

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO SECURE APPRAISALS OF THE SCHOOL BOARD-OWNED PROPERTIES LOCATED AT 1191 NW 73 STREET, UNINCORPORATED MIAMI-DADE COUNTY, 320 SW 22 AVENUE, MIAMI, AND SW 74 AVENUE AND THEORETICAL SW 43 STREET, UNINCORPORATED MIAMI-DADE COUNTY, AND TO SUBMIT THE APPRAISAL INFORMATION TO THE BOARD AS SOON AS PRACTICABLE, IN ORDER TO ALLOW THE BOARD TO ESTABLISH THE FAIR MARKET VALUE OF SAID PROPERTIES, IN ACCORDANCE WITH SCHOOL BOARD RULE 6Gx13-3B- 1.092

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Introduction

As a result of downsizing in the District, both through contraction in personnel as well as realignment of offices and support services, Facilities and School Operations staff identified an initial group of five School Board-owned properties currently being used for ancillary purposes and further analyzed as to their suitability for sale. This effort is part of a much broader on-going analysis of options to reduce costs and generate new capital outlay revenue for the District.

Background Information

The initial set of five properties was first discussed by the School Site Planning and Construction Committee (SSPCC) at its meeting of April 1, 2009. Subsequently, at its meeting of May 6, 2009, the SSPCC entertained further discussion of these properties vis-à-vis the current market and their immediate desirability to prospective buyers, and at that time unanimously recommended to the School Board that three out of the five be pursued now by bringing an item to the Board requesting authorization to commission the requisite appraisals; this will allow the establishment by the Board of their fair market value at a future meeting, and in accordance with the governing Board Rule. The SSPCC's recommendation to proceed now with the three properties, listed below, is based on the fact that there has either been interest expressed by nearby property owners in their purchase, as is the case in Site 1 and Site 2, or the property is located in a commercially viable area, where the property's superior location (Site 3) makes its sale more probable.

Description of Subject Three Recommended Sites

Site 1: (see attached aerial)

Location/Folio: 1191 NW 73 Street (unincorporated Miami-Dade)/
3031110240100 and 3031110353850
Land Area: 2.3 acres
Building Square Footage: 12,220 sq. ft.
Zoning: IU-1, Industrial (Light Manufacturing District)
Current Use: Mill shop and vacant land
Operational Impact if Sold: This mill shop facility can be discontinued with no impact on operations

Site 2: (see attached aerial)

Location/Folio: 320 SW 22 Avenue (City of Miami)/
0141030361160 and 0141030430010
Land Area: 36,351 square feet
Building Square Footage: 28,703 sq. ft.
Zoning: C-1, Restricted Commercial and R-1, Single-Family Residence
Current Use: Former South Central regional Center
Operational Impact if Sold: Any ongoing functions would need to be relocated to another Board-owned facility

Site 3: (see attached aerial)

Location/Folio: SW 74 Avenue and SW 43 Street/ 3040230000197
Land Area: 4.021 acres
Building Square Footage: None
Zoning: IU-2, Industrial (Heavy Manufacturing District)
Current Use: Bus storage (waiting to be auctioned)
Operational Impact if Sold: Storage would be accommodated at another Board-owned site with no impact on operations

