli Corporate Services, Inc.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Florida Grand Opera, Inc., for a parking lot for District staff and visitors, at an annual rental amount of \$34,395. The term of the renewal option period will commence July 1, 2001, and will end June 30, 2002. All other terms and conditions of the lease agreement will remain unchanged.

VGv:slr

# LOCATION MAP

