Office of the Superintendent
Board Meeting of November 18, 2026

November 4, 2026

Office of Financial Services
Ms. Iraida R. Mendez-Cartaya, Chief Financial Officer

SUBJECT:	**AWARD INVITATION TO NEGOTIATE NO. ITN-25-044-CM – GROUND LEASE OPPORTUNITY AT RUTH OWENS KRUSE EDUCATIONAL CENTER**
COMMITTEE:	**FISCAL ACCOUNTABILITY AND GOVERNMENT RELATIONS**
ALIGNMENT:	**STRATEGIC IMPACT**
INDICATOR: *(If Strategic Impact)*	**OBJECTIVE 4: ADJUST THE ORGANIZATION'S FACILITIES FOOTPRINT AND PRIORITIZE SCHOOL INVESTMENT.**
DECISION MATRIX: *(If Strategic Impact)*	**SECONDARY PRIORITY**

DECISION MATRIX JUSTIFICATION: (If Strategic Impact) Optimizes underutilized District land through a long-term ground lease that generates revenue and workforce housing at no capital cost to the District. It does not reduce surplus seat capacity.

Procurement Management Services, at the request of the Office of Facilities Design and Construction, released Invitation to Negotiate (ITN) No. ITN-25-044-CM – Ground Lease Opportunity at Ruth Owens Kruse Educational Center, on July 16, 2026, with the bid opening subsequently held on September 10, 2026. The purpose of this ITN is to solicit proposals for the long-term ground lease and re-development of District-owned land located north of the Ruth Owens Kruse Educational Center, at 11001 SW 76th Street, Miami, Florida. This solicitation was issued pursuant to Board Item E-145, "Approval and Authorization to Publish the Solicitation for the Unsolicited Proposal – Ruth Owens Kruse Education Center," approved at the February 11, 2026 School Board meeting, which determined that the unsolicited proposal received to the District met the criteria of a qualifying project under School Board Policy 6327 and Florida Statutes Section 255.065, and authorized the District to solicit competitive proposals for the same project. The primary objective of this project is to deliver workforce housing that supports the recruitment and retention of Miami-Dade County Public Schools ("M-DCPS") employees, while also generating long-term revenue and community benefits consistent with District priorities. This is a revenue generating contract and the School Board is not expected to make any financial contributions in furtherance of the redevelopment plans. This ITN was advertised on the Procurement Management Services website and Euna OpenBids (formerly DemandStar). The solicitation was shared with the District's Office of Community Partnership, Education and Business Access (OCPEBA) for additional community outreach.

The initial term of the ground lease shall be for a period of seventy-five (75) years with no option to extend the term, however, through contract negotiations, an alternative term may be established if the District determines, at its sole discretion, that such longer term is in the best interest of the District.

Three (3) vendors submitted proposals in response to ITN-25-044-CM – Ground Lease Opportunity At Ruth Owens Kruse Educational Center. These proposals were evaluated based on criteria outlined in the ITN, which prioritized highest financial benefit to the School Board, integration of the proposed project, aesthetic appearance, proposer experience, inclusion of District workforce and affordable housing, and other highlighted areas. Based on the criteria listed in the solicitation and the Selection Committee's initial review of the submitted proposal, three (3) vendors are being recommended for award, pending contract negotiations.

The Selection Committee, after a thorough evaluation process, determined that all proposers are highly qualified and meet the criteria listed in the solicitation. As such, the Selection Committee recommended that all three(3) vendors be awarded the opportunity to negotiate contractual terms with the District that will result in the execution of one (1) contract with the selected vendor which will deliver the best economic, academic, and community outcomes for the District. The Selection Committee's recommendation is based on a comprehensive assessment of each proposal's alignment with the District's strategic objectives, particularly regarding financial optimization, community benefits including workforce housing, and the overall feasibility of the proposed developments.

This item and all related solicitation components fully comply with all applicable federal, state and local laws.

Fund Source
Revenue Generating

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

1. AWARD INVITATION TO NEGOTIATE - ITN-25-044-CM – GROUND LEASE OPPORTUNITY AT RUTH OWENS KRUSE EDUCATIONAL CENTER, to solicit proposals for the long-term ground lease and re-development of District-owned land located on the Ruth Owens Kruse Educational Center, at 11001 SW 76th Street, Miami, Florida. The District seeks proposals that maximize financial benefits, foster community integration, and encourage innovative solutions from industry stakeholders, effective upon contract execution for a term to be negotiated between The School Board of Miami-Dade County, Florida, and the successful bidder(s), as follows:

GREEN MILLS GROUP, LLC
3323 W COMMERCIAL BLVD, SUITE E220
FORT LAUDERDALE, FL 33309
OWNER/OFFICER: OSCAR SOL

MCDOWELL HOUSING PARTNERS, LLC
777 BRICKELL AVENUE, SUITE 1300
MIAMI, FL 33131
OWNER/OFFICER: W. PATRICK MCDOWELL 2001 TRUST

PINNACLE COMMUNITIES II, LLC
9100 S. DADELAND BLVD., SUITE # 700
MIAMI, FL 33156
OWNER/OFFICER: DAVID O. DEUTCH

2. AUTHORIZE the Superintendent to enter into contract negotiations with the recommended proposers to finalize all terms and conditions for the ground lease of the subject property, including financial arrangements, project scope and specific commitments related to workforce housing and community benefits, ensuring maximum advantage to the District.

3. DIRECT staff to take all necessary steps to negotiate, draft and prepare a ground lease and related agreement(s) with the selected proposer, contingent upon successful negotiations with the selected proposer and final legal review.

4. RETURN with finalized ground lease and related agreement(s) for consideration and approval of the School Board.