

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

SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SUPERINTENDENT TO:

1. CONDUCT NEGOTIATIONS WITH THE OMNI COMMUNITY REDEVELOPMENT AGENCY (CRA), TO PROVIDE A COLLABORATIVE FRAMEWORK UNDER WHICH THE FOLLOWING OUTCOMES MIGHT BE ACHIEVED:
 - a) BOARD TO MAKE AVAILABLE TO THE CRA UNDER MUTUALLY ACCEPTABLE TERMS AND CONDITIONS OFF-STREET PARKING ON BOARD-OWNED LOTS WITHIN THE CRA BOUNDARIES;
 - b) CRA TO PROVIDE FUNDING TO THE BOARD FOR EDUCATIONAL FACILITY CAPACITY AMPLIFICATION TO SERVE THE DOWNTOWN MIAMI RESIDENTS; AND
 - c) CRA TO PROVIDE TAX INCENTIVES AND CREDITS FOR POTENTIAL DEVELOPMENT ON BOARD-OWNED PROPERTIES WITHIN THE OMNI CRA BOUNDARIES
2. BRING BACK TO THE BOARD A FOLLOW-UP ITEM WITH IMPLEMENTING RECOMMENDATIONS AND DOCUMENTS FOR FURTHER BOARD ACTION

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background

The District has been pursuing monetization opportunities related to its real estate portfolio commonly referred to as the School Board Administration Complex (SBAB), comprising approximately 10 acres. Part of that portfolio is an approximate half acre

parcel located at the northeast corner of N.E. 1 Avenue and N.E. 16 Street, currently used during weekdays by the Board for staff parking.

Recently, District staff was approached by representatives of the Omni CRA (CRA) who expressed an interest in exploring a possible partnership through which the Board would make available to the CRA the subject parking at times of non-use by the Board, and in turn the CRA would make available to the Board funding for educational facility capacity amplification to serve the Downtown Miami residential areas. The CRA has also expressed a willingness to provide tax incentives and credits to developers that may be interested in Board-owned properties within the CRA boundaries.

Additional Information

As the Board is aware, there is an effort ongoing to explore the monetization of another SBAB complex asset, namely the 1-acre parcel located at N.E. 14 Street and N.E. 2 Avenue, west of the Adrienne Arsht Center. That effort is presently under the Cone of Silence with proposals expected in February of 2017. Concurrently, District staff is exploring with Miami-Dade County opportunities for donation by the County to the Board of land for educational facilities in the general Downtown Miami area. The present recommendation is seen as potentially complementary as it would open the door for exploration of an external funding source to build the educational facilities at no cost to the Board.

Next Steps

Upon Board approval, staff will engage in further discussions with the CRA and should they prove successful, present appropriate recommendations to the Board at a future meeting

RECOMMENDED:

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

1. Conduct negotiations with the Omni Community Redevelopment Agency (CRA), to provide a collaborative framework under which the following outcomes might be achieved:
 - a) Board to make available to the CRA under mutually acceptable terms and conditions off-street parking on Board-owned lots within the CRA boundaries;
 - b) CRA to provide funding to the Board for educational facility capacity amplification to serve the Downtown Miami residents; and
 - c) CRA to provide tax incentives and credits for potential development on Board-owned properties within the CRA boundaries.
2. Bring back to the Board a follow-up item with implementing recommendations and documents for further Board action.

JGT: