

Facilities Operations, Maintenance and Planning
Ana Rijo-Conde, Interim Assistant Superintendent

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH THE GREATER MIAMI SERVICE CORPS FOR THE SOUTH DADE PLANT CENTER LOCATED AT U.S. 1 AND S.W. 244 STREET

COMMITTEE: FACILITIES MANAGEMENT

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 third of five one-year renewal option periods. The current term of the lease agreement will expire on June 30, 2003. This proposed renewal represents the fourth of five one-year renewal option periods available under the lease agreement. The term of the renewal option period will commence July 1, 2003, and will end June 30, 2004.

At its May 15, 2002 meeting, the Board authorized the renewal of the lease agreement for the period of July 1, 2002 through June 30, 2003. The Board also authorized staff to initiate a Request for Proposal (RFP) for the possible sale or lease of the facility to any entity at current market rate. Before the RFP was initiated, however, staff was informed by Maintenance Operations that the subject site would be viable for future District maintenance purposes if an adjacent parcel of land were to be acquired to facilitate ingress/egress. As such, the RFP was not issued and the South Dade Plant Center site remains part of the District's land inventory, pending possible acquisition of the adjacent parcel during the next budget cycle.

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 contacted the Administrative Director of Maintenance Operations, the Chief of School Police, the Associate Superintendent of Instructional Operations, the Associate Superintendent of ACCESS Centers, the Associate Superintendent of Management Operations and the Chief Education Officer and Deputy Superintendent of Schools, who indicated that they have no immediate need of the parcel for District purposes and that they have no objection to the renewal of the lease agreement with GMSC for an additional one-year period.

RECOMMENDED: That The School Board of Miami-Dade County, Florida 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, 2003, and will end June 30, 2004. All other terms and conditions of the lease agreement will remain unchanged.

MMC:rr

LOCATION MAP

