

Facilities Planning  
Ana Rijo-Conde, AICP, Administrative Director

**SUBJECT: EXTENSION OF LEASE AGREEMENT WITH THOMAS R. POST FOR THE USE OF A PARKING LOT FOR DISTRICT STAFF AND VISITORS AT 1340 NE 2<sup>ND</sup> AVENUE AND PAYMENT OF PARKING SURCHARGE TO THE CITY OF MIAMI**

Since December 1994, the Board has leased 75 parking spaces located at 1340 N.E. 2<sup>nd</sup> Avenue on a month-to-month basis, from Thomas R. Post, for use by District staff and visitors (see location map). Board authorization for continuation of the lease agreement will expire on August 31, 2002. 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 this parking lot to serve District staff and visitors.

All terms and conditions of the lease agreement will remain unchanged, including the monthly lease rate of \$2,036.25, which is \$27.15 per space monthly (\$24,435 annually). In addition, the District will continue to pay the City a separate monthly parking surcharge payment of \$407.25, which is \$5.43 per space monthly, for an effective total monthly rate of \$2,443.50, which is \$32.58 per space monthly (\$29,322 annually). The amount paid for parking lots leased by the Board within the vicinity of the School Board Administration Building range from \$22.93 to \$32.58 per space monthly (see rent schedule). It is recommended that the lease be extended for the period of September 1, 2002 through August 31, 2003. No physical improvements requiring the use of District funds would be necessary as a result of the proposed Board action. In addition to the rental rate, the following terms and conditions of the lease agreement will remain unchanged:

- the District is responsible for the payment of all utility costs and for all maintenance of the premises; and
- either party may cancel the lease agreement at any time, without penalty, by providing the other party with 30 days prior written notice.

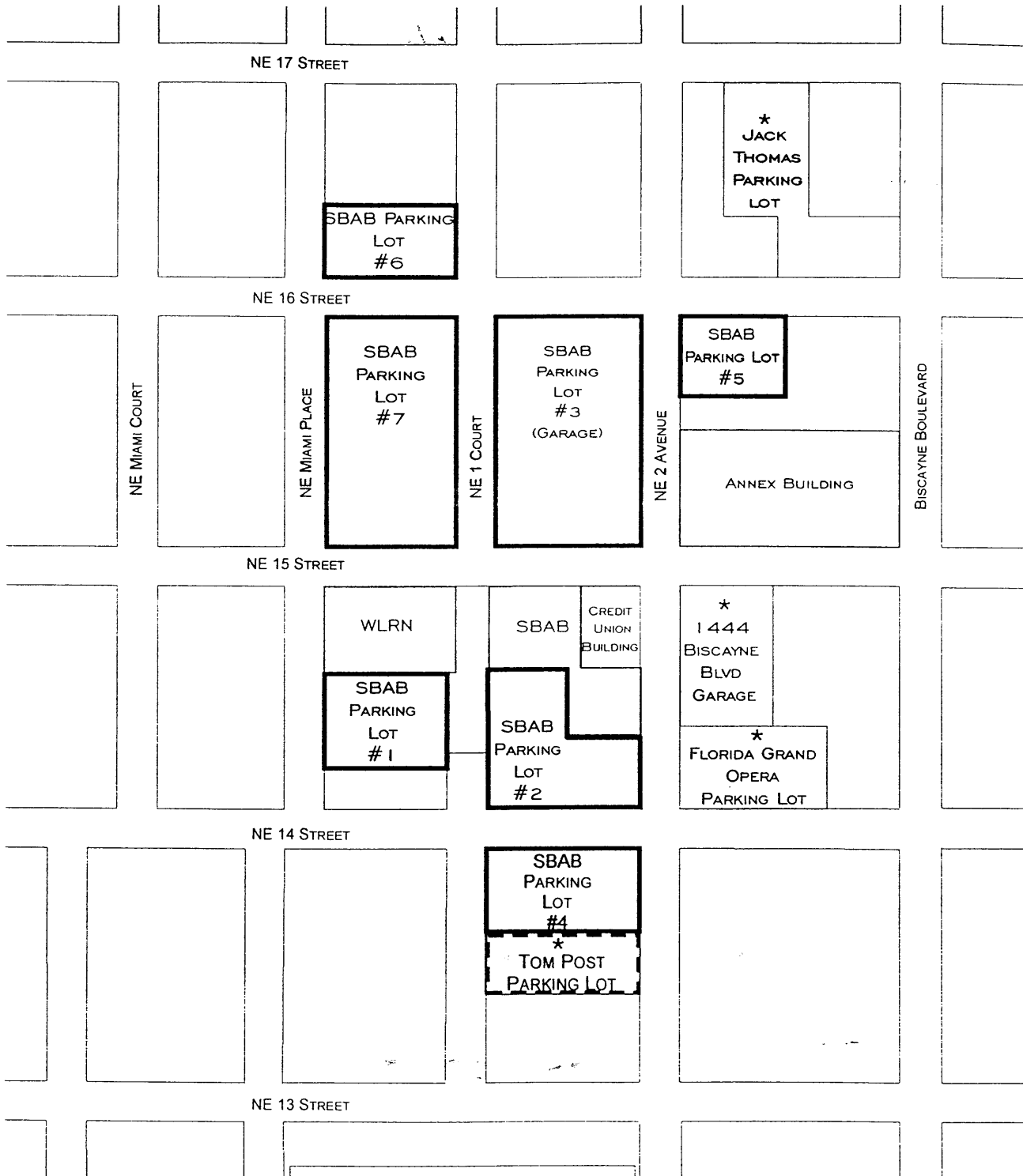
Staff contacted the Supervisor of District Office Operations and the Administrative Director of Business Operations, who recommended continued use of this parking facility for the one-year period commencing September 1, 2002 and ending August 31, 2003.

