

City of Coral Gables City Commission Meeting
Agenda Item I-6
March 8, 2022
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Parking Director, Kevin Kinney

Public Speaker(s)

Mr. Prescott

Maria Cruz

Agenda Item I-6 [2:49 p.m.]

A Resolution of the City Commission authorizing the Operators of The Biltmore Hotel to charge for parking at the West Parking Lot, conditioned upon compliance with certain conditions.

Mayor Lago: We're going to do I-6 next.

City Attorney Ramos: I-6, a resolution of the City Commission authorizing the Operators of The Biltmore Hotel to charge for parking at the West Parking Lot, conditioned upon compliance with

City Commission Meeting

March 8, 2022

Agenda Item I-3 - Staff update regarding Granada Golf Course Restaurant.

certain conditions. So, Mayor and Commissioners, you're well aware that the Biltmore Hotel has come to the City and asked to be able to charge for parking in that west lot. By way of background, the west lot is not part of the definition of premises in the lease agreement. Therefore, it's not included in the lease, but the lease does say that it is intended to serve the facilities at the Biltmore Complex in addition to the premises. And in addition, its purpose is to provide parking for those facilities as well as to meet some of the off-street parking requirements. So, we have gone back and forth and the terms that the City Manager has agreed to at this time with the Biltmore for your consideration are the following: Maximum per hour charge of \$3, maximum per day charge of \$24, the use of an electronic pay system that involves a smartphone application, that certain groups of individuals be exempt from payment, for example, Biltmore Golf Course members and patrons, Biltmore club and fitness members, Biltmore executive office tenants, all City of Coral Gables Garden Club personnel, as well as City of Coral Gables officials on municipal business. All signage and notices of nonpayment or overpayment must comply with the sections of the Code that are applicable and which this Commission is very familiar with. Attached to this resolution you have, by way of example, the signs that they are intending to use as well as the actual notice for your approval. The operators must perform restriping, repairs to all broken wheel stops, ensure lighting is in according with Miami-Dade County standards, repair any damaged asphalt on the surface parking lot, and perform any other related improvements as may be directed by the Public Works Director and with his final approval. The City Manager also wanted to add landscaping to that.

City Manager Iglesias: Landscaping and irrigation, City Attorney...

City Attorney Ramos: And irrigation.

City Manager Iglesias: Madam City Attorney.

City Attorney Ramos: In order to provide for funding for these improvements, the City will receive zero percent of the parking fees collected by the operator for the first two years. If they have not

recovered the cost of investment on year three -- on the third year, it can continue up to one more year for a total of three years. Upon either the conclusion of three years or the time when they have recovered their investment, the City will receive 30 percent of the parking gross fees collected from that point forward. In addition, the operator will establish a portal or a link on their website to allow for those individuals that park between December 1st and February 1st of 2022 and paid for parking to be reimbursed if they submit certain documentation and request reimbursement. If that's done, the Biltmore has 30 days to send the reimbursement check after they've confirmed all of the documentation. In addition, this resolution approves the notices attached as Exhibit 1 to the item as is required by Sections 74, 84, 85 and 86 of the City Code.

Mayor Lago: Alright. Thank you very much. Let's have the discussion in regards to this issue. One of the things that I told Mr. Prescott last night when we had a long conversation on the phone -- and this is important for all my colleagues to hear because this is a great opportunity in the sunshine to talk about it. We are no longer signing huge 99-year P3 deals, which at the end of the day, don't work for the City. I will not approve this deal under any circumstances if we tie it into the lease with the Biltmore. I want to preserve our sovereignty at every aspect that we possibly can, starting with the Burger Bob's. Like we mentioned before, we will make the investment, and we will control the investment. The country club, same foot. And anyone else who has a lease in the City that is not willing to abide by their lease or is not willing to make the investment necessary in the lease, please, the City of Coral Gables is more than willing to take back those leases, and we can move in a different direction. So, I was very clear to Mr. Prescott. I want to remain in control of that property. I have some concerns, like I mentioned to him on the phone yesterday about charging for parking. The only way that I could see charging for parking is if a majority of those monies are used to ensure that the asset is protected. Right now, I was very clear with Mr. Prescott, I told him the Biltmore is an institution in this community. We need to do everything we possibly can to continue to elevate the quality of that building and of the historical monument that we have here in the City of Coral Gables. Because it not only benefits the City of Coral Gables, it benefits the Prescott family who holds the lease. So, I need my colleagues to give me a little bit of kind of feedback in where they stand in regards to parking, and where they stand in regards to charging

for parking. What do you think the options that we have at our disposal? Do we feel that this is something that we need to agree on today? Do you want to have further conversation -- a more robust conversation? I'm willing to do whatever you'd like to do. I know there are certain issues that Mr. Prescott wants to talk about, which I'd like to hear from him in regards to abuses that are taking part on the parking lot from supposedly residents that are parking there, their third and fourth vehicles, along with people who are traveling to the airport and leave their vehicles there then catch an Uber, which costs you \$10 or \$15 versus parking in the -- you know, in the airport, which could cost -- I think it's like \$30 to \$40 a day. So, I'd like to hear from Mr. Prescott, and then I'd like to have a conversation in regards to what we see as the future of that parking lot. Mr. Prescott.

Mr. Prescott: Good afternoon, Mr. Mayor, Commissioners.

Mayor Lago: How are you, sir?

Mr. Prescott: Do I need to be sworn in? No? Okay. Good afternoon, Mr. Mayor, Vice Mayor, Commissioners, Madam Attorney, City Manager. I'm here before you today because of this same issue, and many of you have already addressed the points that are important to us as the stewards of the Biltmore, of this national historic landmark. My family has acted in that capacity all the way back to the early '90s to ensure that this landmark survives for generations to come. I take that personally and every pledge that I have made to each individual here on the dais, as well as the community as a whole, is to continue that legacy moving forward. So, what we tried to do is we tried to invest in the property in every opportunity that we have before us. The parking situation came about recently because, right now, we're actually operating in a very, much higher percentage than we have in many years past. For example, in February, we had total occupancy that almost exceeded 90 percent. In March, we expect it to be along those same lines.

Mayor Lago: Congratulations.

