

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

**SUBJECT: AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT
WITH EFRAIN LOZADA AND JULIA LOZADA, FOR A PROPERTY FOR
THE EXPANSION OF HIALEAH SENIOR HIGH SCHOOL**

At its July 14, 1999 meeting, the Board authorized staff to negotiate for 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; July 10, 2000 and January 8, 2001, 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 owners of the property located at 120 E. 48 Street, contiguous to the Hialeah Senior High School site. The property is 6,900 square feet in size (.16 acres), and is improved with a single family residence. The original appraisal ordered in April 1999, reflected a fair market value of \$100,000. In November 2000, the appraisal was updated, yielding a fair market value of \$110,000. A purchase and sale agreement for this property has been negotiated under the following terms and conditions:

- the purchase price shall be \$121,000;
- 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 east 50 feet of west 162.85 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 10% above appraised value, but under the asking price of \$122,000. The reasons for recommending a purchase price in excess of appraised value are as follows:

- this is the second of only two properties which are immediately contiguous to the Hialeah Senior High School site.
- 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.

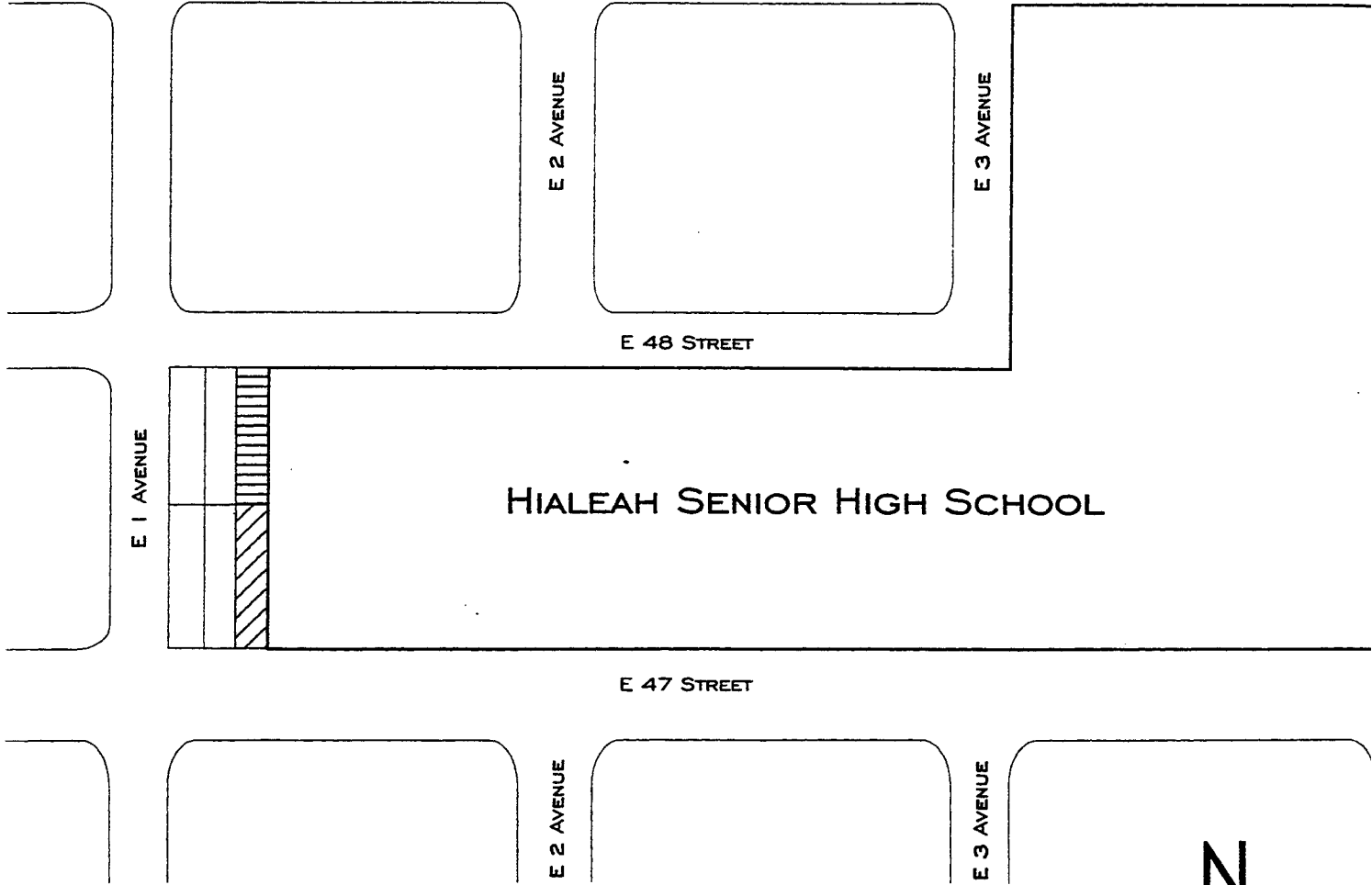
The Deputy Superintendent for School Operations and the Region Superintendent for Region I recommend approval of this purchase.

The owners of the property are Efrain Lozada and Julia Lozada.



- 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 \$121,000 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 \$680.

JEM:slr

LOCATION MAP



LEGEND

	DISTRICT OWNED
	PROPOSED PURCHASE

