

Financial Services
Mr. Ron Y. Steiger, Chief Financial Officer

SUBJECT: APPROVAL AND AUTHORIZATION TO PUBLISH THE SOLICITATION OF THE UNSOLICITED PROPOSAL – VACANT LOT LOCATED AT 3330 W 76TH STREET, HIALEAH, FLORIDA 33018, NEAR THE ERNEST R. GRAHAM K-8 ACADEMY CAMPUS

COMMITTEE: FISCAL ACCOUNTABILITY & GOVERNMENT RELATIONS

LINK TO STRATEGIC PLAN: EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES

On March 31, 2026, T & G Constructors submitted an unsolicited proposal for approval as a qualifying project to The School Board of Miami-Dade County, Florida, in accordance with F.S. 255.065 and School Board Policy 6327. The proposal is centered on the development of vacant Board-owned land, located at 3330 W 76th Street, Hialeah, Florida 33018 into a mixed-use project intended to provide workforce housing and community-supportive uses. The land is part of the Ernest R. Graham K-8 Center campus. This initiative includes several beneficial amenities designed to serve the needs of the school system, educational community, and residents, as supported by the District.

The unsolicited proposal review committee reviewed the criteria delineated in the policy and determined based on the criteria and the details of the unsolicited proposal that the definition of a qualifying project was met:

1. There is a public need for, or benefit derived from a project of the type that the private entity proposes as the qualifying project and that the proposed qualifying project supports the mission of the District.
2. The estimated cost of the qualifying project is reasonable and beneficial to the Board in relation to similar facilities.
3. The private entity's plans will result in the timely acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, or operation of the qualifying project.

Pursuant to Policy 6327, § V., this item seeks approval to proceed with the qualifying project and accept other proposals for the same project as the following criteria have been met:

- 1. The proposed project supports the educational mission of the Board:**
The proposal outlines a plan to develop District-owned property through a mixed-use workforce housing initiative. It supports the District's goals of advancing workforce housing solutions, which align with efforts to recruit and retain qualified teachers and staff. By providing housing opportunities, the project strengthens the educational mission by helping attract and retain high-quality personnel.
- 2. The proposed project is in the public's best interest:**
The project is in the public's best interest, taking into consideration the benefits to the public, the financial structure and economic efficiencies of the proposal, the qualifications and experience of the private entity, and the project's compatibility with regional infrastructure plans. Miami-Dade County continues to experience challenges related to housing affordability, which impacts the stability of students, families, and school-based employees. This proposal addresses that need while also creating a revenue-generating opportunity through strategic asset utilization. The inclusion of community-oriented amenities is intended to support both the school environment and surrounding neighborhood. The proposing entity demonstrates the experience and capacity necessary to successfully deliver a project of this nature.
- 3. The proposed project is for a facility that is owned by the Board or is for a facility for which ownership will be conveyed to the Board:**
The proposal involves development on vacant property, which is currently owned by the Board.
- 4. The proposed project includes adequate safeguards to protect the public:**
The project is designed to utilize underutilized District property in a manner that does not disrupt existing educational operations. Appropriate legal and financial safeguards are incorporated to minimize risk to the District and to prevent additional costs or service disruptions in the event of default or early termination. The project also provides a sustainable, revenue-generating opportunity that supports long-term educational and community objectives.
- 5. The proposed project allows for future capacity and expansion:**
The proposal is designed with flexibility to accommodate future growth and evolving community needs. It allows for opportunities to expand capacity or incorporate additional public-serving uses, ensuring long-term scalability and continued public benefit.

6. The proposed project provides for Board ownership at the conclusion of the agreement:

Ownership of the land will remain with or revert to the Board upon completion, expiration, or termination of the comprehensive agreement, consistent with applicable financing terms. The District remains committed to preserving public ownership of its assets while utilizing development models that ensure long-term control and continued public benefit.

In accordance with Policy 6327 and F.S. 255.065(3), the Board is responsible for determining whether the unsolicited proposal will be published without engaging in a public bidding process, published with other proposals for the same project being solicited, or rejected. If the Board approves this item's recommendation that the unsolicited proposal be published with other proposals for the same project being solicited, the project will be published in accordance with Policy 6327 § V.D.1, and other proposals will be solicited pursuant to Policy 6327 § V.F.1.

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

- 1. APPROVE** staff's determination that the unsolicited proposal submitted by T & G Constructors, meets the criteria of School Board Policy 6327; and
- 2. AUTHORIZE** the Superintendent to issue a publication stating that the Board has received an unsolicited proposal, determined it is a qualifying project, and determined that it is in its best interest to engage in a public bidding process by soliciting other proposals for the same project.
- 3. REQUIRE** any and all proposals for the qualifying project be brought back to the Board at a subsequent meeting, and the Board shall have the authority to accept and/or reject any or all proposals submitted in response to the competitive solicitation.