

Facilities Operations, Maintenance and Planning
Ana Rijo-Conde, Interim Assistant Superintendent

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AGREEMENT WITH
INNER CITY YOUTH OF SOUTH FLORIDA FOR USE OF
RECREATIONAL FACILITIES AT LILLIE C. EVANS ELEMENTARY
SCHOOL, LOCATED AT 1895 N.W. 75 STREET**

COMMITTEE: FACILITIES MANAGEMENT

The District has recently been approached by representatives of Inner City Youth of South Florida (ICYSF), with a request to use the recreational facilities at Lillie C. Evans Elementary School, located at 1895 N.W. 75 Street, to operate an after-school educational youth sports and community activities program (see location map). These activities are intended to focus local youth on building the family unit, self esteem and community pride, while strengthening the District's educational program by providing counselors, role models, tutors and mentors from various facets of the community. In addition, ICYSF will operate youth sports activities as part of its program.

Representatives of ICYSF have met with the principal of the school and ACCESS Center 4 Superintendent, who recommend entering into such an agreement. Terms and conditions of the proposed agreement are as follows:

- one year lease term at an annual rental rate of \$1, with three additional one-year option periods at the sole option of the Board. The agreement shall not commence until ICYSF provides the District with proof of insurance and documentation verifying its affiliation with a local Optimist Club or other youth related sports program acceptable to the District;
- in the event ICYSF fails to provide all required documentation related to insurance and affiliation with an acceptable youth sports program within 60 days of Board authorization of this agreement, the lease shall be null and void;
- ICYSF shall, within 15 days of receipt of written notice from the District advising ICYSF that its program is incompatible with District operations, as determined solely by the District, either immediately modify its operations to eliminate the incompatible condition or shall immediately cease to operate its program;
- ICYSF shall be permitted to engage in limited fundraising activities through the sale of food and drink during its period of use, with said activities to be small scale in nature and intended solely to offset the cost of providing its program to the

nature and intended solely to offset the cost of providing its program to the community;

- ICYSF may construct additional recreational improvements at the school, at its sole cost and expense, after receiving approval from the District, which approval shall be at the sole discretion of the District;
- ICYSF shall indemnify and hold the Board harmless from any claims arising from its use or occupancy of the facilities, and shall provide General Liability Insurance in an amount of \$1,000,000, naming the Board as an additional insured;
- ICYSF shall remove all trash or litter generated during its period of use, and shall repair any damage to parking facilities, school grounds, buildings, recreational improvements or any other improvements located on the school campus resulting from the actions of ICYSF;
- the District shall provide routine maintenance to the facility in conformance with its routine schedule;
- either party may immediately cancel this agreement in the event of damage or destruction of the facilities, or if the other party defaults under the lease and fails to cure same. In addition, either party may cancel at any time with a minimum of 60 days prior written notice; and
- the Superintendent of Schools shall be the party designated by the Board to grant or deny all approvals required under the agreement, or to cancel the agreement.

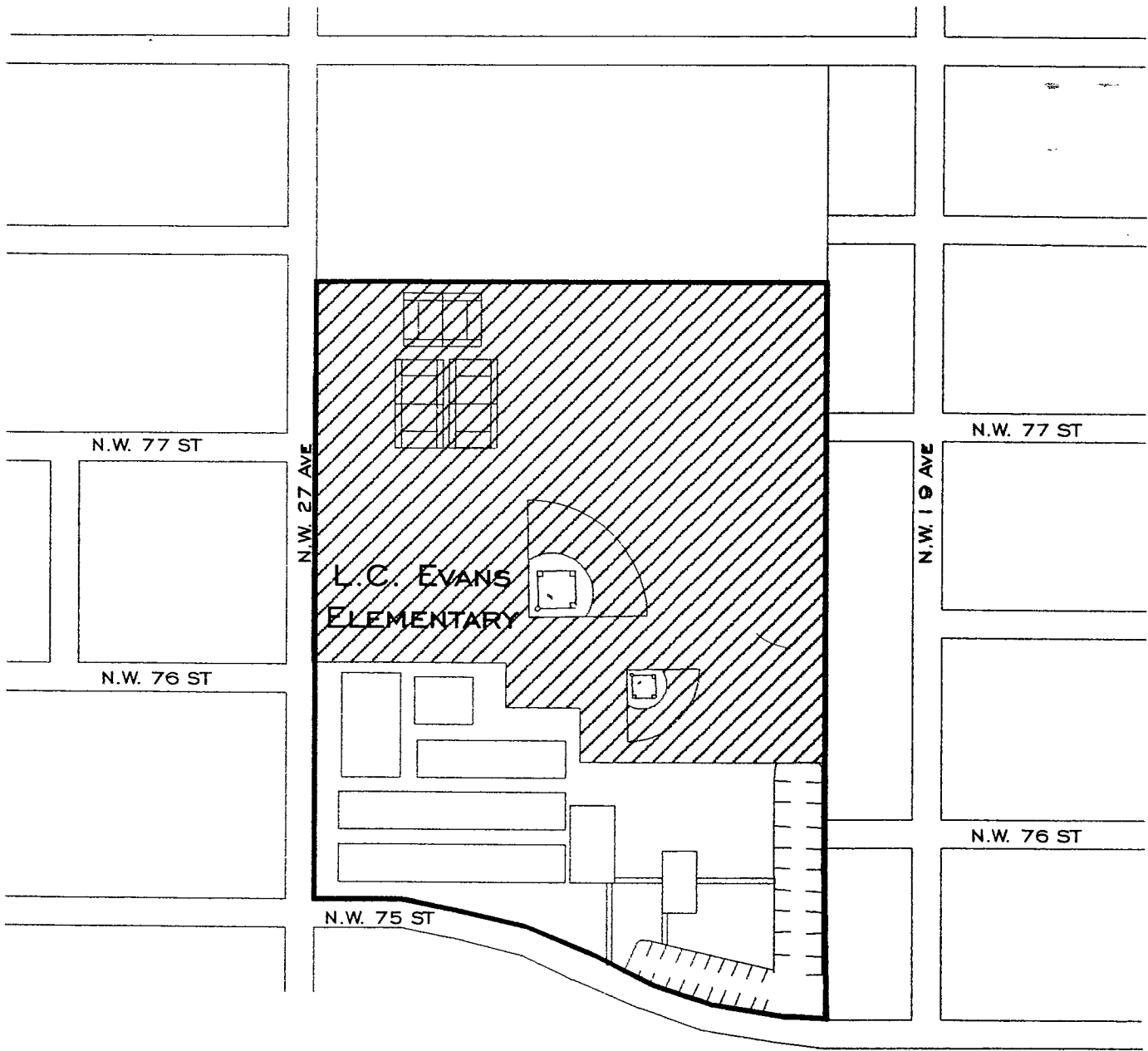
The proposed lease agreement has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The Principal of Lillie C. Evans Elementary School and ACCESS Center 3 Assistant Superintendent recommend approval of the agreement.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a Lease Agreement with Inner City Youth of South Florida for use of recreational facilities at Lillie C. Evans Elementary School, at \$1 per year rent, and under the terms and conditions set forth above.

MAL:rr

EXHIBIT "A"



LEGEND

 DEMISED PREMISES