

June 27, 2001

Facilities Planning and Construction
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: EXTENSION OF LEASE AGREEMENT WITH THOMAS R. POST AND
PAYMENT OF PARKING SURCHARGE TO THE CITY OF MIAMI FOR THE
USE OF A PARKING LOT FOR DISTRICT STAFF AND VISITORS**

Since December 1994, the Board has leased 75 parking spaces at the lot located at 1340 N.E. 2 Avenue on a month-to-month basis, for District staff and visitors, from Thomas R. Post. Board authorization for continuation of the agreement will expire on August 31, 2001. The current monthly lease rate, which will remain unchanged, is \$27.15 per parking space. The amount paid for other parking lots leased by the Board within the vicinity of the subject lot ranges from \$22.57 to \$27.15 per parking space. In addition, as a result of a recently adopted City of Miami (City) ordinance which established a 20% surcharge on the lease of parking facilities within the City, the Board authorized the District to assume responsibility for payment of the surcharge, along with the monthly rent. District Office Operations has indicated a continuing need for parking facilities to serve District staff and visitors.

Because the imposition of the parking surcharge fee utilizes funds that could best be used for the provision of educational services to the community, District staff has attempted to secure a surcharge fee waiver from the City Manager's Office. To date, however, the City has been non-responsive.

Pursuant to established procedures, a Management Team meeting was held on June 12, 2001, for direction on negotiating strategies and parameters. Based on this direction, a lease extension for the period of September 1, 2001 through August 31, 2002 was recommended. Extensions beyond August 31, 2002, will require Board authorization. In addition, staff will continue to seek a parking surcharge fee waiver from the City.

All terms and conditions of the lease agreement will remain unchanged, including the monthly lease rate of \$2,036.25 (\$24,435 annually) and monthly parking surcharge payment of \$407.25 (\$4,887 annually), for a total of \$29,322 for the year. 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 extension.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with Thomas R. Post, for use of a parking lot for District staff and visitors, at a monthly lease rate of \$2,036.25 (\$24,435 annually) and monthly parking surcharge payment of \$407.25 (4,887 annually), for a total of \$29,322 for the period of September 1, 2001 through August 31, 2002. All other terms and conditions of the lease agreement will remain unchanged.

MMC:hf