

August 10, 2001

Facilities Planning and Construction  
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH OCWEN FEDERAL BANK, F.S.B., FOR SPACE FOR THE OPERATION OF A COMMUNITY EDUCATION CENTER AT THE CUTLER RIDGE MALL**

Since November 1994, the Board has leased 3,000 square feet of space at the Cutler Ridge Mall, for a Community Education Center, from Ocwen Federal Bank, F.S.B. (Ocwen). Since the agreement was to expire on August 31, 2000 and Ocwen had secured other tenants for the space originally leased by the District, on June 19, 2000, the Board authorized the execution of a new lease agreement (Agreement) with Ocwen, to relocate the program to a larger space within the Mall (approximately 5,597 square feet). The Board also authorized Ocwen to make certain capital improvements to the new space, at a one-time cost to the District of \$50,000. The current term of the Agreement will expire on January 11, 2002.

Pursuant to established procedures, a Management Team meeting was held on July 30, 2001, for direction on strategies and parameters. Based on this direction, a renewal of the lease agreement for an additional one-year term was recommended.

All terms and conditions of the lease agreement will remain unchanged, including the annual lease rate of \$ 1.00. The term of the renewal option period will commence January 12, 2002, and will end January 11, 2003. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

The principal of Miami Southridge Adult and Community Education Center; Associate Superintendent of the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs; and Deputy Superintendent for Education recommend approval of the proposed lease renewal.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Ocwen Federal Bank, F.S.B., for the use of space for the operation of a Community Education Center at the Cutler Ridge Mall, at an annual rental amount of \$1.00. The term of the renewal option period will commence January 12, 2002, and will end January 11, 2003. All other terms and conditions of the lease agreement will remain unchanged.

MMC:hf