Mr. Prescott: Thank you. This has been a little bit of a challenge, and it's one thing where I acknowledge that we still have a lot of work to do because of, of course, the supply chain disruptions, the staffing issues that all businesses are suffering at this point. I would like to invest more into not just the property, but our staff because that makes the difference for the standard by which we all expect the Biltmore to perform at. Parking has come into the limelight as of late because of the fact that, as the Mayor mentioned, we have a number of people that have decided for whatever reason to simply use the parking lot as their own personal parking lot. That's not just residents. And again, we try to work, you know, seamlessly with the residents of the Greater Coral Gables community, but also contractors that are in the area. Just this morning, we had a trailer in the west parking lot that actually took up six spaces. We don't know who it is. We're not authorized to boot and remove that vehicle, but it becomes a problem because it displaces paying guests. They're parking in the actual west lot facility. That then results in us having to not just apologize, but oftentimes refund a portion of their stay because of the fact that they have identified that we are supposed to provide parking. So, these are just some of the challenges that have come up as of late. We took an exhaustive study before presenting here before the Commission to make sure that we were not exploiting this issue for gain. None of this money is going back into my pocket, to my family's pockets. It is going back into the property. As Madam Attorney mentioned, we have specific items that we have identified and proposed by which to invest back into the lot itself as well as over into the Biltmore structure. Our capital needs -- our capital expenses that we actually deploy for the building exceed -- just in the next three to four years alone -- \$7 million because we have identified those areas which we want to invest in. As the Manager mentioned, and I think that Commissioner Anderson did, back in 2018, we undertook a 30-plus million dollar renovation to specifically shore up all the building, the main building of the Biltmore. That included impact hurricane windows, level four and five that could withstand all the way up to 165 mile an hour winds. We still have more windows in the country club area as well as the tenant office space that we need to get to. We are doing that and plan for it at a time when we actually can make those changes, those improvements that won't disrupt the business of the hotel, and at the same time, complement sticking to the same standard of historic preservation that all of us want here today. So, moving forward, after the investment -- the initial investment in the parking

lot, and in fact, to this point, we've even already improved the lighting in the parking lot, trimmed back the trees, working with a new maintenance company to ensure that it actually even is improving as we speak. But then in years -- in subsequent years to move forward, that those investments would continue to be put back into the property. I also want to note to the Mayor's concern that both the City Attorney and the City Manager made clear to us -- showed us the light as I like to say -- that we're not looking for a long-term deal here. We're looking for something that works, that assists us in investing in the property. And if down the road, we figure that that is not the best way to move forward or continue to move forward, we'll assess it. But we did this in a way so that we could address it responsibly and continue to maintain the historic landmark in the best way possible. So, that is the purpose of this request, and I can answer any other questions that the Commission may have or the public.

Commissioner Fors: I have a comment and a question, which I think is a preliminary question. My initial comment is that, first off, I don't think that the concept of charging for parking is an outrageous proposition. I think at many hotels in South Florida, they charge for parking, especially if you're not staying there. I also observed that probably the vast majority of the City-owned parking, the surface parking lots that we operate, the City charges for parking. So, I kind of -- for me, I like to separate the question of whether anybody should be charged for this parking because whoever operates and however they operate it, paying for parking is not an outrageous proposition in my mind. A preliminary question in the analysis for me is -- and this isn't necessarily a question for Mr. Prescott -- but is the parking lot part of the Biltmore lease?

City Attorney Ramos: It is -- it's not. It's not a part of the premises. When you look at the definition -- legal definition of the premises, it's not part of it. It -- the lease does, however, state that the parking lot -- its purpose is to serve the facilities at the Biltmore Complex, in addition to the premises, which is a defined term in the lease, and to provide parking for those facilities as well as to meet one of the off-street -- some of the off-street parking requirements.

Commissioner Fors: Okay, I'll wait to hear from the rest of my colleagues.

Mayor Lago: So...

Commissioner Anderson: You know, is this going to be expanding the scope of the lease to include the parking lot?

City Attorney Ramos: This doesn't affect the lease at all. We're not amending the lease with regard to this. It's a separate resolution that essentially is allowing a private company to operate a City lot. That's the best way to look at.

Commissioner Anderson: Alright.

Mayor Lago: So, Madam City Attorney, I have a quick question for you. The 1984 agreement, have you looked -- have you read that agreement?

City Attorney Ramos: The lease?

Mayor Lago: Yes, the agreement...

City Attorney Ramos: Yes.

Mayor Lago: Well, the agreement that talks about the National Park Service and what that agreement stipulates in regards to the use of that parking lot. What is...?

City Attorney Ramos: I don't believe that the agreement with the National Park Service got into the parking lot. I know that the parking lot has to remain open to the public, but we have not yet found anything that says that the park -- that you can't charge for parking assuming, of course, the Commission approves it.

Mayor Lago: But my -- that's what I want to be very, very careful with because, obviously, there's -- you know, there's an agreement in regards to the parking lot, and there's an agreement in regards to the building, and it has to remain open to the public. You know, what is the interpretation of that? Is it open to the public without charging or open to the public with charging?

Commissioner Anderson: Well, my experience -- and I'll just jump in here for a moment, Miriam, and you can tell me if you disagree -- is open to the public doesn't mean you can't charge. The public area is open to the public; my private home is not. So...

City Attorney Ramos: Right. And open to the public would be a museum, or the Youth Center, or other areas, Venetian Pool, where we -- it's open to the public but we charge. I have yet to find -- admittedly, we have to compile all the records going back.

Mayor Lago: So, you reviewed that document? You reviewed...

City Attorney Ramos: I do not have that document.

Mayor Lago: Okay, I think we should review that document.

City Attorney Ramos: We reviewed the lease very carefully. There's nothing in the lease that says that parking can be required. My understanding of the document that predated me by many decades...

Unidentified Speaker: Yes.

City Attorney Ramos: Is that the National Park Service approved the use of the National Historic Landmark as a hotel.

Mayor Lago: Okay, I think that we -- again, I mean, I know that we want to get something done here today, but I want to make sure we review every single document at our disposal. Because if I'm getting -- if people are sending emails -- and I'll forward you the email -- that there's a document that says that the City is not entitled to charge for parking on that parking lot, I want to make sure that we're very careful that we don't do anything going against that document or against that agreement. So...

Mr. Prescott: Mr. Mayor, can I also point out that...

Mayor Lago: Of course.

Mr. Prescott: I know which document you're talking about from NPS. When we reviewed that years ago, we did not see anything contrary to what the attorney is saying.

Mayor Lago: Do you have a copy of that document here?

Mr. Prescott: Not on me. No, sir.

Mayor Lago: Okay. Can you provide that document...

Mr. Prescott: Sure, certainly.

Mayor Lago: To the City Attorney?

Mr. Prescott: But I will address the point that -- I'm not sure if you were in the room at the time. This agreement is not for a specific period of time. If there is any time in which the Commission does not feel comfortable, we can always come back to discuss this. That is the point where I'm saying we will not -- we're not entering into a long-term lease by any stretch of the means. None

actually. So, to dissuade your concern that if there is something that comes up in the future that you feel is something to be addressed, by all means, we can come back and address that.

