

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

**SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN MOUNT ZION EVANGELICAL BAPTIST CHURCH, INC., AND THE SCHOOL BOARD FOR THE USE OF A PARKING LOT LOCATED AT 6720 NE 5 AVENUE, FOR MORNINGSIDE ELEMENTARY SCHOOL**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

#### Introduction

Since October 1993, the Board has leased 26 parking spaces located at 6720 NE 5 Avenue (see location map) for staff and visitors at Morningside Elementary School (School), from Mount Zion Evangelical Baptist Church, Inc., (Church). The District has completed its initial one-year base term and is in its last available renewal option period. The current lease term will expire on September 30, 2008. Staff contacted the landlord, who has expressed a willingness to amend the lease to allow the continued use of the parking facility by the School, for an additional five-year period.

#### District Due Diligence Process

After securing concurrence from the School Principal, Regional Center IV Superintendent and the Deputy Superintendent, School Operations, that there is a continuing need for additional School parking, and in compliance with District leasing procedures, the Facilities Planning Department conducted a search of potential alternate parking facilities to serve the School's immediate needs. There are no Board-owned sites in close proximity to the School, nor is there available space on the School campus to site the 26 parking spaces. The surrounding area is mostly two-family residential with no commercial or large-scale parking facilities available. The only undeveloped parcel in the vicinity of the School is slated for residential development.

#### Proposed Lease Amendment

In light of the above, it is recommended that the Superintendent be authorized to finalize negotiations and execute a lease amendment with the Church to extend the term of the agreement for one additional five-year period (October 1, 2008 through September 30, 2013). The current annual rental rate of \$5,304 (\$17 per space monthly) will remain fixed throughout the five-year term. This rate has remained unchanged since 1993. No physical improvements requiring the use of District funds are 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 also remain unchanged:

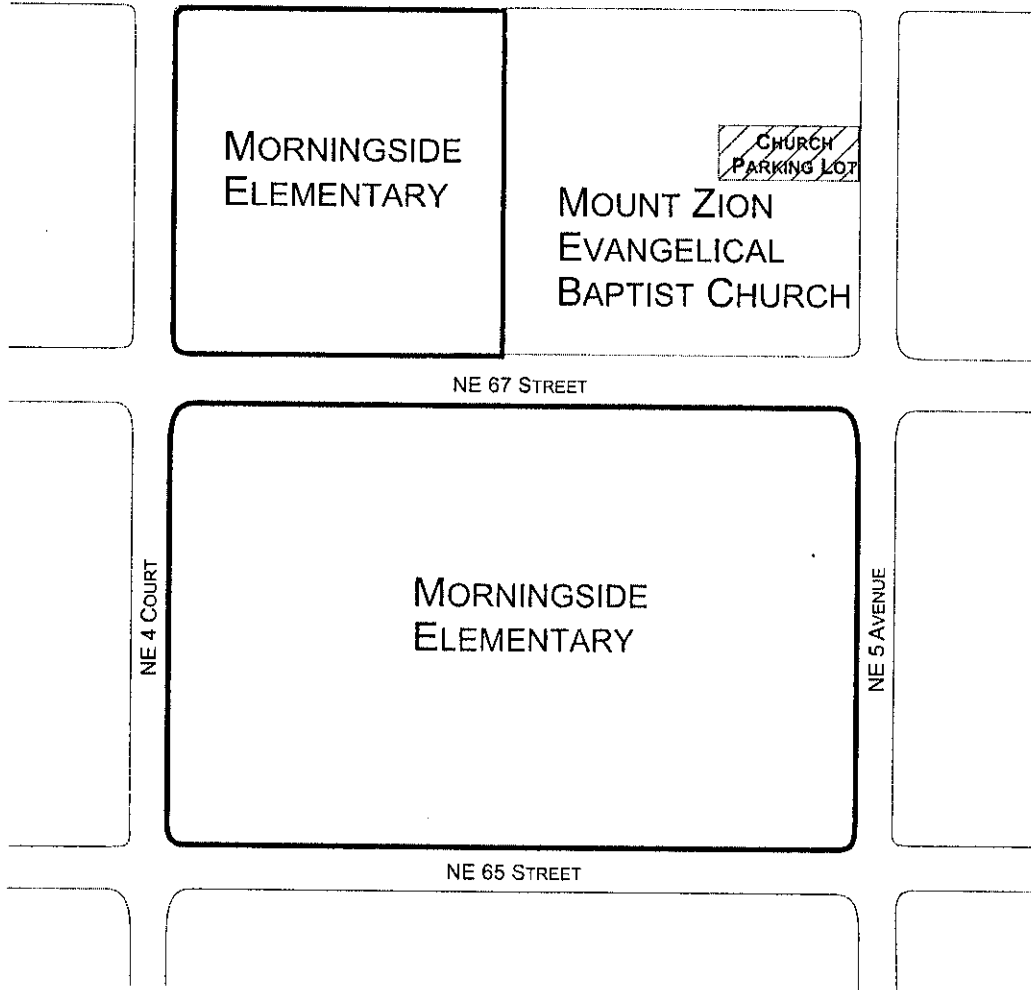
- either party shall have the right to cancel the lease agreement at any time by giving the other party 180 days prior written notice;
- the landlord is responsible for payment of all utilities consumed on the premises; and
- the District shall maintain the premises during its period of use and is responsible for repairing any damage caused to the premises that the landlord can demonstrate is as a result of the District's use of same, ordinary wear and tear excepted.

The principal of Morningside Elementary School, the Regional Center IV Superintendent and the Deputy Superintendent, School Operations have indicated a continuing need for this parking facility to serve Morningside Elementary School for the five-year period commencing October 1, 2008 and ending September 30, 2013. The proposed lease amendment will be reviewed by the Office of Risk and Benefits Management and the School Board Attorney's Office prior to its execution.


**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute an amendment to the lease agreement with Mount Zion Evangelical Baptist Church, Inc., for the use of a parking lot located at 6720 NE 5 Avenue, for Morningside Elementary School, to extend the term from October 1, 2008 through September 30, 2013, at an annual rental rate of \$5,304. All other terms and conditions of the lease agreement will remain unchanged.

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# LOCATION MAP



**Legend**

 Demised Premises

