

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

**SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FURTHER EXPLORE WITH THE CITY OF DORAL AND CM DORAL DEVELOPMENT COMPANY, LLC (DDC), A PARTNERSHIP THROUGH WHICH THE SCHOOL BOARD WOULD DESIGN AND BUILD AN ELEMENTARY SCHOOL ON PROPERTY TO BE CONTRIBUTED BY DDC TO THE BOARD, IN LIEU OF IMPACT FEES, TO SERVE PRIMARILY THE DOWNTOWN DORAL PROJECT**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Background

In 2006, the City of Doral (City) approved a Master Development Agreement (Development Agreement) with CM Doral Development Company, LLC, (DDC) which set forth the underlying terms and conditions for the development known as Downtown Doral (Project), generally located within the Doral Downtown core, between N.W. 79 and 87 Avenues, and south of N.W. 54 Street. The Development Agreement, still in effect, allows for mixed uses, including retention of approximately 465,000 square feet of commercial space, and new uses consisting of approximately 2,840 new residential units (640 of which have either been built or are under construction), additional office space of up to 400,000 square feet, retail/commercial space of up to 180,000 square feet, and municipal/civic space for use by the City of up to 100,000 square feet. In addition, the Development Agreement articulated the need for a site, approximately 3.5 acres in size (school site), to house a school for up to 800 students to serve the Project, in a manner acceptable to the City and DDC.

Under the Development Agreement, DDC agreed to give the City the option to have the school site conveyed to the City solely for the construction of a municipal charter school. The timeline for the City to exercise that option was the latter of January 1, 2010 or the date of issuance of the 1,420<sup>th</sup> residential permit, which has not yet occurred. However, in meetings with the City and DDC, the City has advised that it does not intend to exercise this option. The Development Agreement also provides that absent City interest in the option, DDC can then elect to dedicate or otherwise convey the school site to the School Board in lieu of impact fees or other consideration.

### Additional Information

Over the last few months, City officials, DDC representatives and District staff have discussed ways in which the school related opportunities contained in the Development Agreement could be optimized and successfully implemented under a tri-party collaboration which would now bring in the School Board as an active participant. Those discussions have included conversations on a number of levels, namely: the District's ability to design and build educational facilities timely and cost-effectively as well as to provide experienced and cost-effective management services to a future charter school operator; DDC's ability to secure financing for the school's construction through an existing Community Development District currently in place for the Project to facilitate construction of needed infrastructure; and the added value of the District as a collaborator in this type of sophisticated endeavor, by virtue of its considerable knowledge of financing instruments and arrangements, although the District would not issue debt or incur expenditures in the process.

DDC has expressed a desire to retain the concept of a charter school but has been open to further exploring a partnership with the District, specifically as it relates to design and construction of the school and provision of management services for the eventual charter school operator. This is a hybrid concept not previously explored by the Board but one that is worth additional discussion and refinement, particularly as a model that can potentially be replicated in areas of high or sustained residential growth as is still the case in Doral proper, where conventional approaches may no longer be the only choice.

District staff understands that this type of partnership is ground-breaking and thus more complex to work through. However, staff believes it is worthy of further exploration and it is in that vein that this recommendation was formulated. Should additional discussions with the City and DDC prove successful an item containing all the details of the collaboration will be presented to the Board at a future meeting. The overall concept and board item were discussed and recommended favorably by the Treasure Advisory Committee at its April 3, 2012 meeting.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to further explore with the City of Doral and CM Doral Development Company, LLC (DDC), a partnership through which the School Board would design and build an elementary school on property to be contributed by DDC to the Board, in lieu of impact fees, to serve primarily the Downtown Doral project.

JGT:ARC