

Financial Services
Richard H. Hinds, Chief Financial Officer

- SUBJECT:**
1. **AWARD BID NO. 038-KK10 – SALE OF SCHOOL BOARD-OWNED PROPERTY, LOCATED AT 29 N.W. 13 STREET, MIAMI, FLORIDA, TO OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY;**
 2. **AUTHORIZE THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE A PURCHASE AND SALE AGREEMENT WITH OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY, FOR THE SALE OF THE SUBJECT SCHOOL BOARD-OWNED PROPERTY;**
 3. **AUTHORIZE THE SUPERINTENDENT TO EXECUTE ANY OTHER DOCUMENTS NECESSARY TO EFFECTUATE THE SALE OF THE SUBJECT SCHOOL BOARD-OWNED PROPERTY;**
 4. **ADOPT RESOLUTION NO.10-056, DESIGNATING THE SCHOOL BOARD-OWNED PROPERTY, LOCATED AT 29 N.W. 13 STREET, MIAMI, FLORIDA, TO BE UNNECESSARY FOR EDUCATIONAL PURPOSES, SUBJECT TO THE SUCCESSFUL COMPLETION OF A REAL-ESTATE CLOSING FOR THE SALE OF THE SUBJECT PARCEL; AND**
 5. **IN THE EVENT THAT A REAL-ESTATE CLOSING FOR THE SALE OF THE SUBJECT SCHOOL BOARD-OWNED PROPERTY IS NOT CONSUMMATED, RESCIND RESOLUTION NO. 10-056, DESIGNATING THE SUBJECT SCHOOL BOARD-OWNED PARCEL AS BEING UNNECESSARY FOR EDUCATIONAL PURPOSES**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

The Board, at its meeting of April 14, 2010, established the fair-market value of the School Board-owned property, located at 29 N.W. 13 Street, Miami, Florida, at \$3,000,000, and directed the Superintendent to issue a bid solicitation for the possible sale of same, in accordance with the process set forth in School Board Rule 6Gx13- 3B-1.092. The bid was issued on April 16, 2010, and two bids were received on May 11, 2010, one of which was determined to be non-responsive. The successful bidder is Omni Redevelopment District Community Redevelopment Agency (CRA), which submitted a bid of \$3,100,101. The CRA subsequently submitted a 10% good-faith deposit and is currently engaged in due diligence activities, as provided for in the bid. The due diligence period expires June 21, 2010, after which a real-estate closing can take place.

In compliance with Board Rule 6Gx13- 3B-1.092, the funds received from the sale of this property shall be placed in the appropriate part of the Board's budget and expended for capital outlay requirements of the Board.

RECOMMENDED: That The School Board of Miami-Dade County, Florida:

1. Award Bid No. 038-KK10 - SALE OF SCHOOL BOARD-OWNED PROPERTY, located at 29 N.W. 13 Street, Miami, Florida, to Omni Redevelopment District Community Redevelopment Agency, 49 N.W. 5th Street, Suite 100, Miami, FL 33128, in the amount of \$3,100,101;
2. Authorize the Superintendent to finalize negotiations and execute a purchase and sale agreement with Omni Redevelopment District Community Redevelopment Agency, for the sale of the subject School Board-owned property;
3. Authorize the Superintendent to execute any other documents necessary to effectuate the sale of the subject School Board-owned property;
4. Adopt Resolution No.10-056, designating the School Board-owned property, located at 29 N.W. 13 Street, Miami, Florida, to be unnecessary for educational purposes, subject to the successful completion of a real-estate closing for the sale of the subject parcel; and
5. In the event that a real-estate closing for the sale of the subject School Board-owned property is not consummated, rescind Resolution No. 10-056, designating the subject School Board-owned parcel as being unnecessary for educational purposes.

RESOLUTION NO. 10-056

A RESOLUTION OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA ("BOARD"), DETERMINING THAT CERTAIN BOARD-OWNED LAND IS UNNECESSARY FOR EDUCATIONAL PURPOSES

WHEREAS, the Board owns and has under its jurisdiction certain land located at 29 NW 13 Street, Miami, consisting of approximately three (3) acres ("Site"), that is capable of being utilized in the best interest of the people of Miami-Dade County; and

WHEREAS, the Board, at its April 14, 2010 meeting, directed the Superintendent to issue a request for bids for the sale of the Site in accordance with the process set forth in Board Rule 6Gx13-3B- 1.092;

WHEREAS, the Board has awarded Bid No. 038-KK10 to the highest responsive responsible bidder, Omni Redevelopment District Community Redevelopment Agency, in the amount of \$3,100,101; and

WHEREAS, after due consideration and consultation, the Board has determined that the Site described in Exhibit 1 attached hereto, is unnecessary for educational purposes, subject to the successful completion of a real estate closing for the sale of the subject parcel, and the Site shall be sold to the highest responsive responsible bidder pursuant to Bid No. 038-KK10; and

WHEREAS, in the event that a real estate closing for the sale of the Site is not consummated, the designation of the Site as being unnecessary for educational purposes shall be automatically rescinded.

NOW, THEREFORE, BE IT RESOLVED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA THAT:

SECTION 1. The above recitals are true and ratified and adopted by this reference.

SECTION 2. The School Board of Miami-Dade County, Florida, hereby designates the Site described in Exhibit 1 attached hereto as unnecessary for educational purposes, subject to the successful completion of a real estate closing for the sale of the subject parcel, and the Site shall be sold in accordance with Bid No. 038-KK10.

SECTION 3. In the event that a real estate closing for the sale of the Site is not consummated, the designation of the Site as unnecessary for educational purposes shall be automatically rescinded.

SECTION 4. This Resolution shall take effect immediately upon its passage.

ADOPTED this Sixteenth day of June, A.D., 2010

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

Chair

ATTEST:

Secretary

Exhibit 1
to Resolution No. 10-056

Description of The Site:

Location: 29 NW 13 Street, Miami, FL (Miami-Dade County)
Folio: 01-3136-009-0420
Legal description: Legal description to be determined by the parties based on Survey to be ordered by Bidder, certified to all parties to the transaction.

Subject to: All conditions, restrictions, easements, zoning and other limitations of record, if any.