

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

**SUBJECT:** THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE A MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN THE SCHOOL BOARD (“BOARD”) AND MIAMI-DADE COUNTY (“COUNTY”), COLLECTIVELY THE PARTIES, TO PROVIDE A COLLABORATIVE FRAMEWORK UNDER WHICH THE FOLLOWING OUTCOMES MIGHT BE ACHIEVED:

- 1) BOARD TO MAKE AVAILABLE TO THE COUNTY UNDER MUTUALLY ACCEPTABLE TERMS AND CONDITIONS OFF-STREET PARKING BUILT ON THE BOARD-OWNED PARCEL LOCATED ON THE SOUTHWEST CORNER OF N.E. 2 AVENUE AND N.E. 14 STREET (THE “PARCEL”) BY A PRIVATE ENTITY, PURSUANT TO A REQUEST FOR PROPOSALS ISSUED BY THE BOARD FOR THE SALE AND/OR DEVELOPMENT OF THE PARCEL; AND
- 2) COUNTY TO MAKE AVAILABLE COUNTY-OWNED PROPERTY ACCEPTABLE TO THE BOARD TO LOCATE A FUTURE EDUCATIONAL FACILITY IN THE DOWNTOWN MIAMI AREA

**COMMITTEE:** FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC BLUEPRINT:** EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background

As the Board may recall, the District has been pursuing monetization opportunities related to the approximate 1-acre Board-owned parcel located at the southwest intersection of N.E. 2 Avenue and N.E. 14 Street (the “Parcel”), including but not limited to private development of the Parcel with office space for the Board as well as 600 parking spaces (the “future parking facilities”) for joint use by the Board and the County

(collectively “the Parties”). In addition, as further inducement for the County’s access to the future parking facilities for the Arsht Center, County and District staff have been exploring opportunities for locating an educational facility on County-owned land in the general Downtown Miami area to serve future residents.

Additional Information

As a result of these efforts, a Memorandum of Understanding (the “MOU”) has now been drafted, subject to final approval by the Parties. It should be noted that the MOU is a pre-cursor to a subsequent Interlocal Agreement (the “ILA”) between the Parties, should all required related transactions be concluded successfully.

The MOU, the purpose of which is to evidence the Parties’ intention to collaborate as described above, provides in part, for the following:

- Prior to releasing a Request for Proposals (RFP) for sale and/or development of the Parcel, the Parties will enter into and execute the MOU, provided however, the RFP may be issued by the District thirty days after Board approval of said MOU;
- The District’s RFP will allow for the Parcel’s sale and/or development by a private entity, with the District’s preferred option to be a cash sale with an option by the Board to purchase specific deliverables from the successful proposer, namely 180,000 square feet of office space for Board use and the future parking facilities, at a stipulated price;
- Any potential revenue to be generated from operation of the future parking facilities will be subject to negotiations between the Board and the successful proposer;
- The above referenced ILA will include design, construction and operational details related to the future parking facilities;
- The County will have access to the future parking facilities based on a mutually acceptable joint use agreement between the Parties in exchange for use of County-owned property, acceptable to the Board, for a District educational facility to serve the Miami Downtown area.

The proposed MOU will be submitted to the Board under separate cover and a copy will be placed on file with the Citizen Information Office.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute a Memorandum of Understanding ("MOU") between the School Board ("Board") and Miami-Dade County ("County"), collectively the Parties, to provide a collaborative framework under which the following outcomes might be achieved:

- 1) Board to make available to the County under mutually acceptable terms and conditions off-street parking built on the Board-owned parcel located on the southwest corner of N.E. 2 Avenue and N.E. 14 Street (the "Parcel") by a private entity, pursuant to a Request for Proposals issued by the Board for the sale and/or development of the Parcel; and
- 2) County to make available County-owned property acceptable to the Board to locate a future educational facility in the Downtown Miami area.

JGT: