

Business Operations
Joe Arriola, Chief Business Officer

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH THE GREATER MIAMI SERVICE CORPS FOR THE SOUTH DADE PLANT CENTER AND AUTHORIZATION TO INITIATE A REQUEST FOR PROPOSAL FOR THE POSSIBLE SALE OR LEASE OF THE SOUTH DADE PLANT CENTER

Since July 1999, the Board has leased the 6.588 acre Board-owned South Dade Plant Center, located at U.S. 1 and S.W. 244 Street to the Greater Miami Service Corps (GMSC), a non-profit organization, for the operation of a horticultural educational program (see location map). GMSC has completed its initial one-year term and the second of five one-year renewal option periods. The current term of the lease agreement will expire on June 30, 2002. This proposed renewal represents the third of five one-year renewal option periods available under the lease agreement. The term of the renewal option period will commence July 1, 2002, and will end June 30, 2003.

At the May 7, 2001 meeting of the formerly constituted Management Team (MT), the MT recommended renewal of the lease for the next annual period (July 1, 2001 through June 30, 2002), under the existing terms and conditions, with further recommendation that the District simultaneously initiate a Request for Proposal (RFP) to determine the viability of leasing or selling the facility to any entity at the current market rate. The MT also recommended that prior to initiating the RFP, the appraisal be updated to reflect the current fair market value for the property and fair market rental rate, and that these amounts be specified in the RFP as the minimal acceptable amounts to be proffered for District consideration. In keeping with the MT's recommendations, two items were prepared for consideration; one pertaining to the lease renewal and the other to the issuance of the referenced RFP. As part of the agenda preparation process, the latter of the two items was removed from consideration. Staff is now recommending that this issue be revisited.

All terms and conditions of the lease agreement will remain unchanged, including the following:

- annual lease rate of \$1.00;
- GMSC is responsible for the payment of all utility costs and all maintenance of the facility;

- the District may cancel the lease agreement, at any time, with 30 days prior written notice; provided, however, that the parties do not enter into a new affiliating agreement; and
- other than as provided above, either party may cancel the lease agreement, at any time, with 90 days prior written notice.

Staff will contact the Chief Facilities Officer (Maintenance), the Chief of School Police, the Associate Superintendent of Education and the Associate Superintendent of School Operations, to ensure they have no objection to the renewal of the lease agreement with GMSC for an additional one-year period, nor the issuance of a RFP.

RECOMMENDED: That The School Board of Miami-Dade County, Florida:

1. authorize the renewal of the lease agreement with Greater Miami Service Corps for the South Dade Plant Center, at an annual rental rate of \$1.00. The term of the renewal option period will commence July 1, 2002, and will end June 30, 2003. All other terms and conditions of the lease agreement will remain unchanged; and
2. authorize staff to initiate a Request For Proposal (RFP) for the possible sale or lease of the South Dade Plant Center to any entity at current market rate. Results of the RFP are to be brought back to the Board for further direction.

MMC:rr

LOCATION MAP

