

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

SUBJECT: APPROVAL AND AUTHORIZATION TO PUBLISH THE SOLICITATION OF THE UNSOLICITED PROPOSAL – VACANT LOTS LOCATED AT 421 & 445 NE 67TH STREET, MIAMI, FLORIDA 33138, ACROSS FROM MORNINGSIDE K-8 CENTER

COMMITTEE: FISCAL ACCOUNTABILITY & GOVERNMENT RELATIONS

LINK TO STRATEGIC PLAN: EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES

On December 8, 2025, NEXT Development Group submitted an unsolicited proposal for approval as a qualifying project with 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 developing vacant parcels of Board-owned land located at 421 & 445 NE 67th Street, Miami, Florida 33138 (folios:01-3218-023-0400 and 01-3218-023-0410) into a 100-unit workforce housing community with national Green Building Standard Certification, prioritizing District teachers and administrative staff. The parcels of land are located across from the Morningside K-8 Center, which could benefit from financial contributions derived from the proposed project. 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 into a workforce housing community. It supports the District's goals of advancing workforce housing solutions, which align with efforts to recruit and retain qualified teachers and staff. By prioritizing housing opportunities for school-based personnel, the project strengthens the District's ability to attract and retain high-quality employees.

2. The proposed project is in the public's best interest:

The project is in the public's best interest, considering the benefits to the public, the improvements to an educational facility, the financial structure and economic efficiencies of the proposal, the qualifications and experience of the private entity, and compatibility with regional development plans. Miami-Dade County continues to experience housing affordability challenges that impact students, families, and school employees. This proposal helps address those needs while also generating revenue for the District through a long-term ground lease structure. The development includes community-oriented features, and the proposing entity demonstrates the experience and financial capacity to successfully deliver the project.

3. The proposed project involves a facility owned by or to 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 incorporates standard legal and financial safeguards to minimize risk to the District. The development approach is designed to avoid disruption to existing school operations, and appropriate protections are included to ensure that no additional costs or service impacts are imposed on the public in the event of default or termination.

5. The proposed project allows for future capacity and expansion:

The proposal is designed to support long-term flexibility and evolving community needs. It allows for potential expansion or incorporation of additional public-serving uses, ensuring scalability and continued benefit to the District and surrounding community.

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

The project is structured through a long-term ground lease, allowing the District to retain ownership of the land throughout the term. Upon completion, expiration, or termination of the agreement, ownership interests remain with or revert to the

Board, consistent with applicable terms and supporting long-term 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 NEXT Development Group 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.