June 30, 1999

Deputy Superintendent of Schools Henry C. Fraind

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AGREEMENT WITH MIAMI BAPTIST ASSOCIATION, INC., FOR USE OF A PARKING LOT FOR MORNINGSIDE ELEMENTARY SCHOOL

Since October 1993, the Board has leased a paved parking lot located at 6720 N.E. 5 Avenue, for Morningside Elementary School, from Miami Baptist Association, Inc. (see attached location map). The current lease agreement expires September 30, 1999. The user has indicated a continuing need for parking spaces to service its staff and visitors. In accordance with Division leasing procedures, when the duration of new leases is expected to exceed three years, or upon the completion of the original term of the existing lease, the Division shall perform an analysis to determine lease costs versus the costs associated with lease-purchase or purchasing a similar facility. Based on the information provided by the user, District staff performed the cost analysis and the results indicate that leasing remains the District's most cost-effective option.

Pursuant to negotiating procedures, a Management Team meeting was held on May 10, 1999, for direction on negotiating strategies and parameters. Based on this direction, terms and conditions of the proposed lease agreement are as follows:

- a one year term from October 1, 1999 to September 30, 2000, with three one-year renewal option periods, at the Board's option;
- the annual lease rate shall continue at an amount not to exceed \$5,304, which has remained unchanged since 1993, and shall not increase during the renewal option periods;
- either party shall have the right to cancel the lease at any time by giving the other party 180 days prior written notice; and
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this lease or to cancel this lease.

The proposed lease agreement has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The principal of Morningside Elementary School, the Region Superintendent for Region IV, and the Deputy Superintendent of School Operations recommend approval of this lease agreement.

	A copy of the proposed agreement will be placed on file in the Citizen Information Center and the Recording Secretary's Office.
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RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease agreement with Miami Baptist Association, Inc., for use of a parking lot for Morningside Elementary School, at an annual rental amount not to exceed \$5,304, and under the terms and conditions set forth above.

ARB:ms

LOCATION MAP