**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 payment of a separate monthly parking surcharge to the City of Miami of \$407.25 (\$4,887 annually), for a total of \$29,322 annually for the period of September 1, 2002 through August 31, 2003. All other terms and conditions of the lease agreement will remain unchanged.


MMC:rr

# LOCATION MAP



**LEGEND**

 DEMISED PREMISES  
(75 PARKING SPACES)

 PARKING LOTS CURRENTLY  
LEASED BY BOARD



## RENT SCHEDULE

<b>LEASED PARKING FACILITIES</b>			
<u>Location of Parking Facility</u>	<u># of spaces</u>	<u>Amount of Rent</u>	<u>Use</u>
1. Thomas Post lot 1340 NE 2 <sup>nd</sup> Avenue (surface lot)	75	\$29,322/year <b>(\$32.58/space/month)</b>  this amount includes the 20% City of Miami parking surcharge and is broken down as follows: \$24,435/year or \$27.15/space/month for rent & \$4,887/year or \$5.43/space/month for surcharge fee	serves District staff & visitors in SBAB complex
2. Biscayne Management Corp. 1444 Biscayne Blvd. (parking garage)	200 (150 at \$28 per space per month, plus an additional 50 spaces, which are included at no charge under office space lease, for a total of 200 parking spaces)	\$50,400/year <b>(\$28.00/space/month)</b>	serves District staff in SBAB complex
3. Jack Thomas Lot 235 NE 16 Street (surface lot)	100	\$31,500/year <b>(\$26.25/space/month)</b>	serves District staff & visitors in SBAB complex
4. Florida Grand Opera lot 1411 NE 2 <sup>nd</sup> Avenue (surface lot)	125	\$34,395/year <b>(\$22.93/space/month)</b>	serves District staff in SBAB complex

**Note: The School Board presently leases 25 parking spaces to the South Florida Educational Federal Credit Union (Credit Union), at a rental rate of \$33/space/month. The current term of this lease commenced on July 1, 2002 and will expire on June 30, 2003, with no additional renewal option periods remaining thereunder.**