

City of Coral Gables City Commission Meeting
Agenda Item F-1
May 11, 2021
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

Assistant City Manager, Ed Santamaria

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Asset Manager, Zeida Sardinas

Public Speaker(s)

Maria Cruz

Agenda Item F-1 [10:36 a.m.]

An Ordinance of the City Commission of the City of Coral Gables authorizing entering into a Purchase and Sale Agreement for the sale of the City-owned surface parking lot (#31) at 350 Greco Avenue, Coral Gables, FL 33134 (Folio No. 03-4120-017-2240) to JRFQ Holdings, LLC, a Delaware limited liability company; providing for a severability clause, repealer provision and providing for an effective date.

Mayor Lago: Let's move on to ordinances on first reading. Agenda Item F-1.

City Commission Meeting

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Agenda Item F-1 - Ordinance of the City Commission of City of Coral Gables authorizing entering into a Purchase and Sale Agreement for the sale of the City-owned surface parking lot at 350 Greco Avenue, Coral Gables, Florida 33134 to JRFQ Holdings, LLC, a Delaware limited liability company.

City Attorney Ramos: F-1 is an ordinance of the City Commission of Coral Gables, Florida authorizing entering into a purchase and sale agreement for the sale of the City-owned surface parking lot at 350 Greco Avenue, Coral Gables, Florida 33134, to JRFQ Holdings, LLC, a Delaware limited liability company providing for a severability clause, repealer provision, codification, and providing for an effective date. This is a public hearing item. It must be adopted by four-fifths vote in accordance with the City Code.

City Manager Iglesias: Mayor, Commissioners, this item is for the property across from Havana Harry's. It's on Le Jeune Road and it's just north of Merrick Park. We've had two appraisals, approximately \$3.5 million. The property is selling for \$3.5 million. There are 34 spaces currently at the lot. Thirty-four spaces will remain on the project for public use. It'll be charged but public use. It has gone through all four boards, and in addition to that, the highest annual revenue for this lot was in FY-19; it was \$71,000. The proceeds from the sale amount to about 49 years' worth of that amount. In addition to that, with a tax value of about \$12,000 -- about \$12 million, excuse me, from the property and from any improvements, it would be -- that would be equivalent to \$71,000 a month. So, we feel that the sale is appropriate.

Mayor Lago: Good morning.

Asset Manager Sardinias: Good morning, Mr. Mayor, Vice Mayor, Commissioners. Zeida Sardinias, Asset Manager for Economic Development. The ordinance before you is to authorize the purchase and sale agreement between the City of Coral Gables and JRFQ Holdings, as the City Attorney said. On May 14th of 2019, the Commission, pursuant to resolution to 2019-103, directed the Manager to evaluate offer options for the sale of this parking lot and provide recommendations to the City Commission. In 2019, the City was approached by the owners of the two vacant lots that are adjacent to the south of the parking lot, who expressed an interest in purchasing the property from the City. At the time and pursuant to City's Code the Department contracted for an appraisal of the property and the City and Planning and Zoning Department had provided the

