

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

**SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO ENTER INTO DISCUSSIONS WITH NORTH BAY VILLAGE (“VILLAGE”) TO EXPLORE A POSSIBLE COLLABORATION BETWEEN THE VILLAGE AND SCHOOL BOARD FOR THE DEVELOPMENT AND OPERATION OF A SOCCER/COMMUNITY CENTER COMPLEX, TO BE CONSTRUCTED PARTLY ON VILLAGE PROPERTY AND ON THE ADJACENT CAMPUS OF TREASURE ISLAND ELEMENTARY SCHOOL, LOCATED AT 7540 EAST TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES**

#### Background

The Board and North Bay Village (“Village”) entered into a Joint Use Agreement in June 2016 for the joint use of the basketball court at Treasure Island Elementary School (“School”), located at 7540 East Treasure Drive, North Bay Village. Subsequently, the Board and Village entered into a successor Joint Use Agreement in July 2020, which included joint use of the School’s playfield, tennis courts, basket ball court, and the parking lot on the southwest portion of the campus. In addition, under the new Joint Use Agreement, the Village was to make certain improvements to the School, including refurbishing the tennis courts, constructing a splash pad and synthetic turf soccer field, and installing a fitness trail to be constructed along the perimeter of the School campus.

The Village recently advised the District that the Village received an unsolicited proposal on October 11, 2021 from Asociacion De Futbol Argentino, an association formed under the laws of the Republic of Argentina (“AFA”), to develop certain property, and that the Village subsequently issued a Request For Proposals (“RFP”) for “Development and Operation of a Sports Complex and Academy, Recreational Facilities, Municipal Offices, and Other Amenities”. AFA was the only party to respond to the RFP. Under the proposed project, the Village and AFA have agreed that AFA will pay for and manage the development and construction of an office/community center to be constructed on Village property, and five (5) soccer fields to be built on the School campus.

Given the significant impact the proposed construction and use will have on the School facility, and Board Policy dealing with the use of Board-owned property, should the Board so direct, District and Village staff will meet to explore terms and conditions of a possible

Development and Construction Agreement, and a possible Operations and Management Agreement. Issues to be discussed include, but are not limited to, use of Board-owned lands by for-profit entities, the Board's exclusive right to be the sole authorizer and recipient of revenue generators on Board-owned parcels, potential rescission of tax-exempt status, and vetting of any potential agreement in accordance with School Board agenda item H-9.

Proposed Board Action

Given the recent action by the Village, and request by the Village that the District participate in the proposed initiative, District staff is requesting authorization for the Superintendent to enter into discussions with the Village to explore a possible collaboration between the parties, as set forth above. A report and recommendation will be brought to the Board as details of such a collaboration are developed.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to enter into discussions with North Bay Village ("Village") to explore a possible collaboration between the Village and School Board for the development and operation of a Soccer/Community Center Complex, to be constructed partly on Village property and on the adjacent campus of Treasure Island Elementary School, located at 7540 East Treasure Drive, North Bay Village, Florida, with a report and recommendation to be brought to the Board as details of such a collaboration are developed.

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