

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

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AGREEMENT WITH MIAMI-
DADE COUNTY FOR LAND FOR USE BY THE 500 ROLE MODELS OF
EXCELLENCE ACADEMY**

On April 12, 2000, the Board authorized entering into a long-term lease agreement with Miami-Dade County (County) for land for use by the 500 Role Models of Excellence Academy. This land is operated by the Miami-Dade Transportation Authority (MDTA) as part of the adjacent Dr. Martin Luther King Metrorail Station, and had been used by the District since 1998 for the construction and operation of a portion of the parent drop-off driveway, under a two year Permit Agreement with the County. Rather than enter into a successor Permit Agreement, the County was agreeable to entering into a 40 year lease. All terms and conditions of the lease agreement had been discussed and approved by MDTA staff prior to going to the Board. However, as part of the County's agenda review process, and subsequent to the April 12, 2000 Board action, staff in the County Manager's Office requested a change to the cancellation provision, to require 360 days prior written notice from the District, rather than 90 days. The provision for the County to terminate will remain unchanged, and specifies 360 days prior written notice to the District, upon a determination by the County that a public transportation need for the land exists. Due to the urgent need to secure appropriate authorization for the District's continued occupancy of the land while this issue was resolved, the County entered into a new one-year Permit Agreement with the District under terms and conditions identical to the former 1998 Permit Agreement.

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, terms and conditions of the proposed lease agreement are as follows:

- the District may cancel the lease agreement with 360 days prior written notice; and
- all other lease agreement terms and conditions approved by the Board on April 12, 2000, shall remain unchanged.

The proposed lease agreement has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of Outreach Programs and Associate Superintendent for Adult/Vocational, Alternative and Dropout Prevention Programs recommend approval of this lease agreement.

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

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease agreement with Miami-Dade County for land for use by the 500 Role Models of Excellence Academy, at an annual rental amount of \$1, and under the terms and conditions set forth above.

MAL:slr