

August 23, 2017

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. **NEGOTIATE AND EXECUTE A NON-BINDING MEMORANDUM OF UNDERSTANDING WITH THE OMNI COMMUNITY REDEVELOPMENT AGENCY (CRA), THAT ADDRESSES THE FOLLOWING FRAMEWORK:**
  - A. **COLLABORATION AMONG THE DISTRICT, CRA AND CITY OF MIAMI TO IDENTIFY FUNDING OPPORTUNITIES FOR EDUCATIONAL FACILITY ENHANCEMENT AND CAPACITY AMPLIFICATION FOR IPREP AND PHILLIS WHEATLEY ELEMENTARY SCHOOL, AS WELL AS AFFORDABLE AND/OR WORKFORCE HOUSING CO-LOCATION OPPORTUNITIES FOR LOCAL COMMUNITY AND DISTRICT EMPLOYEES; AND**
  - B. **POSSIBLE CRA CREATED TAX INCENTIVES AND/OR CREDITS FOR BOARD-OWNED PROPERTIES WITHIN THE OMNI CRA BOUNDARIES, NAMELY THE 9-ACRE SBAB PORTFOLIO FOR POTENTIAL FUTURE DEVELOPMENT, SHOULD THE CRA'S LIFE BE EXTENDED, AND SHOULD THE BOARD DECIDE TO SURPLUS A PORTION OR ALL OF SAID PORTFOLIO IN THE FUTURE**
2. **IF DISCUSSIONS PROVE SUCCESSFUL, BRING AN ITEM BACK TO THE BOARD WITH ADDITIONAL DETAILS, INCLUDING ANY RECOMMENDED STEPS OR REQUIRED DOCUMENTS, FOR BOARD CONSIDERATION**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

**F-5**

### Introduction

As noted in Item F-4, scheduled for consideration by the Board at this meeting, the District continues to work with a number of public entities, namely the City of Miami (the "City"), and the Omni CRA (the "CRA"), to delineate ways in which enhancements to public education and public services and amenities for residents of the Overtown community and greater Downtown Miami within the CRA boundaries might be further advanced. To that end, the CRA has indicated an interest in collaborating with the District to provide for iPrep expansion options at a nearby site owned by the City, as well as an interest in participating with the Board in the master planning of the Board's SBAB portfolio for future redevelopment, should that be found by the Board to be in its best interests. On a parallel track, the CRA would also explore a tax incentive and/or credit program for affordable and/or workforce housing development on said portfolio, should the Board decide to surplus a portion or all of it in the future.

If the Board approves this Item, District staff will negotiate a non-binding MOU between the Board and the CRA addressing the level of CRA participation in the further expansion of iPrep, educational enhancements to Phillis Wheatley Elementary School, and development of any other related amenities. The MOU will also provide a framework under which CRA led master planning efforts for the Board's portfolio would occur and how CRA created tax incentives and/or credits would be implemented.

**RECOMMENDED:**

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

1. negotiate and execute a non-binding Memorandum of Understanding with the Omni Community Redevelopment Agency (CRA), that addresses the following framework:
  - A. collaboration among the District, CRA and City of Miami to identify funding opportunities for educational facility enhancement and capacity amplification for iPrep and Phillis Wheatley Elementary School, as well as affordable and/or workforce housing co-location opportunities for local community and District employees; and
  - B. possible CRA created tax incentives and/or credits for Board-owned properties within the Omni CRA boundaries, namely the 9-acre SBAB portfolio for potential future development, should the CRA's life be extended, and should the Board decide to surplus a portion or all of said portfolio in the future.
2. if discussions prove successful, bring an item back to the Board with additional details, including any recommended steps or required documents, for Board consideration.

JGT:LMM