

## EXECUTIVE SUMMARY

### Recreation License Agreement with the City of Miramar for Henry D. Perry Education Center

Recreation License Agreements (RLA) (formerly referred to as Master Lease Agreements (MLA)) are long term agreements that are structured to allow for the long-term continuous use of facilities identified in the RLA. The term of RLAs vary, but typically range from twenty (20) to fifty (50) years.

The City of Miramar currently has three (3), thirty (30) to forty (40) year term RLA's with the SBBC for Annabel Perry Elementary School, Fairway Elementary School, and Miramar High School. For years the City of Miramar has had a partnership agreement with the SBBC, and since April 11, 2015, has had its Reciprocal Use Agreement (RUA) with the SBBC which is in the process of being renewed.

The long-term nature of the RLA's allows for the grantees to improve school sites into facilities such as park and recreational facilities and make it available for use by their residents. In return, it also provides the subject school/District with the ability to utilize the facilities during school hours.

The City desires to enter into a new twenty-five (25) year RLA with The School Board of Broward County, Florida (SBBC), which would allow the City exclusive access to the recreational areas and parking lots on the East and South sides of Henry D. Perry Education Center (Leased Premises), during non-school hours.

The City desires to invest in and make improvements on the Henry D. Perry Educational Center recreational areas. The RLA requires that the City shall demolish three (3) portables that run East-West across the Licensed Premises, relocate the remaining three (3) portables that are on the Licensed Premises to the existing bicycle rack location, and install up to ten (10) additional parking spaces in front of the relocated portables. The RLA also requires that the City shall make the following improvements on the Licensed Premises:

1. Construct between four (4) to six (6) new tennis courts;
2. Construct a new running track;
3. Construct a multi-purpose open field/play area;
4. Re-surface the existing outdoor basketball courts on Licensed Premises;
5. Install exercise station(s);
6. Install portable bathroom facility; and
7. Install fencing, gates, and locks where necessary to separate the School site from the Licensed Premises
8. Install a total of two (2) stop signs, at the north-west and south-east corners of SW 69<sup>th</sup> Avenue and SW 35<sup>th</sup> Street, with a delineated crosswalk, hashed to allow the adjacent Elementary School (Annabel C. Perry) students to safely gain pedestrian access to the Licensed Premises.

These improvements, which will benefit Henry D. Perry Educational Center, surrounding school students, and the community, shall be constructed/installed by the City at its sole expense. Pursuant to Article 2.06(a) of the Agreement, the School Board is delegating the authority to approve the recreational improvements listed above to the Executive Director, Capital Projects, Office of Facilities & Construction and the Chief Building Official. The City will submit all improvement plans for the Licensed Premises to the Executive

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Director, Capital Projects, Office of Facilities & Construction and the Chief Building Official, for approval to make sure all improvements meet all codes and State Requirements for Educational Facilities (SREF).

The Licensed Premises will be fully fenced and gated from the School site, as to prevent the community from gaining access to the School grounds when recreational facilities are under City jurisdiction. This Agreement requires that the City will be generally responsible for the maintenance of the Licensed Premises and the improvements thereon and shall be solely responsible for striping the multi-purpose fields and tracks for all sporting and recreational activities.

FP&RE Department staff spoke with the Henry D. Perry Educational Center Principal about the City's proposed improvements and the new RLA, of which the School Principal does not object to moving forward with the RLA. Furthermore, the Department provides as necessary, periodic updates regarding the status of the project to the School Principal and related stakeholders.

Preliminary feedback from the City indicates that upon this Agreement becoming effective, the City anticipates the improvements cited herein could be completed in within thirty-six (36) months.

As depicted in Exhibit B the City has expressed interest in obtaining a portion of the upper Northeast corner of the Licensed Premises adjacent to the right-of-way, for safety and maintenance purposes. Discussions with the City regarding its interest in obtaining the subject area via quit claim deed, specifically to address safety/maintenance issues will commence in the near future. If District staff determines it's beneficial to the District to grant the quit claim deed, a separate Board item will be presented to the School Board at a later date.