owners of the two adjacent vacant lots with zoning verification letters for their lot. During the appraisal process, the Planning and Zoning Department also issued a zoning verification letter for the City's parking lot, and both of those letters were provided to the appraisers who appraised the property. The property information is as follows. It's a 13,343 square foot with 34 parking spaces, as the Manager said. It has a future land use classification of commercial low-rise intensity, and it is also in the commercial zoning district and within the limits of the South Industrial Mixed-Use Overlay. The City conducted the two appraisals of the property whose opinion of value were \$3,350,000 and \$3,525,000. The proposed terms are a purchase price of \$350,000, a \$100,000 deposit, no broker involvement. The sale is contingent, as the City Attorney said, on City Commission approval, with a four-fifths vote, with the transaction's closing to take place 15 days after Commission approval at the second reading of this ordinance. JRFQ Holdings is a private entity which is looking to further improve the property with a project that will use the two adjacent vacant lots. The project will include a parking garage. Within the parking garage, 34 parking spaces will be located outside any restrictive parking areas and will be accessible to the public at all times. The required parking spaces needed to meet the City's project approval for the purchaser's improvement shall include the 34 parking spaces. The purchaser will control the parking garage and parking revenues generating by the garage will be the sole property of the purchaser. However, the City will not be required to pay any parking fees for the use and enjoyment of the 34 parking spaces. The purchaser and the City will enter into a management agreement for the surface parking lot on or after the closing date, through the date on which the construction begins of the purchaser's project. The parking revenues derived during that period will be equally divided between the purchaser and the City. City staff concurs that given the appraiser's opinion of value, the \$3.5 million purchase price is within the appraised market value range for the property. The sale and subsequent purchaser improvements of the property would provide an opportunity for the property to become part of an overall high-quality project in a highly visible location near major streets, such as Le Jeune, Bird Road, Ponce de Leon Boulevard, which is well within the area that the City has an interest in activating, thus furthering the City's economic development goals and objectives. The City's sale of the property will result in a \$3.5 million revenue increase to the fiscal 20-21 City budget. The proceeds from the sale will be earmarked to

fund existing capital projects, including the construction of garage 7. The sale of the property will thus have a long-term positive effect on City services providing additional parking and tax revenue to the City. Like the Manager said, the proposed sale was presented to the City's Property Advisory Board, the Parking Advisory Board, the Budget and Audit Board, the Economic Development Board, and all four boards voted in favor of the sale and staff recommends approval.

Mayor Lago: Thank you, Zeida.

Asset Manager Sardinas: Thank you.

Mayor Lago: Before I open this up to Commission, I just want to have a little conversation with staff in regard to the sale of the property. I'm in favor of the sale, but I have -- I do have a few requests. Number one, we've had two appraisals, correct?

Asset Manager Sardinas: Yes.

Mayor Lago: When was the last one that we had?

Asset Manager Sardinas: In February of this year.

Mayor Lago: February of this year?

Asset Manager Sardinas: Yes.

Mayor Lago: Okay, I was confused. I thought it was February of last year.

Asset Manager Sardinas: We had one first when we were first approached in 2019, and then we went through the process of, you know, contract and everything else, and then we contracted for the second one.

Mayor Lago: So, the number of 3.5 is a pretty good number...

Asset Manager Sardinas: Is within...

Mayor Lago: Which reflects the increase in property values?

Asset Manager Sardinas: Yes.

Mayor Lago: Okay.

Asset Manager Sardinas: That's why the first one is 3.35 and...

Mayor Lago: Yes. So, number two -- we're going to take one vote or two votes on this?

Asset Manager Sardinas: We'll take two votes and come back...

Mayor Lago: So, in between first and second reading, I would like -- if we do -- if the Commission moves forward...

Asset Manager Sardinas: Okay.

Mayor Lago: I would like you to ask the proposed owner who's buying the property to include charging stations on some of those 32 parking spaces. I already had a conversation with the developer, and he said he was more than willing to do that.

Asset Manager Sardinas: Okay.

