

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH INNER CITY YOUTH OF SOUTH FLORIDA, FOR USE OF THE PLAYFIELD AREA AT LILLIE C. EVANS ELEMENTARY SCHOOL, LOCATED AT 1895 NW 75 STREET, MIAMI

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Since December 2003, the School Board (Board) has leased the playfield area at Lillie C. Evans Elementary School (School), located at 1895 NW 75 Street, Miami, to Inner City Youth of South Florida (ICY), a non-profit organization, for its youth sports program during non-school hours (see location map). This youth sports program serves approximately 260 children from the surrounding community during the hours of 4:30 p.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m. on Saturday and Sunday. ICY has completed its initial one-year term and is currently in the last of three one-year renewal option periods. The current lease term will expire on November 30, 2007.

ICY has made the District aware of its desire to enter into a new long-term lease agreement with the District so that it may construct, at its sole cost and expense, a community center/recreation building on a portion of the School playfield to meet the needs of neighborhood children and the community. It is anticipated that recreational and other amenities within the new community center/recreation facility would be made available to the School to augment its daily activities, and that a number of cooperative recreational and educational programs could be developed to meet the needs of the District and ICY. Preliminary discussions have taken place concerning proposed terms and conditions of such an agreement. In order to allow sufficient time for the proposed new agreement to be developed and presented to the Board for consideration, ICY is requesting that the current lease agreement for the playfield area be extended for a period of five years. In an effort to continue to provide youth programs and activities to serve the community, and until the new long-term lease agreement is negotiated, it is recommended that the existing lease agreement be extended for the period starting December 1, 2007 and ending November 30, 2012, with three additional one-year renewal option periods at the Board's sole option.

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

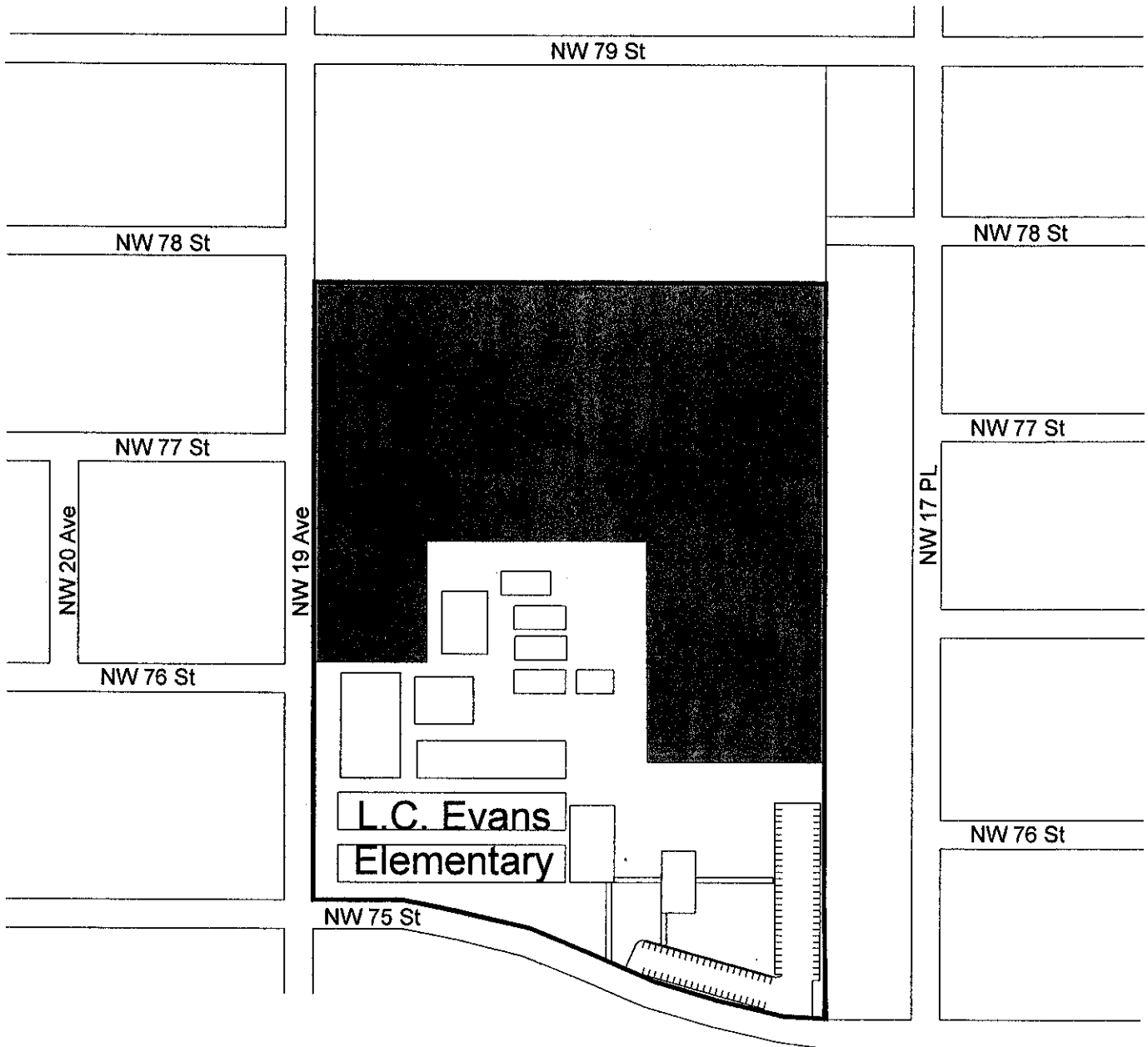
- annual lease rate of \$1.00;
- ICY is responsible for the removal of litter and trash generated during its period of use, and shall repair any damage to the school grounds resulting from its actions;
- the District is responsible for routine maintenance of the recreational facilities and grounds; and
- either party may cancel the agreement at any time by giving the other 60 days prior written notice.

The Principal of Lillie C. Evans Elementary School, the Regional Center III Superintendent, and the Associate Superintendent of School Operations, recommend extending the lease term for the period of December 1, 2007 through November 30, 2012.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to execute an amendment to the lease agreement with Inner City Youth of South Florida, for use of the playfield area at Lillie C. Evans Elementary School, at an annual rental rate of \$1.00. The term will commence December 1, 2007, and will end November 30, 2012, with three additional one-year option periods. All other terms and conditions of the lease agreement will remain unchanged.

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LOCATION MAP



Legend

 Demised Premises

