

# MINUTES

## KIPP Miami, Inc. Real Estate Committee Meeting

August 11, 2021

11:00 am – 12:00 pm

<https://kippnj.zoom.us/j/93212815078?pwd=S2hzbmhSOVFKdi9hMnJnTU1qS3lydz09>

Meeting ID: 932 1281 5078

Passcode: 026767

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### Committee Members

	<u>Last Name</u>	<u>First Name</u>	<u>Role</u>
	Diggs	Bill	KIPP Miami Board, Chair
X	Adan	Dan	KIPP Miami Board
	Bush	Jeb Jr.	KIPP Miami Board
	Knowles	Eric	KIPP South Florida, Chair
X	Green	Rose Ellen	KIPP South Florida
X	Richman	Hannah	KIPP South Florida
X	Kress	Monica	Managing Director of Growth, KIPP Miami
	Kimmel	Brett	Executive Director, KIPP Miami
X	Blas	Debbie	Director of Community Relations, KIPP Miami
	Cope	Ben	Chief External Officer, KIPP NJ and Miami
X	DiFilippo	Gabriella	Chief Operating Officer, KIPP NJ and Miami
	Small	Steve	Chief Financial Officer, KIPP NJ and Miami
X	Pacheco	Jose	Director of Real Estate, KIPP NJ and Miami
	Berg	Dwight	Real Estate Consultant, KIPP NJ and Miami

### Miami Dade College Project Update

1. Temporary Facilities – Inspection passed yesterday, FPL turns power on tomorrow and TCO no later than Friday. Orientation next Thursday and Friday and FDOS is August 23<sup>rd</sup>. Monica Kress
2. Financing Update – RLF was able to be increased due to increased building capacity and looks like we may be able to apply for work at Poinciana. For the senior loan, we are proposing to go to capital market deal right away because bond pricing is really low. Shared different rates received from various lenders to decide which deal to move forward with. Dwight Berg

### 79<sup>th</sup> Street Property

1. Due Diligence Ends 8/23 Jose Pacheco and Monica Kress
2. Ad Hoc RE Meeting on 8/20

3. KSF Meeting on 8/25

**Florida Memorial University**

Most likely will propose a ground lease and will be working to develop some site plan concepts to present.

Bill Diggs and Monica  
Kress

**Miami Dade County Public Schools**

Continuing to work on securing 3 additional classrooms at Poinciana.

Gabriella DiFilippo and  
Monica Kress

**Attorney RFP Next Steps**

Rescheduling interviews for Friday, September 3.

Monica Kress