

Business Operations  
Joe Arriola, Chief Business Officer

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH THE CITY OF HIALEAH FOR  
THE USE OF A PORTION OF BABCOCK PARK BY HIALEAH  
ELEMENTARY SCHOOL**

Since November 1992, the Board has leased a portion of Babcock Park located at 651 East 4<sup>th</sup> Avenue, from the City of Hialeah (City) in order to provide recreational facilities for Hialeah Elementary School (see location map). Pursuant to the terms of the agreement, the District constructed a tot-lot on the premises and repaired the existing basketball courts, at a cost to the District of approximately \$42,000. The District has completed its initial five-year lease term and the first of nine five-year renewal option periods. The current term of the lease agreement will expire on November 9, 2002. This proposed renewal represents the second of nine five-year renewal option periods available under the lease agreement. The term of the renewal option period will commence November 10, 2002 and will end November 9, 2007. No physical improvements requiring the use of Districts funds are necessary as a result of the proposed Board action.

All terms and conditions of the lease agreement will remain unchanged, including the following:

- ~~the Board~~ either party may cancel the agreement at any time by providing the ~~City~~ other party with ~~90 days~~ 4 months prior written notice; and
- ~~the City will only have the right to cancel the agreement if the Board defaults under the terms of the agreement and fails to cure the default; and~~
- the Board is responsible for the maintenance and upkeep of the premises, including all improvements located thereon, during its period of use. basketball courts, and the City is responsible for the maintenance and upkeep of the baseball fields and the playfield area.

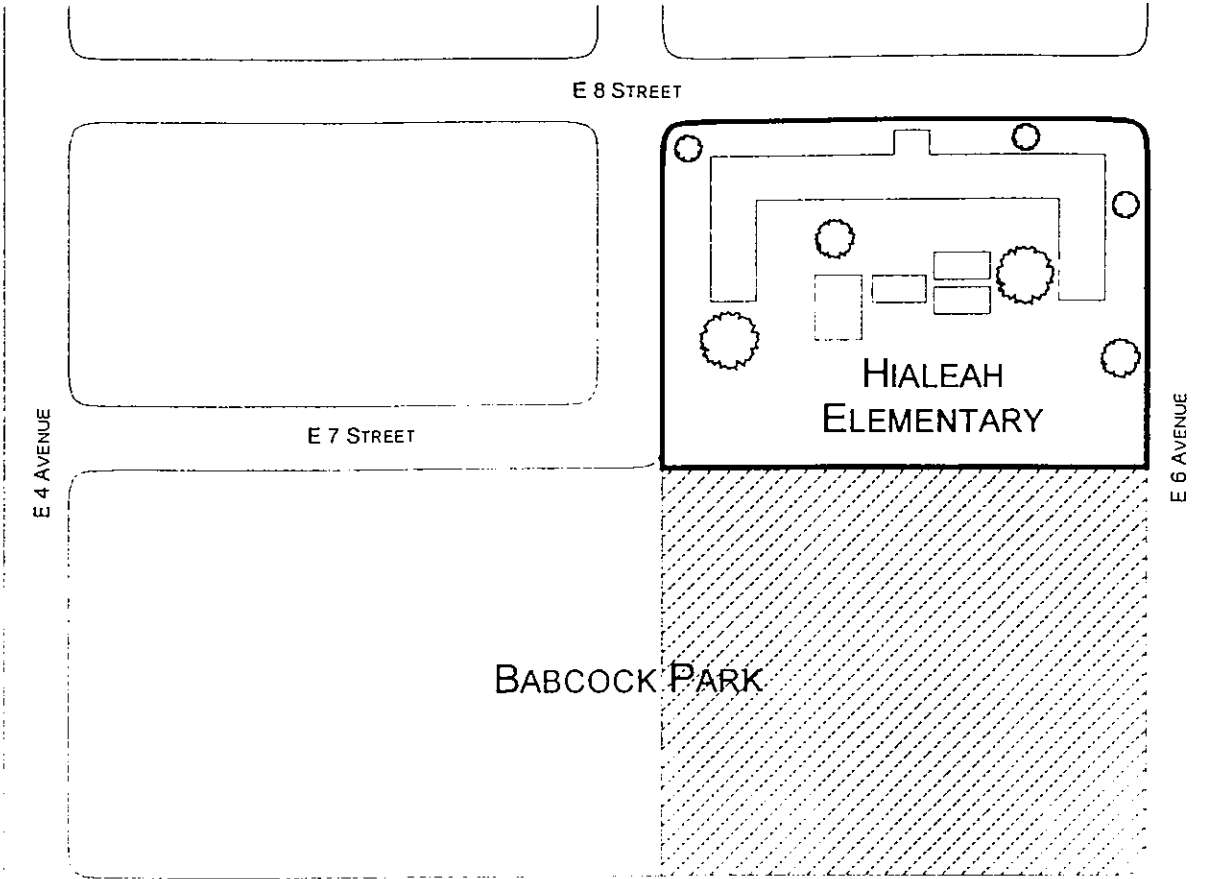
Staff contacted the principal of Hialeah Elementary School, the Region III Superintendent and the Associate Superintendent of School Operations, who indicated a continuing need for Babcock Park to provide recreational facilities for Hialeah Elementary School.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with the City of Hialeah for the use of a portion of Babcock Park by Hialeah Elementary School, at an annual rental rate of \$1.00. The term of the renewal option period will commence November 10, 2002 and will end November 9, 2007. All other terms and conditions of the lease agreement will remain unchanged.

MMC:rr

# LOCATION MAP



## LEGEND



PORTION OF BABCOCK PARK  
LEASED FROM CITY

