

Business Operations  
Joe Arriola, Chief Business Officer

**SUBJECT: AUTHORIZATION TO EXPLORE THE FEASIBILITY OF A COLLABORATIVE EFFORT BETWEEN THE CITY OF MIAMI'S COMMUNITY REDEVELOPMENT AGENCY (CRA) AND THE SCHOOL BOARD FOR DEVELOPMENT AND JOINT USE OF THE BOARD-OWNED PROPERTY LOCATED AT 29 NW 13<sup>TH</sup> STREET**

**Background**

On March 12, 2002, City of Miami Commissioner Arthur Teele met with School District staff to discuss the Community Redevelopment Agency's (CRA) interest in exploring the feasibility of a collaborative effort between the CRA and the School Board (Board) to develop and jointly use the Board-owned property (Board property), located at 29 NW 13<sup>th</sup> Street, and commonly referred to as the Miami Skills Center. The Board property, which consists of a 2.79-acre site and an approximate 95,500 square-foot building, is located within the City of Miami's Omni Community Redevelopment Area (Area) and is presently being used exclusively as a storage and distribution warehouse for the School District. The Miami Skills Center, which previously occupied approximately 29,000 square feet of the total building space, has vacated that space due to building related deficiencies and temporarily relocated to 1550 North Miami Avenue.

It should be noted that the creation and operation of CRAs is expressly authorized by state law under Sections 163.330-163.450, F.S. Under state law, a CRA operates independently of the local governing body and has its own executive board, although that board and the local elected governing body (council or commission) may share the same membership, as is the case with the City of Miami's CRA. The CRA legislation also authorizes CRA's to issue bonds to finance redevelopment activities within a designated Area, and to pledge all incremental ad valorem tax increases resulting from the redevelopment activities as a revenue stream to pay down on the bond indebtedness. This financing mechanism is known as Tax Increment Financing (TIF).

**Additional Information**

The CRA has targeted the Area for redevelopment as a cultural and technology hub with a strong film production component. The CRA's goal is to encourage the cluster of uses and activities, which promote the film industry and create a business incubator for related and supporting business ventures. Additionally, to facilitate the Area's redevelopment, the City of Miami has established a zoning overlay district as a tool for expediting land use and zoning approvals.

The Board property is strategically located in the Area, which encompasses all land between I-395 and NW 21<sup>st</sup> Street, and between the railroad tracks and Biscayne Bay. The CRA's goal to promote the growth of business technologies that are key to the local

economy's continued growth and the Board's goal to provide instructional choices for skill development, would seem to support exploring in further detail the CRA's proposal for a collaborative effort.

At his meeting with School District staff, Commissioner Teele noted the following:

1. The CRA's executive board is expected to meet on March 25, 2002, at which time it will consider a resolution that supports a collaborative effort with the Board for the Board property;
2. Preliminarily, the CRA sketched out a collaborative effort under which the Board would convey the Board property to the CRA for a nominal fee with a 30-year reversion clause, and the CRA would retrofit the entire building at no cost to the Board, and make available a portion of the building to the School District at no cost, for use as a skills center and administrative space as needed;
3. The CRA and the Board would develop an articulation agreement specifically identifying and defining the details of a programmatic partnership, focusing primarily on skills development and training.

#### **Conclusion**

At this point, conceptually, the CRA's proposal appears to merit further research. If the Board concurs, then District staff will undertake the following steps:

1. Meet with the CRA staff to better define the CRA's proposal and to review it in the context of applicable state law and board rules, as it pertains to disposition of real property;
2. Perform a cost-benefit analysis of the CRA's proposal from the perspective of the School District's facilities and programmatic needs;
3. Present to the Board for final consideration and action, the results of this research along with appropriate recommendations.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:

1. further explore a possible collaborative effort with the City of Miami's CRA for the redevelopment and joint use of the Board-owned property at 29 NW 13<sup>th</sup> Street; and
2. report back to the Board with findings and recommendations for the Board's consideration and final action.

JA:arc