

EXHIBIT "B" TO DECEMBER 8, 2004 AGENDA ITEM 12D-4

Board Meeting Date: October 17, 2001



APPROVED
Agenda Item # 12 C-2

**SCHOOL DISTRICT OF PALM BEACH COUNTY
BOARD AGENDA ITEM SUMMARY
REAL ESTATE SERVICES**

I recommend the School Board approve the Transfer of Title to the real property and improvements thereon, situated on 1.950 acres, and lease the adjacent parcel of land (2.447 acres) at the former Lake Shore Middle School to the City of Belle Glade.

- The City of Belle Glade has submitted a request to the School District for the transfer to the City of Belle Glade of 1.950 acres and the three (3) buildings thereon (cafeteria, media center, and music) at the former Lake Shore Middle School. It is the intent of the City of Belle Glade to make improvements to and utilize these facilities to provide an educational and recreational center for the City of Belle Glade's youth. (See attached City of Belle Glade Agenda Memorandum Exhibit "A" and Exhibit "B-1".)
- The City of Belle Glade's request includes a lease of the adjacent vacant parcel of land which consists of 2.447 acres for recreational purposes, i.e., ballfields, playfields, Community events, etc. (See Exhibit "B-2".)
- The Deed includes a Reverter Clause. Should the City of Belle Glade cease to use the property for its intended use (educational and recreational center), as stated therein, the ownership of the deeded property shall revert to the School District; and the Real Estate Sale and Purchase Contract addresses the funding capability of the City of Belle Glade which guarantees that the needed improvements will be made to the buildings/property. (See Real Estate Sale and Purchase Contract.)
- The Lease, which is for a term of ten (10) years with two (2) five-year options, includes a Termination Clause should the City of Belle Glade 1) be unable to make those improvements necessary for the property's recreational use, or 2) should the City of Belle Glade cease to use the land for recreational purposes, as stated therein, the Lease shall be canceled by the School District. (See Lease.)
- The Five Year Plan does not include any facility requirements for the Belle Glade area.

BOARD GOAL(S): 6 KEY RESULT(S): 10

LEGAL SIGN-OFF Yes JRA N/A

CONTACT: William Malone(William.Malone)/Barry Present

FUND SOURCE: Site Acquisitions - Existing Schools

FINANCIAL IMPACT	N/A
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CONSENT AGENDA ITEM

EXHIBIT "C" TO DECEMBER 8, 2004 AGENDA ITEM 12D-4

Board Meeting Date: October 25, 2000



Agenda Item #: 12A14 REVISED

APPROVED

**SCHOOL DISTRICT OF PALM BEACH COUNTY
BOARD AGENDA ITEM SUMMARY**

PLANNING AND REAL ESTATE

I recommend the School Board enter into a Lease Agreement with Palm Beach County for the leasing of the gymnasium and locker rooms at the former Lake Shore Middle School campus for community recreational purposes.

- On April 12, 2000 the School Board provided conceptual approval to convey a portion of the former Lake Shore Middle School facility to Palm Beach County for community use, subject to future School Board and Board of County Commissioner approval of an Interlocal Agreement.
- Discussions have ensued over the past several months between the School District, County and Work Force Development regarding use of the south portion of the old Lake Shore Middle School facility.
- Recently, Work Force Development informed the District that they no longer have an interest in pursuing use of this facility for a community-based project for Belle Glade area residents. However, Palm Beach County has requested permission to utilize the gymnasium and locker rooms at the former Lake Shore Middle School campus to provide county sponsored recreational programs to the residents in the area.
- The term of the lease agreement will be for ten (10) years due to the requirements of grant funding received by Palm Beach County from the State of Florida. There are two (2) five (5) year renewal options.
- ~~There is a thirty (30) day cancellation notice by either party, without cause.~~ Also included in the agreement is a requirement that the County annually appropriate the funds necessary to operate the program and maintain the facility and grounds. If adequate funds are not appropriated, the lease automatically terminates.
- The lease rate is \$1.00 per year. Palm Beach County will be responsible for all maintenance, repair, and utility costs associated with their use of the buildings and grounds.
- Palm Beach County will have the right to sublease to other public agencies for community oriented services and programs.
- Upon written notification from Palm Beach County that they have re-routed utility services, the School District will be responsible for demolition of buildings 1-8 and 10-14 at an estimated cost of \$362,000.
- Palm Beach County Board of County Commissioners is scheduled to consider approval of this lease agreement at their October 31, 2000 meeting.

BOARD GOAL(S): 6 KEY RESULT(S): 10

LEGAL SIGN-OFF Yes No N/A

CONTACT: William F. Malone/Linda. H. Hines (TAO ID "Hines")

FINANCIAL IMPACT

The financial impact impact to the Capital Funds budget for demolition is approximately \$362,000.

CONSENT AGENDA ITEM