Commissioner Menendez: I have a couple of questions. I think like everyone here, I've had members of the community reach out. They have questions, and I think they're fair questions and at least, you know, something I need to throw out there. If we enter into an agreement, Madam City Attorney, I would assume that in whatever document or agreement we enter into there are assurances that the monies received will be used for the said intention or the purpose -- the proper purpose.

City Attorney Ramos: So, to be clear, it's not an agreement. The Commission can impose whatever conditions it wants or none, or not approve it, or approve it without conditions. It's entirely up to you. There is a whole provision here about improvements to the lot. I would be adding what Mr. Prescott put forth today, which is that once those lot improvements are paid for, the 70 percent that they will be keeping will be going into the building itself and the premises.

Commissioner Menendez: And I...

City Attorney Ramos: I can also add -- even though it's true by operation of law, but I can also add that, at any time, this approval can be revoked by the City Commission.

City Manager Iglesias: If I may say, Commissioner. My discussions with Mr. Prescott are exactly that. In addition to that, there are also performance requirements for the hotel in the original lease that we can enforce. So, I think there's a number of ways that we plan on taking care of this.

Commissioner Menendez: And would the use of those funds --? And it's not -- it's just -- need to respond to the community. So, is that part of whatever audit process that we conduct on an annual basis to make sure that, you know, the funds go where they're supposed to go?

City Manager Iglesias: Yes, yes, we will certainly audit that. I think the...

City Attorney Ramos: We can, in addition, add that to this resolution that says that on a yearly basis, they need to provide financials that we can audit.

Commissioner Menendez: And I would like to -- just a couple more points. I'm more comfortable defining the length of any resolution or understanding we come to. I agree with the Mayor. I don't think anyone at this point wants anything long-term, and I think everybody's in agreement, but some kind of defined time. And it could be -- you know, we can extend it, obviously. The other part is -- and I'm glad it was mentioned a little while ago -- the City will retain the right to rescind at any point in time. I think that's important. Here's an important question because we've had this discussion on parking and other situations. Who determines the rates and who oversees enforcement because we've had issues not with the Biltmore, but in other parking lots.

City Attorney Ramos: You determine the rates in this resolution. It's \$3 an hour or \$25 maximum per day.

Mr. Prescott: 24.

City Attorney Ramos: And the enforcement is done by this application, which has to comply with the sections of the City Code that are applicable to those types of things.

Mr. Prescott: And to that line of (INAUDIBLE)...

City Manager Iglesias: And I can tell the Commission that we will have no -- no contract doesn't have a back door. That won't happen anymore.

Mayor Lago: Can I ask you a quick question? To the Commissioner Menendez's comments -- and this is, again, not having to do with whether I'm in favor or not of charging for parking. Let's

do this in an ironclad way that no one can come back and say, again, we did anybody a favor, we didn't follow proper procurement process. This is a City-owned lot that is not tied to the Biltmore.

City Attorney Ramos: It kind of is in the lease is the problem.

Mayor Lago: Okay. But we...

City Manager Iglesias: It's...

Mayor Lago: Need to clarify that.

City Manager Iglesias: It's leased to service the Biltmore, Mayor.

Mayor Lago: Okay but hold on. But it's a City-owned lot that, in any other case, we would have -- if we were going to manage it, then we would manage it. But if we were going to go out to the market, we would RFP it. We did the same thing with the lot in front of Havana Harry's. We're - - did the same thing in regards to the lot in front of Doctors Hospital when we were contemplating selling that lot, both of those lots. I just want to make sure that no one can come back and say, "Hey, but listen, why didn't we get the opportunity to manage that lot, or why didn't we get an opportunity to use that lot?"

City Attorney Ramos: So, the lease specifically says that the lot shall serve the facilities at the Biltmore Complex in addition to the premises and provide parking for those facilities as well as to meet offset parking requirements. So, the lease assumes that the lot's going to be used primarily for the Biltmore.

Commissioner Fors: And that's (INAUDIBLE)...

Mayor Lago: But I don't want to assume anything. I want to make sure that there isn't any legal interpretation -- I mean, you've got five lawyers -- four lawyers up here now, so I'd like to make sure we're not making any assumptions. And I want to make sure also that we're not -- excuse me -- that we're not making any assumptions, number one. And number two, that we fully address that 1984 NPS agreement to make sure that we've addressed any concerns in regards to that agreement and how the lot can be used, and who can use that lot, and who that lot's going to service. And finally, the 70-30 split. Does everybody feel comfortable with that? I want to see -- if we're going to spend a dollar -- if we're going to get a dollar here, I want to make sure that every single dollar doesn't -- goes to nothing else but the building. Nothing else but the building because one day, this pandemic's going to come to an end, and the people who I'm hiring right now at pretty exorbitant amounts of money because I can't find any labor, this is going to come back to normal. Maybe it'll be a 10, 15 percent increase. Are we going to unwind this agreement now in the future and say you can't use those monies to pay some employees higher money? I mean, I -- listen, I love the Prescotts and everything, but no one's subsidizing my business.

City Attorney Ramos: So, a couple of suggestions.

Mayor Lago: But no, no. But that's -- I want to just -- I want to understand just one second before we move on from that. You know, we need to be very clear. He wants to use the money to increase wages, get better -- you know, try to find more employees. I understand that. But this pandemic's going to come to an end one day.

Mr. Prescott: Mr. Mayor, we want to put it directly back into the building.

Mayor Lago: But then I want -- we want to go directly into the building, that's perfectly fine. Don't forget we have two years left in an agreement where the City is giving \$500,000 a year of rent and my -- I want to make sure I'm correct. It's \$500,000, correct?

City Manager Iglesias: Half of the rent and the percentage rent.

Mayor Lago: Yes. We have two years left on that deal that are going into. If we're going to do another deal like this, where we're going to allow parking, I want a yearly report showing where all the money's been spent. I want a copy of subcontractor and contractor contracts. I want to make sure that I see what was done, where the money was spent, how it bettered the building, how we saved portions of the building, how we were stewards of the historic building. I want to understand that.

City Manager Iglesias: Mayor, if I may say, the idea of this was that very few high-end hotels can you park for free. And so, if you have events, if you have people staying at the hotel that we can generate additional funds to put into the building to take care of our historical site.

Mayor Lago: Perfectly fine.

City Manager Iglesias: And that was the idea. And these are things that -- we don't do any contract without a back door to -- that's something that can come back to haunt us and we -- and has, and we will not do. We will make sure that this money is spent on the building, and it will be audited, and those will be part of the negotiations and what we will ask Mr. Prescott to agree to. So, the idea was in those events, in those people staying at the hotel, not playing golf, not the Women's Club or anything like that, but what's normally charged in most hotels is to be able to put back into the Biltmore and help our historical structure.