Additional Information

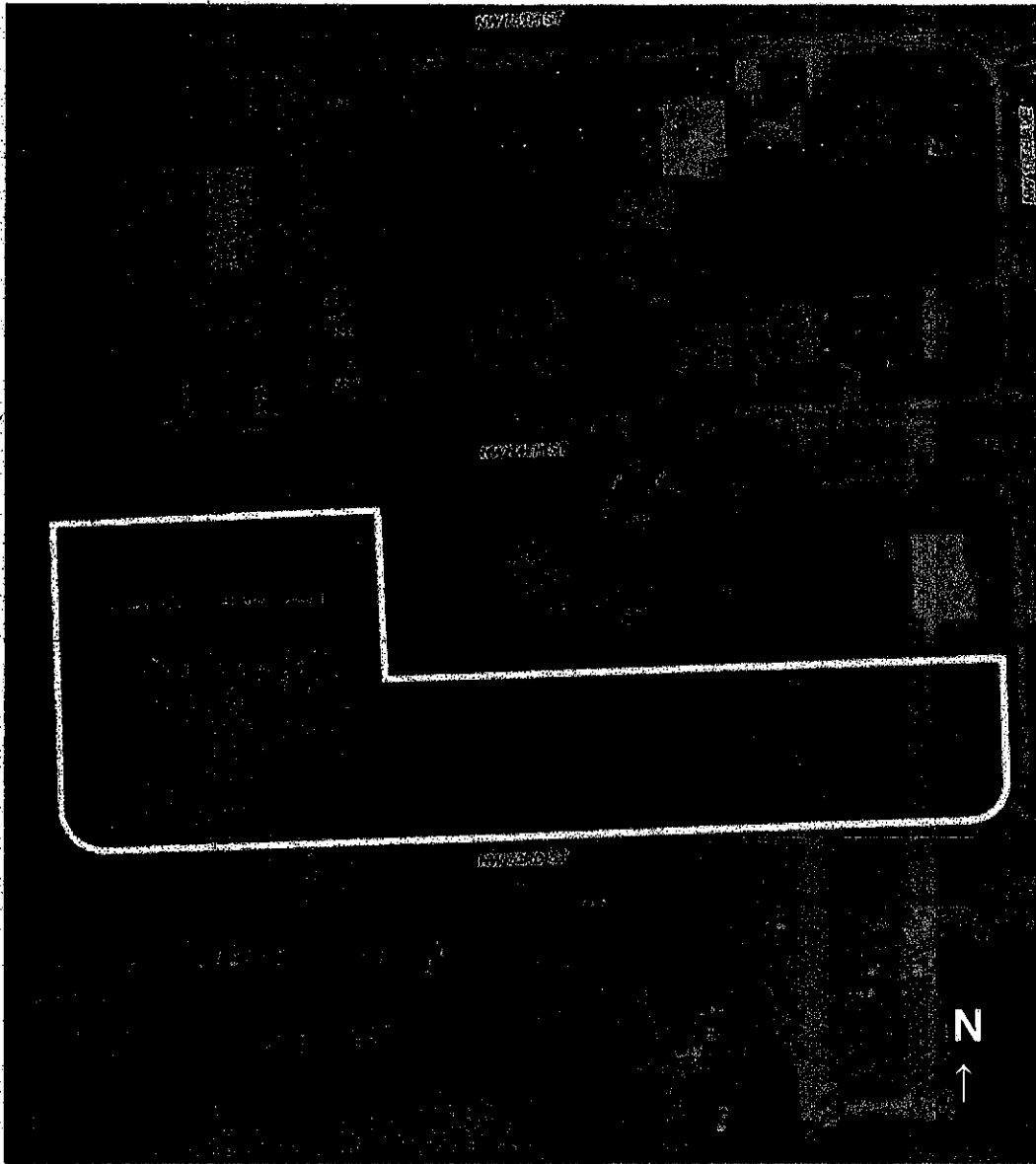
As briefly noted above, this recommended first step, if approved by the Board, will produce the appraised values that will enable the Board, at a subsequent meeting, to establish the fair market value for each of the three properties; pursuant to the governing Board Rule, that value would be calculated as the median of the two appraisals received for each property, or a higher value as determined by the Board, up to the value of the highest appraised amount. The final amount established by the Board will in turn be the basis upon which the bidding process will be built. Only at such time as a successful bid is secured for each property, and that bid is accepted by the Board, will the property or properties need to be declared surplus through a Board resolution, along with any appropriate amendments to the Educational Plant Survey.

A copy of the April 1, 2009 SSPCC presentation and relevant excerpts of the May 6, 2009 SSPCC presentation will be distributed to the School Board as supplemental information, and a copy will be filed with the Citizen Information Center.

