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:	**APPROVAL AND AUTHORIZATION TO DIRECTLY NEGOTIATE THE UNSOLICITED PROPOSAL – VACANT LOT LOCATED AT 117TH AVENUE AND 224TH STREET**
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 a vacant District parcel through a long-term ground lease that adds workforce housing, an outdoor classroom and a community cybrarium, and supports the Arthur & Polly Mays re-envisioning. It does not reduce surplus seat capacity.**

On August 10, 2026, Centerline Capital Advisors 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 a long-term ground lease to redevelop a vacant 20-acre School Board parcel at 117th Avenue and 224th Street into a 364-unit residential community. The proposal adds employee leasing benefits, a community cybrarium, and an outdoor classroom connected to the site's natural area. The land is part of an initial four parcel solicitation that was released to support the re-envisioning of Arthur & Polly Mays school site. Previous negotiations for this particular parcel failed as established by Board Item F-6 from June 2026. This new 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:**
   a. 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 enter into direct negotiations without engaging in a public bidding process, the project will be published in accordance with Policy 6327.

RECOMMENDED:

1. APPROVE staff's determination that the unsolicited proposal submitted by CENTERLINE CAPITAL ADVISORS, LLC, meets the criteria of School Board Policy 6327; and

2. AUTHORIZE the Superintendent and/or designee to enter into direct negotiations with CENTERLINE CAPITAL ADVISORS, LLC, in accordance with Board Policy 6327, 6320 and Florida Administrative Code 6A-1.012.

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.