Mayor Lago: No, I understand that. And every time that I've gone out of town, I've paid for parking at a hotel if I have to drive a car, but this is a little bit different though because this is a community -- you know, the community revolves around the Biltmore. So, I want to make sure that the people who use the Biltmore on a daily basis, who go eat at the Biltmore, go enjoy the Biltmore to play golf, to go play tennis, to engage with the Biltmore, that they're not, you know, subsidizing the historic preservation of the building as a result of the fact that they'll be paying for parking every...

City Manager Iglesias: Those will be exempted.

Commissioner Fors: I have two points. First, Mayor, one thing I just want to reiterate because I don't think you were in the room was that, as a general proposition, I don't think it's outrageous to propose that people pay for parking. We, even in public parking lots, charge people for public parking. How it gets done, who's charging, who's operating is a completely different story. So, I try to separate whether it should be charged -- whether we should charge for parking or not there apart from the real questions. Main point, analyzing this legally, by doing a resolution instead of an agreement, suppose that some of these assurances that -- or some of these assurances that we're writing into our resolution -- and this is directed at the City Attorney -- are resolutions, and obviously, like -- or not resolutions, but obligations or promises that, like everything else, you need to be able to enforce as an agreement because the fact that you're able to enforce them as agreement ensures that you won't need to enforce them as an agreement. But in terms of having the ability to enforce them as an agreement, the resolution is not really a document or is not a document that the Biltmore Hotel LP is going to sign. So, in terms of enforcing these assurances, isn't -- and it's not even an ordinance; it's a resolution. Isn't it true that our remedy, if we're not satisfied with the performance of some these terms, is really just to rescind the resolution, and that we won't really have the ability as we would in a mutual agreement signed by both parties to actually enforce as a contract some of these assurances.

City Attorney Ramos: Correct. All you can do is just revoke it like you would a conditional use approval that has conditions.

Commissioner Fors: So, what I'm hearing from my colleagues on the Commission is they're open to working out or negotiating terms along these lines, potentially with negotiations on the split, on auditing business, on, you know, use of the funds derived from there. But my colleagues up here are talking about it like if these are contractual terms that they're going to be able to enforce like a

contract, and for that reason, I think that if we're going to go down this road, we need to take a shot at doing what we're attempting to accomplish via resolution...

City Attorney Ramos: Through a parking management agreement.

Commissioner Fors: Through an agreement.

Commissioner Anderson: I concur with you, and when you finish up, I'll add a few more...

Commissioner Fors: I'm done. I'm done, go ahead.

Commissioner Anderson: A few more icings on the cake.

Commissioner Menendez: I have a...

Commissioner Anderson: I have...

Commissioner Menendez: I have to bring up this point, and I apologize. Could the Administration let us know where things are with regards to the people that were charged? And I think the understanding was, obviously, they'd be reimbursed somehow, some way. I think it's something that the community wants to get an update, and we need resolution on that.

City Attorney Ramos: Reimbursement was part of the conditions of this resolution, which required them to put a portal where anybody who wished to ask for a refund could do so.

Mayor Lago: Do you know how much money we're talking about in regards to reimbursement?

Mr. Prescott: The collection amounts were close to -- in excess of \$20,000.

Commissioner Anderson: Well...

Mayor Lago: For how many days?

Mr. Prescott: For the 30-day period, a little bit over a 30-day period.

Mayor Lago: And if I may just ask one question. Mr. Manager, you said that the residents would not be charged. Who is being -- who is --? So, no residents...

City Manager Iglesias: The exemptions...

City Attorney Ramos: Yeah, to be clear, there's only four or five groups.

City Manager Iglesias: Yes.

Mayor Lago: Okay.

City Attorney Ramos: Golf members and their patrons, or their guests, gym, members of the corporate tower, garden club, and -- or not members, people who have offices in the corporate tower -- garden club members, and municipal officials on City business. There's nothing about residents and nothing about people dining.

Mayor Lago: So, anybody who comes who's a resident who comes to the Biltmore to eat at the restaurant is going to have to pay for parking? And anybody who, for example, comes to the LBA event this past weekend is going to have to pay for parking?

Mr. Prescott: Correct. And just so you're aware, Mr. Mayor, that's part of what the issue is, is because if we did not -- if we exempted everybody, it would negate the purpose, obviously, of what we're trying to do to make sure that it's not displacing those paying guests that stay with us

at the hotel. I understand your concern, which is to make sure that it continues to be a community center in and of itself, until you all get the Coral Gables Country Club back the way you want it. We're not trying to take away from that. We're just simply trying to make sure that the business can operate, and frankly, that we get more funds for the property itself, the building, to put back into the building.

Mayor Lago: So, are you seeing that -- now that you're at 90 percent census, are you seeing most people driving cars, or are people using Uber and Lyft to get around here in South Florida?

Mr. Prescott: We have a very large drive market coming from the southeast, very large. There is still a contingent of transient business, as we call it, that comes in as well as corporate business is just starting to come back, group business, as you call it. We're seeing that, but we see a very large drive market that continues to come in with their cars.

Mayor Lago: So, listen, just to put a bow on this, I think -- I'm not really ready to make a move - - a decision right now on this. I don't know how my colleagues feel. I don't know if you want to take a vote on this. I think that we need to iron out a few different things.

Commissioner Anderson: I'll add a few things while we're in the...

Mayor Lago: Yeah, please.

Commissioner Anderson: Sunshine here.

Mayor Lago: Go ahead.

Commissioner Anderson: Looking at the notice itself, and it requires you to pay within 10 days of the date of issuance of the citation or ticket, whatever you want to call it.

City Attorney Ramos: There's actually some changes that need to be made to that notice, and Mr. Ceballos can speak to that.

Commissioner Anderson: Okay, and if the invoice is paid in 15 days, it lowered to \$45. If after 15 days, it's considered in default. Considering mailing times, I would say that the first initial period for appeal and for payment should be simultaneous at 35 days, you know. And I've seen other municipalities, even on these tickets that go by camera, give you a second notice because we all have lives when we have sometimes postal service mix-ups either between in our households or exterior where mail gets mis-delivered. My neighbor brought over some mail to me just the other day, so those types of things exist. The aesthetics of the signs, the yellow is -- I'll just say it, great for visual to make sure someone sees that sign, but it's visual pollution to the residents around it. So -- and why can't you start with the reimbursements now?

Mr. Prescott: Well, we're doing the reimbursements. Like -- that's what I'm saying. When we get anyone that submits a copy of, for example, their statement, we will provide a check. We, the Biltmore, will send a check immediately.

Commissioner Anderson: I think we can help publicize that.

Mayor Lago: But did we charge -- have we been charging for parking?

