

Office of Public Relations
Felipe M. Noguera, Chief Communications Officer

SUBJECT: RENEWAL OF THE LEASE AGREEMENT WITH COMMUNITY TELEVISION FOUNDATION OF SOUTH FLORIDA, INC. (WPBT-TV CHANNEL 2), FOR TOWER SPACE AT 695 N.W. 199TH STREET, MIAMI-DADE COUNTY, FLORIDA

COMMITTEE: INSTRUCTIONAL EXCELLENCE AND COMMUNITY ENGAGEMENT

LINK TO DISTRICT STRATEGIC PLAN: EXCHANGE MEANINGFUL INFORMATION WITH STAKEHOLDERS

Background

Since 1977, the School Board of Miami-Dade County has leased tower space, located at 695 N.W. 199th Street in Miami-Dade County, Florida, from the Community Television Foundation of South Florida, Inc., (WPBT-TV Channel 2), a not-for-profit corporation. The purpose of the tower lease is for operating and maintaining the transmission and antenna facilities authorized by the Federal Communications Commission (FCC) for WLRN's Channel 17 analog television broadcast activities.

The initial agreement was for a period of twenty years, commencing February 1, 1977 and expiring January 31, 1997, with the first year at a rate of one dollar (\$1.00) and the second through twentieth years at an annual rate of \$25,000. An option to renew the lease was exercised for an additional ten years commencing February 1997 and expiring January 31, 2007 at an annual rate of \$35,000. The current lease will expire with no option to renew.

The FCC has set early 2009 as the shutoff period for all analog television broadcast stations, thus WLRN would only need to remain on the tower for a few more years.

Renewal

WLRN has completed the initial 30-year term and is requesting Board approval for an additional five years commencing on February 1, 2007 and expiring on January 31, 2012.

C-73

The first year of the annual lease is \$150,000, payable in equal monthly installments at a rate of \$12,500 each month beginning February 1, 2007. The annual cost shall be adjusted by a 5% increase beginning with the second year at \$157,500; third year at \$165,375; fourth year at \$173,644; and the fifth year at \$182,326, in equal installments.

The lease is for space on the WPBT-TV tower for WLRN's analog television broadcast antenna and the use of a television transmitter building for the operation and maintenance of the antenna, transmission lines and associated equipment.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with the Community Television Foundation of South Florida (WPBT-TV Channel 2), for the use of its Tower located at 695 N.W. 199th Street, Miami-Dade County, Florida, at an annual rate of \$150,000, commencing February 1, 2007 through January 31, 2008, with annual adjustments of 5% per year expiring January 31, 2012.