

CITY OF CORAL GABLES
Economic Development Board Meeting
Wednesday, March 5, 2008
Development Department Office Conference Room
95 Merrick Way, Suite 450, Coral Gables, Florida

MEMBERS	A	M	M	M	J	J	A	S	O	N	D	J	F	M	COMMISSIONERS
	(2)	(3)													
Richard DeWitt	P	P	P	P	P	X	P	P	P	P	P	P	P	P	Mayor Donald D. Slesnick II
Ray Zomerfeld	E	P	P*	P	P	P	X	P	P	P	P	A	P	P	Vice Mayor William Kerdyk, Jr.
Gladys Diaz Jourdain						P	P	X	P	E	P	P	P	E	Commissioner Maria Anderson
Dr. Al Smith	P	E	E	E	P	P	X	P	P	P	P	P	P	P	Commissioner Rafael "Ralph" Cabrera, Jr.
James Casey	E	P	P	P	P	P	X	P	E	P	P*	A	E	P	Commissioner Wayne "Chip" Withers

*Present via telephone.

(2)(3) - Emergency meetings per Procurement Code

STAFF:

Cathy Swanson-Rivenbark, Development Director
 Jessica Wotherspoon, Business Development Specialist

A = Absent

E = Excused Absence

P = Present

X = No Meeting

()= Special Meetings

GUESTS: Gee Ming Chow, IT Director; Mark Hebert and Raimundo Rodulfo, IT Senior Analysts

Chair Richard DeWitt called the meeting to order at 8:05 a.m. A quorum was reached.

After observing a moment of silence in memory of Florence Dawson who passed away on February 25, 2008, the Board engaged in discussion about determining an appropriate memorial to her service to the City and the Board. Ms. Rivenbark relayed options under consideration to dedicate an unimproved grass right-of-way to City employees who had passed away, without using any tax revenue. After meetings with the Parks and Recreation, Historic Resources and Public Service departments, seven possible locations were identified. The Board discussed dedicating a bench or other appropriate memorial within the area.

Dr. Smith made a motion to adopt a resolution in remembrance of Florence Dawson, who passed away February 25, 2008. Ms. Dawson was a valued, 18-year City employee whose contributions included several Economic Development Board projects, including the Gables Grand, the Miracle Theater, Ortanique on the Mile, the Village of Merrick Park, the Palace at Coral Gables, the Coral Gables Farmers Market and the proposed Coral Gables Art Cinema. Her presence will be missed and her dedication and lasting contribution to the betterment of the City is sincerely and duly noted. Mr. Casey seconded the motion, which passed unanimously.

I. Meeting Attendance:

Dr. Smith made a motion to excuse meeting attendance of Ms. Diaz Jourdain. Mr. Zomerfeld seconded the motion, which passed unanimously.

II. Approval of February 6, 2008 Board Minutes:

Mr. Zomerfeld made a motion to approve the minutes of the February 6, 2008 meeting as presented. Dr. Smith seconded the motion, which passed unanimously.

III. Update from IT Department regarding cell phone usage in the City:

Mr. Chow reported that the IT Department met with T-Mobile and informed them of the City's interest in improving cellular coverage. In response to T-Mobile's interest, they provided a map featuring City-owned

buildings. Two inquiries were received from Verizon and T-Mobile regarding use of the Biltmore Hotel. However, the Biltmore will no longer allow antenna installation. No additional requests for towers were received, but more are expected. IT will meet today with AT&T to discuss the wifi initiative. Mr. DeWitt suggested that IT follow up with all carriers and requested a report about their responses and well as the wifi initiative.

IV. Updates on resolutions submitted to the Commission regarding the parking/City greening and the bike racks:

Mr. DeWitt reported that resolutions of the Board were submitted to and adopted by the City Commission for bike racks and parking options for green vehicles, though green vehicle parking incentives were relegated to City garages rather than street parking. Commissioner Cabrera generated a donor to install bike racks and a manufacturer who would furnish enough for 30 City locations at reduced rates. A plan for rack placement is currently underway. Mr. Casey commented on the creative and unique bike racks in the City of Miami Springs.

V. Update on possible use of private garages for after-hours parking:

In response to Mr. DeWitt's inquiry about the Board's proposal regarding use of private garages for after-hours parking, Ms. Rivenbark stated that a zoning code re-write was underway. The City Manager instructed the Planning Department to incorporate this issue into the next re-write.

VI. Update on possibility of "fast tracking" green buildings:

Ms. Rivenbark reported that the Building and Zoning Department said they are currently tracking and facilitating green buildings, though not by ordinance. She requested a report from Ed Weller.

VII. Workforce Housing update:

Ms. Diaz Jourdain will provide this report at a subsequent meeting.

VIII. Update on Art Cinema:

After the Board briefing about the Art Cinema project last month, Ms. Rivenbark requested Board comments and/or acceptance of the concept. Three City boards (Economic Development, Property Advisory and Budget Audit Advisory) review projects related to real estate such as this, and respond to specific questions pertaining to their individual board's expertise. This Board's evaluation and comments would pertain to issues such as job creation, relationship to City goals and the role the project might play in downtown development. At present, Assistant City Attorney Lourdes Alfonsin-Ruiz is re-writing the City boards' evaluation portion of the Procurement Code process document, which will be reviewed by the Commission.

Ms. Rivenbark updated the Board on revisions to the proposed transaction. The Art Cinema project is scheduled to be heard at the March 11 Commission meeting.

IX. Discussion of Wine Bars in the City:

After reviewing regulations that prevent sales of wine by the glass in wine package stores, Mr. DeWitt suggested asking the Commission to consider altering current restrictions to permit wine bars that sell packaged wine to also sell wine by the glass, suggesting that the trend toward wine bars that can do both would likely grow as the downtown expands. A copy of the Planning Department's report on this issue will be reviewed prior to inviting the owner of Gourmezza (Jeffrey Wolft) to meet with the Board.

X. Updates:

- a. **Senior Housing:** Ms. Rivenbark reported that the Paladin needs additional sales before they break ground, and the Palace at Coral Gables is in the permitting process. Dr. Smith requested information about senior initiatives.
- b. **Education Compact:** Ms. Rivenbark reported that a parent portal, a computer website that provides parents with information about their children's academic progress, was in process of installation at the Coral Gables Youth Center as part of the Education Compact. This initiative will provide access to the internet for those without such access.

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Continued

XI. Additional Business:

Dr. Smith reported that the Ponce Development Association's name was changed to the Ponce Business Forum.

During discussion about the number of empty storefronts on Miracle Mile, discussion focused on significantly higher rents, which are prohibitive to many long-term Mile merchants.

Dr. Smith raised the issue of options for disciplined or terminated City employees not covered by the General Employees Union. Ms. Rivenbark explained that nominations for service on the Trial Board are underway. Though the Trial Board has not been active since 1989, City residents voted not to eliminate the Trial Board.

Mr. Delgado will be invited to attend the next Board meeting to discuss the Miracle Mile sidewalks.

The meeting adjourned at 9:10 a.m.

Next Board Meeting: Wednesday, April 2, 2008, 8:00 a.m. Development Office

Respectfully submitted,

Catherine Swanson Rivenbark
Development Director
Secretary to the Economic Development Board