Mr. Prescott: There was a period where there was a charge for parking, which is why the City Attorney and the City Manager made sure that the ability for us...

Mayor Lago: But we're not...

Mr. Prescott: To refund.

Mayor Lago: But we're not charging parking today?

Mr. Prescott: We are not. I had heard from a couple of residents that, I guess one of the signs, the paper had come down.

Mayor Lago: Yes.

Mr. Prescott: If they did charge for that, we will reimburse them. Very straightforward.

Mayor Lago: Okay.

Commissioner Anderson: Is there any way just to shut down the portal right now so that they...

Mr. Prescott: Shut down the portal? There is no -- you mean for them -- for someone not to pay into it, you're saying? The app...

Commissioner Anderson: Yeah, just shut it down so they try to pay, and it doesn't work, so they're not -- you're not having to go through this reimbursement process.

Mr. Prescott: Sure, we could do -- they're -- like I said, they're all covered, so unless somebody's deciding to pay now just because...

Commissioner Anderson: No, no. The paper comes down, you know.

Mr. Prescott: Right. These were two instances that were brought to my attention yesterday. But I hear you. We can...

Commissioner Anderson: It was...

Mr. Prescott: Temporarily cease it, sure. That's fine.

Commissioner Anderson: It was heard here too. Now, I've experienced the trailers out there on the lot, you know, losing six, ten spaces, so I understand the need. I've seen broken down cars being left on the lot.

Mayor Lago: Maybe we can...

Mr. Prescott: And then your...

Commissioner Anderson: But you know...

Mr. Prescott: To your point, there was a slight change, which I'm deferring here.

Commissioner Anderson: Okay, just one -- I'm not done with you.

Mr. Prescott: Oh, yes. Yes, ma'am.

Commissioner Anderson: I'm not done. Charge stations. We have no charge stations in that parking lot.

Mr. Prescott: No, ma'am. No charge stations.

Commissioner Anderson: No, I'm talking about electric vehicle charge stations.

Mr. Prescott: No, ma'am. We've looked into that. And if you're asking that question, we have started to look into that. That requires a little bit more than just -- we've had a couple of companies that have come to our attention. We've started to consider it. Before we even come back to the City to determine where there would be the power source for that, and also, where it would be aesthetically pleasing to place in the front of the Biltmore, which can be a little bit of a challenge.

But we have started to look at that and entertain that based upon suggestions from others, but we're not yet ready to...

Commissioner Anderson: No, no, I know.

Mr. Prescott: (INAUDIBLE) with the...

Commissioner Anderson: But since we're talking drafting an agreement, we might as well cover that issue too because it's needed. I know that I patronize hotels that have charge stations.

Mr. Prescott: You're talking in the lot though, or you're talking...

Commissioner Anderson: In the lot.

Mr. Prescott: The front of the -- okay, got it.

Commissioner Anderson: Somewhere you need it.

City Attorney Ramos: How long would you like to give them to implement that?

Mayor Lago: I mean, they're still -- my understanding is that people are still being charged.

City Attorney Ramos: People are not being charged.

Mr. Prescott: No. Nobody's...

Mayor Lago: I have two text...

City Attorney Ramos: I'm talking about charging stations, like for like...

Mayor Lago: Okay.

City Attorney Ramos: Tesla charging stations.

Mayor Lago: But no, people are being charged.

Commissioner Anderson: (INAUDIBLE) electric vehicles.

Mr. Prescott: Mr. Mayor.

Mayor Lago: They are. I have two text messages right here that people have told me they were charged.

Mr. Prescott: Okay. These are the two instances I believe that I was referencing where I guess, with the wind, one of the papers came down and someone...

Mayor Lago: Paid for parking.

Mr. Prescott: Paid for parking. But we are not actively charging.

Mayor Lago: Why don't we take down the app until this is approved?

Mr. Prescott: That's what Commissioner Anderson was saying, and I said we could stipulate that. No problem.

Commissioner Menendez: So, the people are being charged...

City Manager Iglesias: Please deactivate...

Commissioner Menendez: But not the cars.

City Manager Iglesias: Please deactivate the portal.

Mayor Lago: No, they are being charged.

Mr. Prescott: Well, it...

Commissioner Menendez: To piggyback on notice, by the way -- because I think the bad thing that would happen is -- let's say this moves forward and people start being charged all the time -- is people go into the Biltmore, go to the 19th hole. Is there a way to put some kind of signage in those two main walkways towards the 19th hole and towards the pool so that -- you know, sometimes you park, you're in a hurry, and you forget. And...

City Attorney Ramos: There is a way to do anything that Commission wants to do. It's a matter of them agreeing to it.

Commissioner Menendez: I would just like some kind of -- for the first 20 days -- something like near the -- like going into the pool area...

Mr. Prescott: Happy to do that.

Commissioner Menendez: Going into the 19th hole, don't forget to do this. Because the worst thing is for somebody to -- obviously, they're not used to paying for it, then all of a sudden, we...

Mayor Lago: But there's an easy way, Commissioner, if I may.

Commissioner Menendez: Yeah.

Mayor Lago: It's very simple. If you don't want to take the app down and you don't want to take the system down, just take the signs down, and nobody else will be able to sign on and do it. look, if we're going to move forward with this -- I'm going to ask a question right now that I want to understand. Staff's going to give me this answer to put it on the record. Why don't we run the lot? Why don't we control the lot? It's nothing to do with the Biltmore. You know me very clearly. I've said I want to control everything that has to do with City assets. I don't want to sell City assets, case in point, the two parking garages that we were about to do another P3. Thank God, we didn't do it. Why don't we control this? Why don't we control this lot, and we run it?

Commissioner Fors: I think...

Mayor Lago: Mr. Kinney.

Parking Director Kinney: Mr. Mayor, you're preaching to the choir. I -- it is absolutely something we could do. The reason I'm comfortable in this case speaking with a private party is because this lot is dedicated to operation of the Biltmore Hotel, so it would be similar to the lot we have next Doctors Hospital. There really is no other user. If it -- you have mentioned some just general use by our residents. So, if I would have known this was our lot 15 years ago, it would have been the first thing we would have started managing (INAUDIBLE)...

Mayor Lago: So, let's do this. Let's do this. Let's do this. If I don't want to charge residents, I don't want to charge hotel guests, I don't want to charge tennis users, golf users, but I want to make sure that we can secure this line and charge nonresidents who come to the Biltmore. Why don't we manage --? This is a very simple lot. It's got one way in and one way out. We can manage it, and we'll control it with one person, and we'll do a great job. And we will make sure that all residents who are interested in using the Biltmore have the ability to use the Biltmore, and it's something as simple as that. Why not do it?

Parking Director Kinney: Well, I think...

City Manager Iglesias: I believe, Mayor...