Mayor Lago: If that's part of -- if that's what the City wanted. I'd like to see some charging stations there that are available to the community. One of the things that I worked on for some time, and to me, this is one of the projects that has bothered me the most that I wasn't able to achieve, and God willing, will be able to achieve it over the next two years, because I tried to bring Tesla here to the City. And we worked with Kevin Kinney and we worked with staff to try to find a supercharging station, an area where we could potentially deliver super charging capabilities to the residents in this community. As you can see, electric cars are not going anywhere. It's only growing, as you can tell by Tesla and the litany of other car companies that are now moving full force in favor of electric vehicles. I have an electric vehicle and more and more people are buying them every single day. So, I'm not saying it has to be charging stations, but I would like to see -- excuse me, super charging stations. But I would like to see -- maybe we have another conversation with Tesla. Maybe we could do something interesting with supercharging stations. But if not, at a minimum, I'd like to see some charging stations there be provided so that the individuals that are going to use those 34 spaces can charge their cars while they go and they enjoy either the commercial building or the retail that they're going to use, that they're going to visit. Now, I'm going to tell you why I'm voting in favor of this. Number one, many people will tell you, and I've spoken to people in this community and said, "Vince, you're always against selling any properties that are an asset for the City." This property's a little bit different. Number one, this property, like the Manager mentioned, the revenue, it's clear as day. We need this money for Garage 7. I want to make sure that we use this money for current projects that we have, reducing the amount of debt that we take out. Number two, I would love nothing more than parks. We advocate for parks, finding open space, but I don't think we want to have a park on Le Jeune, especially with how high traffic that area is. Number three is the issue of we can't build a parking garage on that structure. So, if we're trying to build more parking or we're trying to find some sort of solution, that piece of property has to be attached to the neighboring piece of property for the parking structure to actually work. And if people know about construction and design, you need certain depths to be able to deliver on a parking structure. It's basically impossible to build something that makes economic sense. So, I want to listen to my colleagues, but one of the main issues that I wanted to see if we

approve this today and go to second reading is to ensure charging stations, and number two, I don't want to get into the same situation that we got in the Palace.

Asset Manager Sardinias: Okay.

Mayor Lago: Where, you know, now we're fighting back and forth whether we can use parking and, you know, we may force people to use a valet. I don't want to get into that situation. I want this -- for there to be a covenant in place that ensures that this parking is available to the community. And if this building or structure is sold, that covenant runs with the land. I leave that up to my lawyer colleagues on the Commission and the City Attorney for their advice. But those are the things that are important to me because I want to make sure that spaces are always available, that they're not locked, that they're obviously clean, that they're well lit. I know the developers going to do a good job because it's part of their building. It's going to behoove them to do the job, but I want to make sure it's available to everyone in the community.

City Attorney Ramos: Mayor, if you'd like to make those conditions of the sale, then whomever makes the motion, if they agree, should add those two conditions.

Mayor Lago: Well, I mean, I'm more than willing to make them conditional, but I want my -- I wanted to give my -- let my colleagues put their concerns or their ideas on the record, listen to the residents, see what they recommend, and then at the end, we can put those -- if my colleagues agree, we can put them as part of the -- between first and second reading -- as part of the sale as a condition.

City Manager Iglesias: Mayor, if I may say that the -- that making them as part of a covenant and having them available in that site perpetually is our intent.

Mayor Lago: Okay.

City Manager Iglesias: That's our intent. Two is, this starts -- going to a shared parking concept that we're trying to promote in '23, which is that the Coral Gables -- kind of that quasi-Coral Gables Parking Authority, where we have a shared parking component, where we're parking below a building now has public use. As you know, parking -- I don't have to tell you -- from a construction point of view, the parking has seven-foot heights in some of these buildings, and the usability of that is going to be limited to actually parking cars. So, this really, really goes into that shared concept where we've got the private sector working with us in the public sector to create that shared parking concept and that Coral Gables Parking Authority concept that we'd like to move to, to really maximize the use of our current parking and minimize the use of a parking garage, which is basically storage for vehicle.

Mayor Lago: But let me tell you what we -- by the way, this concept, what we're doing today is nothing new. This existed in Miami Beach. It exists in the City of Miami, where you can go into a private building -- I use it all the time to visit a restaurant in Miami Beach. You go into a private building and there's designated spaces, but we need to have enforcement. We need to make sure that the building owner is not using those spaces as their own personal additional spaces, that that is being used accordingly and it's open for the residents because then we start getting those phone calls. "Hey, all the spaces are constantly being used," and then we have to send our parking enforcement to address those issues. So, I want to make sure that it's very clear, very clear -- and we've had this conversation before about development agreements, about development agreements. And I know we're inputting all this into our new software, so that we can really understand who's responsible for a dead palm tree, who's responsible for the swale, who's responsible for this, and those are issues -- case in point, the Palace. I want to make it very, very clear if we're going to go through this deal that there's certain items that the developer's responsible for, and that we need to abide by that to make sure that the residents are not short-changed. That's my only concern along with the charging station. Thank you.

