

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 K-8 ACADEMY

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

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 K-8 Academy ("School"), from Mount Zion Evangelical Baptist Church, Inc. ("Church"). The District is in its last available renewal option period of the current lease agreement, and the lease term will expire on September 30, 2013. 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, at the same rental rate, for an additional three-year period.

District Due Diligence Process

After securing concurrence from the School Principal, and Assistant Superintendent Education Transformation Office (ETO), that there is a continuing need for additional School parking beyond what is available on the School campus, 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.

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 three-year period (October 1, 2013 through September 30, 2016). The current annual rental rate of \$5,304 (\$17 per space monthly) will remain fixed throughout the three-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:

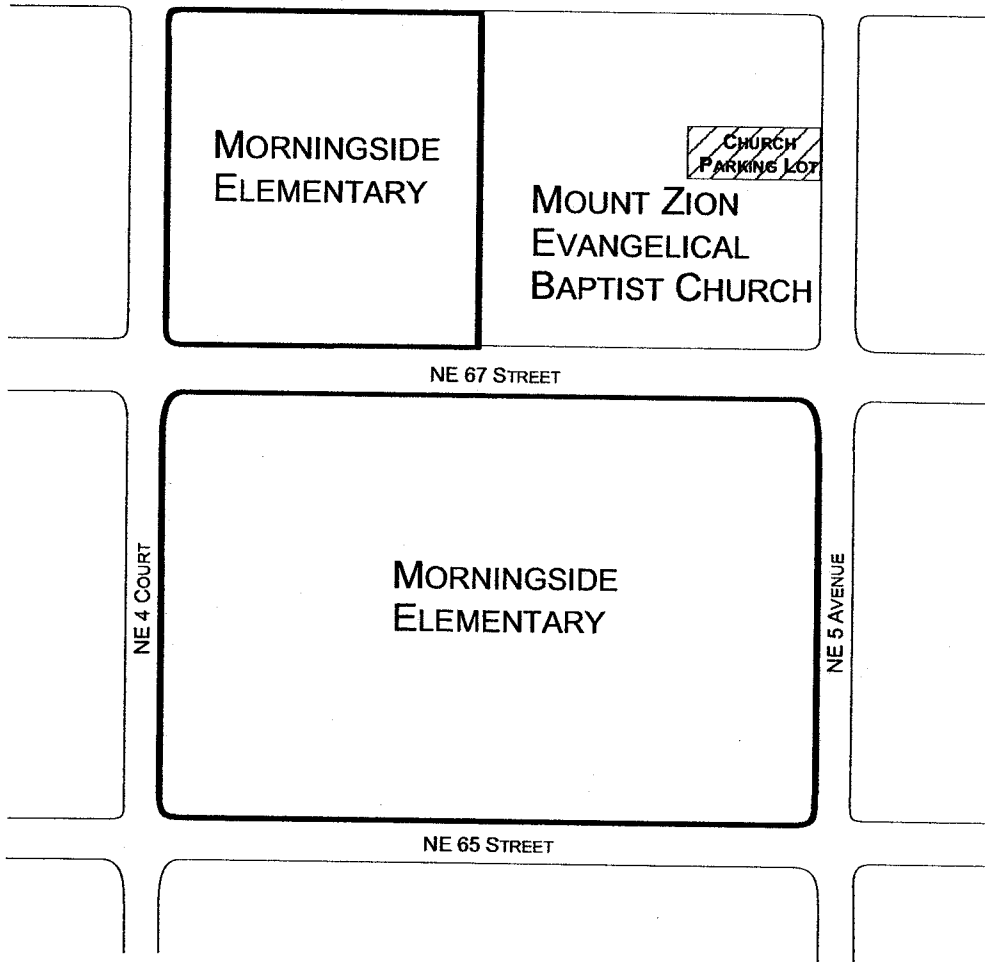
- either party shall have the right to cancel the lease agreement at any time by giving the other party 180 days prior written notice;
- in the event the School does not require use of the parking area during the summer when school is not in session, the lease agreement shall toll, and no rent shall be paid for that period;
- the Church 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 Church can demonstrate is as a result of the District's use of same, ordinary wear and tear excepted.

The principal of Morningside K-8 Academy and Assistant Superintendent Education Transformation Office (ETO) have indicated a continuing need for this parking facility to serve the School for the three-year period commencing October 1, 2013 and ending September 30, 2016. 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 K-8 Academy, to extend the term from October 1, 2013 through September 30, 2016, 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