Mayor Lago: We maintain control...

Parking Director Kinney: The other...

Mayor Lago: Of the asset, like I've said before. I want to control every single asset the City owns.

City Manager Iglesias: I believe the Parking Director had issues in finding who we're going to charge, who the Biltmore has there, and it's a little bit of a logistics issue.

Parking Director Kinney: I would need to know who their guests were. I would need to know when there's events...

Mayor Lago: That's very simple.

Parking Director Kinney: And how we...

Mayor Lago: That's very simple. I'll tell you how it works. When you go to Disney World and you're going to park in a parking garage, you get there, and you go to the front desk, and they give you two options. Would you like us to valet the car for you, or would you like to park in the lot? The lot is always the cheapest option. I always park the cheapest option. I take the lot, so they give me a card that I have to return at the end of the stay, or they give you a piece of paper that you put in your car. And when the person walks around, they don't ticket it. And the only way to get in is by showing that piece of paper to the attendant, and the gate opens up, and you park in there. You leave it on your dashboard. There is ways to do this. Everybody else does it. I'm just

telling you, if you want to start charging for this, I want to make sure that we control the money, that we control the money that's going into the preservation of the historic asset.

Parking Director Kinney: Well, and that brings up the second issue, and the reason why I was comfortable talking about having essentially a licensee or somebody else operate the lot. Our intention for this is not for it to become another major revenue stream for the City. It's to be reinvested in the historic property. And so, if we can make sure that happens by having the hotel operator manage it, it seemed to make sense. You know, clearly...

City Manager Iglesias: That was the overriding issue.

Parking Director Kinney: Clearly, we'll do...

Commissioner Fors: I think...

City Manager Iglesias: Reinvestment into the Biltmore.

Parking Director Kinney: Whatever the Commission directs.

Commissioner Fors: I think either way...

Parking Director Kinney: And yes, there is a way to manage it.

Commissioner Fors: I think either way, unfortunately, at least up here I've come to the realization that whether we do exactly what's proposed here or not, or some variation of it, it would have to be by an agreement anyway. Therefore, why doesn't staff, in the interim, look at what your proposal is...

Mayor Lago: For the next Commission.

Commissioner Fors: Correct.

Commissioner Anderson: And how much money needs to be invested in the lot. I mean, we're talking -- it needs work.

Parking Director Kinney: Yes. And I mean, that's the first two to three years is the revenue from the lot would go back into...

Unidentified Speaker: The lot.

Mayor Lago: And by the way...

Parking Director Kinney: Improving the lot.

Mayor Lago: By the way -- again, I'm sorry to interrupt you -- the lot has been used by the Biltmore for years, and years, and years, and years. They've benefited from the lot. So, if you want to invest in the asset, it's very simple. Then let's raise money and make sure that all the money that we get for charging for parking goes into making the lot a world-class lot, and we start renovating the lot portions at a time to make it, you know, a wonderful experience for people who are going to park on that lot. We spend a -- we wait a year, whatever the revenue that we pick up that year, we decide to re-asphalt the lot. We decide to re-stripe the lot. We put new bump outs in regards to the lot. But let that money come, not from the general fund, but let it come from the parking that we charge there.

City Manager Iglesias: And Mayor, that's what we had in mind. The first two to three years, reinvest in the lot.

Mayor Lago: Okay.

City Manager Iglesias: Take that money and reinvest in the lot; lighting, asphalt, landscaping.

Mayor Lago: But I'll do that while I control the asset, just like I'm waiting for the two years to expire of the money that we committed to the Biltmore for seven years to have -- to let them have enough money to continue to work on the asset and continue to preserve the historic monument. But it comes a point where, you know, we need that money back so we can deliver on our commitment to the residents of this community, right?

City Manager Iglesias: That money will not come back, Mayor.

Mayor Lago: Okay. Never, we're going to continue giving...

City Manager Iglesias: No, no, no. I'm saying that we have one more year left on the commitment. That's it.

Mayor Lago: That's it. But what I'm -- but let me give you an example.

City Manager Iglesias: But I'm just saying we're not getting reimbursed.

Mayor Lago: Who is responsible for keeping up the parking lot now?

Mr. Prescott: The maintenance was the Biltmore.

Mayor Lago: Yeah, the Biltmore.

Mr. Prescott: Maintenance, not re-asphalting. There's -- it's very clear -- the attorney and I have spoken to just make sure -- like general maintenance, which we have actually changed our maintenance company because, in the past we didn't feel they were doing enough.

Mayor Lago: And the landscaping?

Mr. Prescott: That's part of the maintenance component. We just recently trimmed the trees, obviously, making sure that it -- and improved the lighting for that very reason. So, this is taking it a step further, which we agreed to, by investing directly into the lot on those areas that have been identified from the wheel guards to additional lighting, to re-asphalting as necessary, to improving even just the general landscape around, which you may recall abuts the golf course as well. So, all of those things will be specifically -- and addressed with this change.

Mayor Lago: Commissioner.

Commissioner Menendez: So, on the one hand, we have the need for funding to make these repairs, you know, and make improvements that are needed. On the other hand is the question of who will manage and control the enforcement of the charged parking. So, my question to Mr. Kinney is, I know that in certain areas, our -- the app that we use to pay -- park and pay have -- each area has its own designated code that you type into your app.

Parking Director Kinney: Yes.

Commissioner Menendez: So, let's say X number of dollars are generated from the Biltmore parking lot. Let's say the City's managing it, your department. Can we then identify the funds that came out of that parking lot or are they all blended in?

Parking Director Kinney: No. I can tell you every individual parking lot and how much that lot makes on a monthly -- on a daily basis.

Commissioner Menendez: So, because to me, the key is making sure the funds that are part of the resolution are available and properly allocated and spent. So, my question to my colleagues, if

we're able to move the funding to where it needs to be, how important is it that they manage the parking versus the City? Because we may be getting close to a solution perhaps.

Parking Director Kinney: I don't want to speak for Public Works, but I do know that if we we're in charge of the project, there's a process that we have to go through, and it may take some time.

Mayor Lago: So, why don't we do this? Why don't we do this? We have a lot of unanswered questions. We've got a long agenda here ahead of us. Why don't we have staff deal with Mr. Prescott and find us a solution, and bring it to the next Commission meeting? Because, obviously, this solution is not going to work, unless my colleagues want to put it up for a vote right now if anybody's willing to make a motion.

Commissioner Anderson: No, no motion. Just one more question for staff. And that is, does this need to go to the Parking Advisory Board? And how on earth would we...

Mayor Lago: I think it should.

Commissioner Anderson: How on earth would...

Mayor Lago: I think it should go.

Commissioner Anderson: We distinguish between residents parking license plates versus nonresidents parking license plates?

