

Executive Summary

Parking Lease Agreement between The School Board of Broward County, Florida and Hope South Florida, Inc.

The North Side Elementary School campus, home to one of the oldest schools in Broward County Public Schools, lacks adequate on-site parking for School staff and guests. Additional parking has been leased from surrounding property owners over the years, including the church located on the north side of Northeast 11th Street across from the School.

Since 2009, Hope South Florida, Inc. (formerly known as The Shepherd's Way, Inc.) had a Commercial Lease Agreement with United Methodist Church, Inc. for the entire site, and the church allowed Hope South Florida, Inc. to sublease a portion of the church's parking lot to The School Board of Broward County, Florida (SBBC). SBBC has sublet a portion of the church property, consisting of twenty-eight (28) parking spaces, from Hope South Florida, Inc. for North Side Elementary School employees and guests. The current Parking Sublease Agreement was entered into on August 17, 2014 and is set to expire on August 16, 2019.

On April 5, 2017, Hope South Florida, Inc. purchased the building and grounds from United Methodist Church, Inc. Both SBBC and Hope South Florida, Inc. desire to enter into a new five (5) year Parking Lease Agreement that will allow North Side Elementary School staff and guests to continue to park in the twenty-eight (28) parking spaces on the property at a rental rate of \$10,000 per year, which would be a rental increase of \$3,000; however, this is the first rental increase since 2009. The new Parking Lease Agreement will commence on August 17, 2019 and conclude on August 16, 2024.

Prior to processing this new Parking Lease Agreement, Facility Planning and Real Estate Department staff spoke with the School Principal who expressed the need to continue to lease the parking spaces from Hope South Florida, Inc. Therefore, approval of this Parking Lease Agreement will assure that School staff (including Teachers) and guests at the School can continue to park on the property upon returning to the School prior to the opening of School in school year 2019/20.