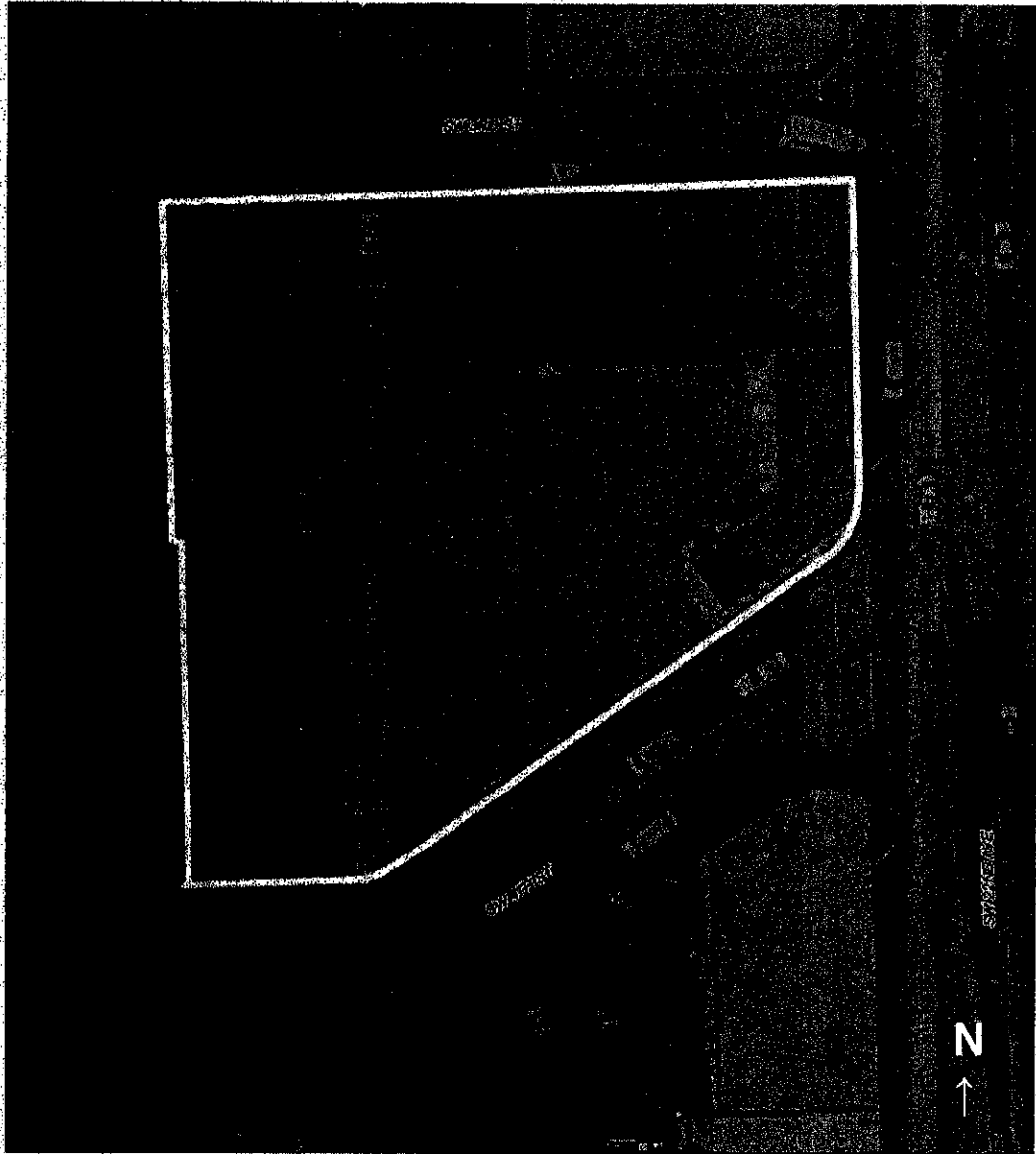
RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to secure appraisals of the School Board-owned properties located at 1191 NW 73 Street, unincorporated Miami-Dade County, 320 SW 22 Avenue, Miami, and SW 74 Avenue and theoretical SW 43 Street, unincorporated Miami-Dade County, and to submit the appraisal information to the Board as soon as practicable, in order to allow the Board to establish the fair market value of said properties, in accordance with School Board Rule 6Gx13-3B- 1.092.

ARC:arc

Site 1
1191 NW 73 Street



Site 2
320 SW 22 Avenue



Site 3
SW 74 Avenue and SW 43 Street

