

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: EXTENSION OF LEASE AGREEMENT WITH THOMAS R. POST AND
PAYMENT OF PARKING SURCHARGE TO THE CITY OF MIAMI FOR
THE USE OF A PARKING LOT FOR DISTRICT STAFF AND VISITORS**

Since December 1994, the Board has leased the parking lot located at 1340 N. E. 2 Avenue on a month-to-month basis, for District staff and visitors, from Thomas R. Post. Board authorization for continuation of the agreement will expire on August 31, 2000. In addition, as a result of a recently adopted City of Miami (City) ordinance which established a 20% surcharge on the lease of parking facilities within the City, the Board authorized the District to assume responsibility for payment of the surcharge, in addition to the monthly rent. District Office Operations has indicated a continuing need for parking facilities to service District staff and visitors. The District is currently pursuing the development of a permanent parking facility which may eventually allow the termination of all School Board Administration Building parking leases.

Because the imposition of the parking surcharge fee utilizes funds that could best be utilized for the provision of educational services to the community, District staff has attempted to secure a surcharge fee waiver from the City Manager's Office. To date, however, the City has been non-responsive.

Pursuant to negotiating procedures, a Management Team meeting was held on August 7, 2000, for direction on negotiating strategies and parameters. Based on this direction, it was recommended that the lease be extended for the period of September 1, 2000 through August 31, 2001. Extensions beyond August 31, 2001, will require Board authorization. In addition, staff will continue to seek a parking surcharge fee waiver from the City.

All terms and conditions of the lease agreement will remain unchanged, including the monthly lease rate of \$2,036.25 (\$24,435 annually) and monthly parking surcharge payment of \$407.25 (\$4,887 annually). No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

The Deputy Superintendent of Schools recommends approval of the proposed lease extension.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with Thomas R. Post, for use of a parking lot for District staff and visitors, at a monthly lease rate of \$2,036.25 and monthly parking surcharge payment of \$407.25 (total annual amount of \$29,322), for the period of September 1, 2000 through August 31, 2001. All other terms and conditions of the lease agreement will remain unchanged.

VGv:slr