City Attorney Ramos: Yeah, that is a challenge. The one thing that I would suggest today though is for the Commission to give direction on whether you want the City to look at taking it over, or you want me to engage in negotiations for a parking lot management agreement. Those are two very different things.

Mayor Lago: Okay.

Commissioner Anderson: I think there's a pretty big hurdle to identify residents parking license plate, so that would cause me to lean towards having the Biltmore manage the lot.

Commissioner Menendez: I know that in the past that, depending on what part of the county you are, that once you register in that app, maybe through the license plate or something, they know if you're a resident of the City of Miami. Because they -- sometimes they've given discounts, like if you're a City of Miami resident, you get 10 percent. So, I don't know if the...

Parking Director Kinney: Based on ZIP code, which doesn't really work...

Commissioner Menendez: Work for us.

Parking Director Kinney: For Coral Gables. But the exemptions that were identified, the athletic club, the golf club, the garden club, we can provide identifiers for the members and...

City Attorney Ramos: The issue is that the...

Parking Director Kinney: The vehicle would be identified.

City Attorney Ramos: Commission's adding dining person, a person staying at the -- residents and guests. So, then that list gets a lot bigger.

Commissioner Fors: I -- you know, I don't think we're officially adding that yet. I think what we need to do is come -- work with Mr. Prescott to propose what this resolution with some of these tweaks looks like in the form of an agreement. And I think, at the same time, Mr. Kinney has to -- given the opportunity to think about it, and you know, not rushed on...

Parking Director Kinney: Yeah.

Commissioner Fors: The podium during the middle of the Commission meeting. Come back and report what it would look like for the City to operate the property and how logistically difficult that would be in terms of -- depending on who we decide to charge, or we don't decide to charge, and then us make the decision whether we're going to go with the agreement or with something else.

Parking Director Kinney: And I would say the simple response is if we have the controlled groups, we can absolutely identify the vehicles. If it becomes any resident within the City, then it -- I'm going to have to think about that a little bit. I'm not sure how we...

City Manager Iglesias: And the issue is also the control group, how does it vary. Because if it's continuously varying, then it becomes an issue of control, and that's the problem.

Commissioner Fors: And again, we do charge residents and nonresidents alike for the vast majority of our surface parking lots, right?

Unidentified Speaker: Exactly.

Parking Director Kinney: Yes.

Mayor Lago: Yeah. But I don't have a -- that's not the issue. The issue is, I want to have control. I want to have control as the City. We want to have to control. We want to make sure we control where the money's going, how the money's being allocated. If it's our surface parking lot, then we should maintain control, just like we've done -- how we've renovated other beautiful parking lots throughout Coral Gables just recently. I want to maintain control of the parking lot, of that asset.

City Attorney Ramos: That's why I'm asking for direction because it's two very different things.

Mayor Lago: So, what I would like to do -- I'm going to give the direction.

Mr. Prescott: Mr. Mayor, can I ask one thing?

Mayor Lago: Yes, of course.

Mr. Prescott: Again, if you have confidence in our stewardship to provide that service for the City and we do not fulfill that, which you want, which all the Commissioners want here, I completely understand then the desire to say, "Well, remove it," because it will always remain your asset. If I'm not doing what I'm supposed to do, as I agree to, then that's a bigger issue. So, I'm telling you that I will make sure that that is done the way you are asking, so that it doesn't burden the City any further, but yet it's still accomplishing what it is that we must have here, which is the investment back. And if I do not do that, then you will pull it back, and I will stand here, and I will assume that issue.

Mayor Lago: Okay. While I appreciate that, I'll never put you in that position because, unlike past administrations, I'm not going to even consider doing P3s after what I've seen -- or lease -- in the past, eventually being offered or signed 20, 30, 40 years ago, which have put the City in a very disadvantageous position.

Mr. Prescott: I agree.

Mayor Lago: So, this is an asset that belongs to the City. I would like for the City to figure out a way to run it. Deal with Mr. Prescott, like Commissioner Fors said. Let's find some common ground on this issue. Let's find out how much work we need to do over the next two or three years in regards to the parking lot. It's our asset. Let's make sure that we bring it up to the standard that it deserves, like we've done with other parking lots, like you've seen in the downtown, which are now beautiful parking lots.

Parking Director Kinney: Three more this year.

Mayor Lago: You've done a great job, Mr. Kinney. Let's control that. And to the point of Commissioner Anderson, or Commissioner Menendez -- I'm not sure who said it -- but I would like for this to go before the Parking Advisory Board to ensure that they stamp their approval, just like the insurance went before the Insurance Advisory Board, like you request and we approved that, and they gave us the sign of approval saying this is something that makes sense. That's the reason why we have these boards, right? We want to use their expertise...

Parking Director Kinney: Code requires that any agreement we would do with the Biltmore would have to go to the Parking Advisory Board.

Mayor Lago: So, let's bring this back to the next Commission meeting, after it's gone to Parking Advisory Board, and after...

Commissioner Menendez: Do they meet?

Mayor Lago: Staff has met...

Commissioner Menendez: Sorry to put you on the spot.

Parking Director Kinney: This month is kind of awkward because there is a Biltmore Way sunshine meeting, which I'm probably going to invite my board to.

Mayor Lago: Okay.

Parking Director Kinney: That's the same night they were supposed to meet, so...

City Attorney Ramos: So, Mayor, to be clear, what you want to go to the Parking Advisory Board is Mr. Kinney's plan to take over the lot or the parking management agreement?

Mayor Lago: I want everything to go to the Parking Advisory Board.

City Clerk Urquia: So...

Mayor Lago: I want this gentleman here to sit down with staff and have a conversation in regards to what is being proposed or what is being considered for the parking lot. If he has a great idea that he wants to talk to us about in the City, I want Mr. Kinney to listen to this gentleman, along with the Manager. And I want you to propose something along with whatever he's proposing and bring both of those plans to the City. This is a City-owned asset. I was under the impression, like many of you were -- like you said before, if you would have known 15 years ago that we owned this asset, you would have controlled this asset, correct?

Parking Director Kinney: Yes, absolutely.

Mayor Lago: So, I want to know what my options are and what is going to produce the most fruit in regards to protecting the historic asset. That's all I care about. That's all I care about. And plus, we'll kill two birds with one stone because he's concerned about people overparking in the parking lot, and we'll be able to address that issue by managing the fact that nobody will be able to park in that parking lot for service, leaving their car on the way to the airport. Those people have to pay for parking. If they want to pay \$28 a day to leave their car at the Biltmore versus leaving it at the airport and paying Uber to get to the airport, that's their decision, but they're going to pay for the parking at the end of the day.

Commissioner Anderson: So...

