

Office of School Facilities  
Raul F. Perez, Chief Facilities Design & Construction Officer

**SUBJECT: AUTHORIZE THE SUPERINTENDENT TO:**

- 1. FINALIZE AND FULLY EXECUTE PARKING AND ESCROW AGREEMENTS WITH RELATED URBAN DEVELOPMENT GROUP (DEVELOPER) PROVIDING THE DISTRICT LONG-TERM USE OF EXPANDED PARKING FACILITIES FOR USE BY STAFF OF THE FUTURE EDUCATIONAL FACILITY/AFFORDABLE AND WORKFORCE HOUSING PROJECT (“PROJECT”) LOCATED AT 945 S.W. 3 AVENUE, MIAMI;**
- 2. FINALIZE AND EXECUTE A NON-BINDING MEMORANDUM OF UNDERSTANDING WITH RELATED URBAN DEVELOPMENT GROUP FOR POTENTIAL REDEVELOPMENT OPPORTUNITIES AT THE FORMER J.R.E. LEE EDUCATION CENTER, LOCATED AT 6521 S.W. 62 AVENUE, SOUTH MIAMI**
- 3. FINALIZE AND FULLY EXECUTE ALL ADDITIONAL DOCUMENTS ENSURING THAT THE CURRENT PROJECT AGREEMENTS WITH MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT (“COUNTY”) FOR THE PROJECT ARE UPDATED AND ALIGNED WITH THE PARKING AGREEMENT**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC**

**PLAN: EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES**

On April 29, 2020, the Board approved Agenda Item F-4 authorizing the Superintendent to explore expansion of the current collaboration with Miami-Dade County Public Housing and Community Development (County) to include the Related Urban Development Group (Developer) for provision of expanded parking facilities at Southside K-8 Center Annex and potential redevelopment opportunities at the former J.R.E. Lee Education Center, located at 6521 S.W. 62 Avenue.

The Southside K-8 Center Annex project was originally approved to proceed on July 25, 2018, when the Board authorized the Superintendent to finalize negotiations and execute a Ground Lease Agreement, a Project Work Letter and a Sublease Agreement (collectively, the “Project Agreements”) with the County to provide for construction the Southside K-8 expansion on County-owned land, located at 945 S.W. 3 Avenue, Miami, Florida and facilitate development of 10 County-funded affordable and/or workforce housing units designated for teachers and/or other District employees.

**F-4**

The Developer will be constructing a new affordable and/or workforce housing project, the Gallery at West Brickell (Gallery), with a parking garage on County-owned land adjacent to the Project. The Developer will construct additional parking capacity within the Gallery garage to augment the school's parking. This collaboration entailed negotiating terms for the construction and for the long-term use of 59 spaces at the Gallery parking garage, under terms and conditions detailed in the parking agreement. This expanded collaboration enables the District to have unique access to parking at an adjacent location, complete the Project on an expedited timeline because the District no longer needs to construct additional floors for parking, realizing the most cost effective model for this project. This parking collaboration will save the District an estimated (\$2,430,000).

Negotiating with the Developer for the District's unique and specific parking needs required exploration of additional District redevelopment needs. The Developer does not build or manage parking beyond their own operations, but they are interested in collaborating with the District to develop additional workforce housing opportunities for District staff. Both the Developer and District are interested in exploring the redevelopment of the J.R.E. Lee Education Center, located at 6521 S.W. 62 Avenue, South Miami which is in close proximity to the Metrorail and in turn positioning the opportunity to become a transit-oriented development – a prioritized development strategy for the County enabling replication of the successful collaborations for Southside K-8 Annex and Phyllis Wheatley ES. A non-binding Memorandum of Understanding has been negotiated that authorizes a six-month window to explore the potential development opportunities. Any considerations for workforce housing would also require a developer investment in new and/or improved educational facilities on contemplated sites. Any concepts that emerge from this exploration will require Board authorization prior to proceeding.

On July 15, 2020, the Board confirmed the Professional Services Agreement with L.M. Genuine Solutions LLC ("LMGS") to negotiate and serve as the District's liaison regarding redevelopment initiatives, projects and related public-private partnerships. In addition to the above collaboration, the District is currently engaged with the County and other public and private sector stakeholders in several major Board-approved redevelopment initiatives including the School Board Administration Complex property, Phyllis Wheatley Elementary, Dunbar K-8 Center and iPrep Academy. To facilitate execution of these complex cross-departmental and multi-agency projects, the District has continued its Professional Services Agreement with LMGS, in accordance with Board Policy 6320. LMGS will continue to spearhead negotiations, facilitate legislative approvals, and serve as the District's liaison with relevant public and private sector stakeholders.

**RECOMMENDED:**

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

- 1) finalize and fully execute parking and escrow agreements with Related Urban Development Group (Developer) providing the District long-term use of expanded parking facilities for use by staff of the future educational facility/affordable and workforce housing project located at 945 S.W. 3 Avenue, Miami
- 2) finalize and execute a non-binding Memorandum of Understanding with Related Urban Development Group for potential redevelopment opportunities at the former J.R.E. Lee Education Center, located at 6521 S.W. 62 Avenue, South Miami and bring back final recommendations to the Board for consideration and approval.
- 3) finalize and fully execute all additional documents ensuring that the current project agreements with Miami-Dade County Public Housing and Community Development (County) for the project are updated and aligned with the parking agreement including:
  - a. U.S Department of Housing and Development Restrictive Covenant
  - b. U.S. Department of Housing and Development Release
  - c. Omnibus Amendment to Brickell Solutions Lease Documents
- 4) confirm the Professional Services Agreement with L.M. Genuine Solutions LLC to negotiate and serve as the District's liaison, at the discretion of the Superintendent, regarding redevelopment initiatives, projects and related public-private partnerships.