

Business Operations
J.E. Surash, P.E., Chief Business Officer

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH THE GREATER MIAMI SERVICE CORPS FOR THE SOUTH DADE PLANT CENTER, LOCATED AT U.S. 1 AND SW 244 STREET

COMMITTEE: FACILITIES MANAGEMENT

Background

Since July 1999, the Board has leased the 6.588-acre Board-owned South Dade Plant Center, located at U.S. 1 and SW 244 Street, to the Greater Miami Service Corps (GMSC), a non-profit organization, for the operation of a horticultural educational program (see location map). GMSC has completed its initial one-year term and the fourth of five one-year renewal option periods. The current term of the Lease Agreement will expire on June 30, 2004. This proposed renewal represents the fifth of five one-year renewal option periods available under the Lease Agreement. The term of the renewal option period will commence July 1, 2004, and will end June 30, 2005.

At its May 15, 2002 meeting, the Board authorized staff to initiate a Request for Proposal (RFP) for the possible sale or lease of the facility to any entity at current market rate. Before the RFP was initiated, however, staff was informed by Maintenance Operations that the subject site would be viable for future District maintenance purposes if an adjacent parcel of land were to be acquired to facilitate ingress/egress. As such, the RFP was not issued and the South Dade Plant Center site remains part of the District's land inventory. Due diligence for acquisition of the adjacent parcel is ongoing, and staff anticipates bringing an item to the Board to purchase the parcel shortly. Because of a potential use of this site for any educational or ancillary purpose, all potential District users were contacted to verify that no such immediate need exists.

Renewal of Lease Agreement

All terms and conditions of the Lease Agreement will remain unchanged, including the following:

- annual lease rate of \$1.00;
- GMSC is responsible for the payment of all utility costs and all maintenance of the facility;

- the District may cancel the Lease Agreement, at any time, with 30 days prior written notice, provided, however, that the parties do not enter into an affiliating agreement; and
- other than as provided above, either party may cancel the Lease Agreement, at any time, with 90 days prior written notice.

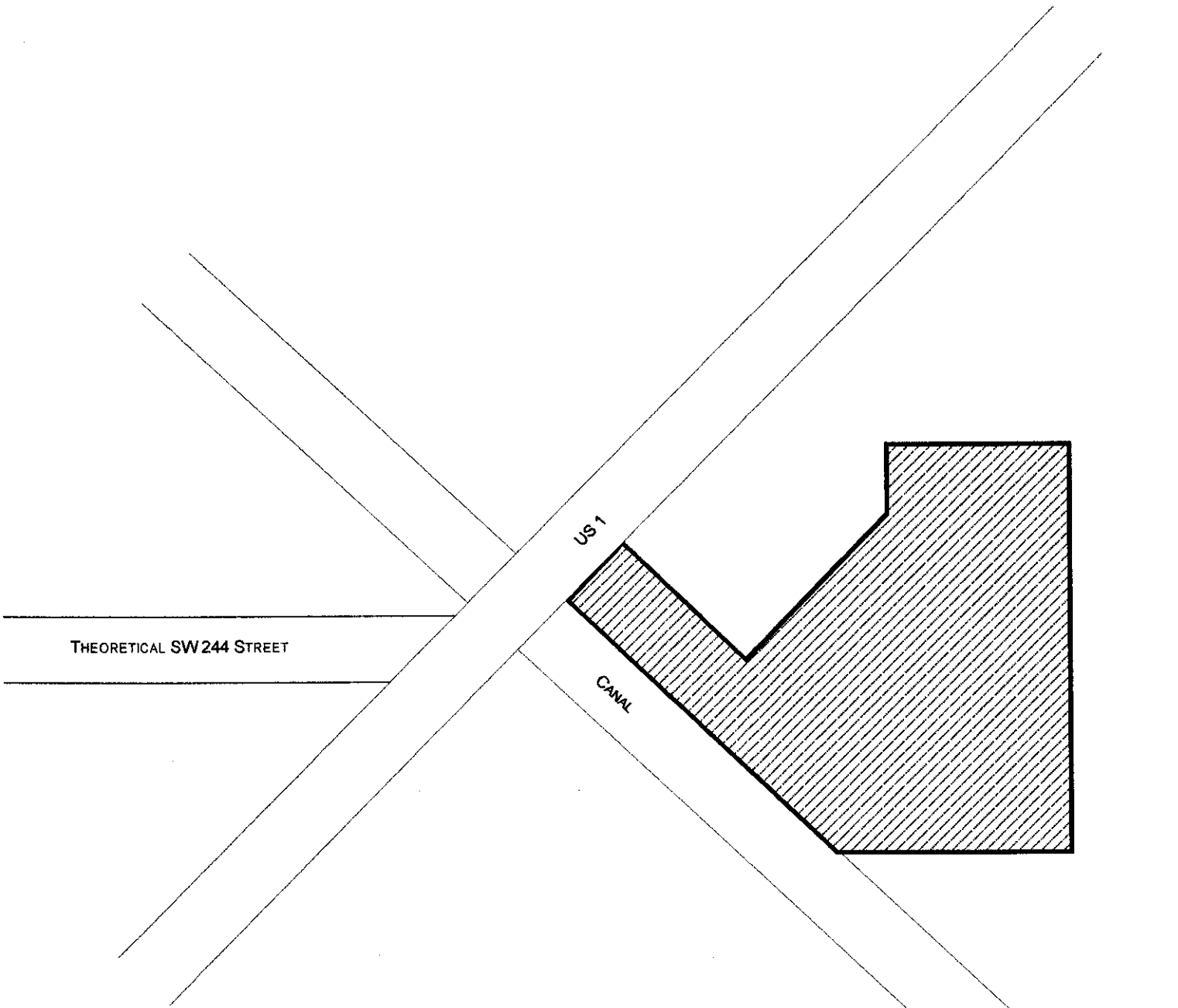
Staff contacted the Interim Administrative Director of Maintenance Operations, the Chief of School Police, the Associate Superintendent of Instructional Operations, the Associate Superintendent of ACCESS Centers, the Assistant Superintendent of ACCESS Center 6, the Director of Advanced Planning, the Associate Superintendent of Management Operations and the Chief Education Officer and Deputy Superintendent of Schools, who indicated that they have no immediate need for the parcel of land for District purposes, and have no objection to a renewal of the Lease Agreement with GMSC for an additional one-year period.

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the renewal of the Lease Agreement with the Greater Miami Service Corps for the South Dade Plant Center, at an annual rental rate of \$1.00. The term of the renewal option period will commence July 1, 2004, and will end June 30, 2005. All other terms and conditions of the Lease Agreement will remain unchanged.

CDR:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES



NOT TO SCALE