



The first phase of the redevelopment framework focuses on the District-owned property at 1370 N.E. 2nd Avenue, Miami, Florida, which was competitively solicited under Request for Proposals (RFP) No. 16-02-MT. On March 21, 2018, the Board approved Agenda Item A-2, awarding the solicitation to 1370 NE 2nd, LLC (an affiliate of Crescent Heights) as the highest-ranked entity. The awarded entity owns the adjacent parcel and, in collaboration with the Omni CRA, proposed a mixed-use redevelopment combining the two sites to deliver civic, residential, and commercial benefits. Under the Board-approved structure, the District would convey its parcel, then appraised at \$20.6 million, in exchange for approximately 100,000 square feet of fully built-out School Board administrative office space and use of 600 structured parking spaces, representing a combined total value of \$60 million.

Since 2018, the overall value of this opportunity has improved significantly for M-DCPS:

- The District's parcel has appreciated to \$27.5 million, an increase of nearly \$7 million.
- The total redevelopment project has grown in estimated value from \$60 million to over \$78.5 million, a gain of more than \$18 million.
- The site remains grandfathered under the County's Rapid Transit Zone (RTZ), allowing immediate development with greater density and avoiding new entitlement delays.
- The District's benefits—100,000 square feet of office space and use of 600 structured parking spaces—remain fully intact, with no direct construction cost.
- The Omni CRA's extension through 2047 has established a 22-year Tax Increment Financing (TIF) stream, unlocking new bond funding to support iPrep relocation and expansion, Phillis Wheatley modernization, new workforce housing, a new parking structure and enhanced administrative facilities.

These factors substantially strengthen the District's position and provide improved value, timing, and financial security.

This item therefore seeks authorization to enter into a Memorandum of Understanding (MOU) with the Omni CRA that will serve as the coordinating instrument to align funding and project delivery. Its purpose is to secure CRA bond and TIF resources in support of District priorities, including:

- Relocation and expansion of the new iPreparatory Academy with expanded student seating capacity at Biscayne Park;
- modernization of Phillis Wheatley Elementary School;
- development of new workforce and affordable housing for District employees; and
- construction of administrative offices and structured parking facilities within the downtown redevelopment program.

The MOU will ensure that District-generated value from the redevelopment is directly reinvested into education, with measurable commitments tied to each of these priority areas.

This approach and recommendation have been informed by the District's independent advisory team — Greenberg Traurig, P.A. (legal and zoning strategy), Joseph J. Blake & Associates, Inc. (valuation and appraisal), and Ernst & Young LLP (EY) (market, financial, and redevelopment analysis) — whose analysis confirms that reengaging the previously awarded entity under updated terms provides the highest and best use for the site and maximizes public benefit.

The District's strategy is to ensure that all previously established benefits remain intact through the negotiation process—including ownership of new office space, use of structured parking, and direct reinvestment of redevelopment value into educational facilities. The Superintendent therefore seeks authorization to proceed with negotiations encompassing both the redevelopment terms and the

Memorandum of Understanding (MOU) with the Omni CRA, ensuring these elements are aligned as one coordinated effort.

Upon completion of negotiations, the Administration will return to the Board with final agreements for review and approval. Each subsequent phase of the redevelopment — culminating in the relocation of iPrep Academy — will also be presented to the Board for review and approval.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

- 1) Authorize the Superintendent to negotiate redevelopment terms with 1370 NE 2nd, LLC (an affiliate of Crescent Heights) for the District-owned property located at 1370 N.E. 2nd Avenue, Miami, Florida, consistent with the previously approved competitive award, updated appraised value, and the District's intent to maintain all existing benefits, and bring the proposed final agreement back to the Board for approval;
- 2) Authorize the Superintendent to negotiate a Memorandum of Understanding with the Omni Community Redevelopment Agency to secure funding and collaboration commitments that support construction of the new iPreparatory Academy with expanded seating capacity at Biscayne Park, modernization of Phillis Wheatley Elementary, development of new workforce housing, and construction of administrative offices and structured parking facilities, and bring the proposed finalized MOU back to the Board for approval; and
- 3) Direct the Superintendent to ensure that the relocation and expansion of iPreparatory Academy at Biscayne Park remain fully integrated into the overall redevelopment strategy, working with the Omni CRA and the City of Miami to align planning, infrastructure, and funding commitments.