Mayor Lago: I would like for you to sit down and have a conversation and bring me two plans; one that Mr. Prescott will draft up, which will probably look very similar to what we have here before us, and one that you will draft up in regards to the City.

Commissioner Anderson: Alright. I also...

Mayor Lago: You agree with that, or no?

Commissioner Anderson: I do. And I just suggest emailing the board members. They might be willing to meet an extra day.

Mayor Lago: Yes.

Commissioner Anderson: I know it's happened to me while I served on boards, and we did two meetings.

City Manager Iglesias: Before...

Commissioner Menendez: The parking...

City Manager Iglesias: I just want to be clear that before you finalize anything, we were going to meet with the Parking Advisory Board.

Mayor Lago: I know.

City Manager Iglesias: There's no...

Mayor Lago: Always.

Commissioner Menendez: The next meeting is April...

City Manager Iglesias: That was not an issue.

Commissioner Menendez: 20 -- what is it, Mr. --?

City Clerk Urquia: April -- so, if they do defer or cancel the March 23 meeting, the next meeting is scheduled for April 27.

Commissioner Menendez: Can you call a special meeting just on this item?

Parking Director Kinney: I -- yes.

Commissioner Menendez: Because that's a month.

Parking Director Kinney: I usually meet...

Commissioner Menendez: More than a month, obviously.

Parking Director Kinney: We give them at least a couple of weeks, but...

Commissioner Menendez: Yeah.

Parking Director Kinney: Maybe the week after...

Commissioner Menendez: I'm not saying...

Parking Director Kinney: The 20 (INAUDIBLE)...

Commissioner Menendez: This week or next week, but sooner than the end of April. I think that's fair.

City Manager Iglesias: Well, I think we -- I think that we, Commissioner, need to get both agreements done because the Mayor asked us to look at both sides. And then we can internally look at both of those agreements, get them correctly, and then go to the Parking Advisory Board, as we were going to do, by the way.

Commissioner Menendez: When's the -- when do you want it back?

Mayor Lago: I want it the next Commission meeting.

Commissioner Menendez: That's March.

Parking Director Kinney: 29th.

Commissioner Anderson: My appointee is very...

Mayor Lago: Or how about we do this? How about we do it in April? Let's do it in April, the first meeting in April.

Commissioner Menendez: And can -- does that work?

Commissioner Anderson: Which means you need to get...

Parking Director Kinney: I'm supposed to be visiting grandchildren that day but...

Mayor Lago: Okay, well...

Parking Director Kinney: I could -- somebody else can take care of it.

Mayor Lago: No worries.

Commissioner Anderson: Yeah, but try to get...

Parking Director Kinney: We'll have it worked out.

Commissioner Anderson: Try to get it to the Parking Advisory Board in March.

Parking Director Kinney: Yes.

Mayor Lago: We'll do it in March.

Commissioner Menendez: March.

Commissioner Anderson: In March.

Mayor Lago: March, it is.

Commissioner Menendez: And if you're able to call some kind of special meeting...

Mayor Lago: Just the...

Commissioner Menendez: Run it by them. It's one item.

Mayor Lago: Yeah.

Commissioner Menendez: If we can get some advice from the advisory board.

Commissioner Fors: I think the...

Parking Director Kinney: Absolutely.

Commissioner Fors: Difficulty for staff and for the Parking Advisory Board is going to be that the feasibility of one option versus the other and what one option looks like versus the other is going to be largely dependent on who we're going to permit to park free, right?

Parking Director Kinney: Yes.

Mayor Lago: Yes.

Parking Director Kinney: I can generally tell you that their first instinct is usually the same as the Mayor's. If it's a City asset, the City should manage it.

Mayor Lago: A hundred percent.

Parking Director Kinney: That's generally their first instinct.

Mayor Lago: Okay.

Parking Director Kinney: But I mean, there are reasons in this case, I think, that may justify another avenue.

Mayor Lago: I know that. I just want -- I want to hear the recommendation from the Parking Advisory Board and see an option, and see -- because again, my whole objective is two-fold. Number one is to protect Mr. Prescott's lease, so that he has the necessary parking spaces in the surface parking lot to be able to attract clients and to not have to turn people away, and give them

a refund, like he mentioned before, which he has to do. And the second point is to ensure the historic monument, and to make sure that we have the adequate revenue to not just spruce it up, a little bit of asphalt and (INAUDIBLE) paint. No, it's to really put together a world-class parking structure, like the one that you put together on multiple surface parking lots throughout the downtown. Those are the most beautiful parking lots in Miami-Dade County, without a doubt. So, why shouldn't the Biltmore have the best? And to do that, we need to fund it ourselves and take care of the asset that we own. And by the way, thank you for bringing it to my attention. I didn't know we owned this asset. Good. We learn something every day. Mr. Prescott, anything else?

Mr. Prescott: Nothing else.

Mayor Lago: Thank you, sir.

City Clerk Urquia: Mr. Mayor, before you continue, we do have a member of the public requesting to speak on this item.

Mayor Lago: Yes.

City Clerk Urquia: It's Ms. Maria Cruz.

Mayor Lago: Ms. Cruz, the floor is yours.

Maria Cruz: Yes. Maria Cruz, 1447 Miller Road. This has been a wonderful discussion, but some of you forgot to say that we have an elephant in the room. Because the fact is that he start -- they started charging before they were given permission. After they were told not to do it, they continued parking. So, unless you do something and make them remove that stuff, they're going to continue parking, number one. Number two, we found an email where Mr. Prescott said that he had no possible way to refund the money, no possible way, in writing. Now, it so happens that he

can do it. So, did he have a possible way, or did he not have a possible way? The third item is we're giving back -- or we are not collecting from the management company -- what is it? -- \$500,000 a month. Is that a month? Because if we're doing that, then we're paying to fix a building, not him. We're paying, okay. I have a problem with that because it sounds as if the management company is fixing -- no, no, the residents are fixing. The next item is, if it's supposed to be a public parking lot, public, and there are going to be so many exceptions, how is he -- how are you going to make \$20,000 a month? That doesn't make sense. Okay, obviously, they were charging more people than what they're saying, or they wouldn't be making 20 grand a month. And the last comment is the Biltmore has valet parking. People that come from far away usually are big spenders. The Biltmore has been full. He just said it. So, you mean to tell me the valet parking area is not big enough for the building site? Something is wrong with that. Alright, so I thank you all for pushing it off to hear all the comments. I welcome, welcome the -- our Parking Department that we have been congratulating so many times to take over this asset, so it really works, so we really do what we say we're going to do, and not blame the Public Works Department for not taking care of the asphalt in the parking lot.

Mayor Lago: Thank you.

Ms. Cruz: Alright. Thank you very much.

Mayor Lago: Thank you.