Asset Manager Sardinas: Thank you, sir.

Mayor Lago: Commissioner, go ahead.

Commissioner Anderson: I second your comments that we need to have this as a covenant to run with the land, not a development agreement with a particular owner and the property sold, and we lose all those agreements that we had with the next buyer. And as far as the charging stations are concerned, I would like to promote not only more charging stations, but plug-in areas. I have -- like the Mayor does -- a plug-in electric vehicle. And I can find a space to park by looking for it on my phone. I, therefore, choose where I eat, where I shop when I'm traveling by who's got the charging stations. Fourteen years from now, we're going to have several manufacturers producing predominantly electric charged charging vehicles only without a gasoline backup on it. So, if we're going to be looking to the future and building for the future and designing for the future, two percent of the parking is insufficient. The other thing that has been overlooked is we forget about the handicap spaces. None of the spaces that we have right now -- and I see very few even throughout the state of Florida -- that have a charging station for a handicapped individual that's in a wheelchair. Because if you don't have the access aisle next to it, you can't deploy your wheelchair out of the side and you can't charge your vehicle either, so they're the forgotten individuals. We need to look to the future and include those features in our codes in order to promote it. And I'm all for parks. I love the green space. I would like to see some green space in that corridor between Bird, Le Jeune, and you know, US-1. We could possibly, you know, get something in the future there, so there is nothing other than concrete, but we need to look to the future too. Le Jeune Road is not the place for a park. And I looked at this agreement and I noticed that the additional consideration includes the 34 spaces, which allows perpetually -- and it should be in the covenant -- for us to have access to it. And in the interim, we also get 50 percent of the revenue from those parking spaces until it breaks ground.

Asset Manager Sardinias: Yes.

Commissioner Anderson: Okay, so I've taken that in consideration as well as the price of the property, and I'm favor of this as well.

Mayor Lago: If I may just add one thing I forgot to mention. This Commission, you know, we worked really hard, Vice Mayor, Commissioner Fors, along with the new members of the Commission who are advocated. We have the Underline a block away, three miles of first-class linear park that's coming. So, I want people to remember that. There is green space a block away, and it's going to be something exceptional, so...

Commissioner Anderson: A block away from that, but I'm talking about from Bird...

Mayor Lago: Oh, I know.

Commissioner Anderson: Some of those -- a little park.

Mayor Lago: But who's going to really -- who's going to take their children to play in a park on Le Jeune, with the cars...

Commissioner Anderson: No.

Mayor Lago: Zooming by? I wouldn't take my two kids. Even with a fence, it's just not a pleasant experience. Too much noise. Who knows if somebody jumps the median and something happens? So...

Vice Mayor Mena: There is the property that was acquired on Bird and a little further west from there, Bird and near Grenada -- east of -- I forget where. It's across from...

Asset Manager Sardinias: Grenada Presbyterian.

Vice Mayor Mena: Anderson? Anderson.

City Manager Iglesias: Toledo and...

Asset Manager Sardinas: Toledo.

Vice Mayor Mena: Yeah, so there's going to be something there. Obviously, it's a little further west than this area, so you know, obviously, listen, if there's ever any possibility of adding something, we're usually for it. It's just a matter of identifying the right location.

Commissioner Anderson: There's a little green patch there. We'll see what we can do with it. If you look at the aerial, you'll know which one I'm talking about.

Commissioner Fors: I won't repeat the reasons why I'm in favor of it. They've been laid out here. One of the biggest ones for me is the revenue that this lot produces. Another one that wasn't mentioned that makes me attracted to it, is that the purchaser here, I believe their intent is to build a building, not necessarily for profit, but as an owner-occupied situation, so they're going to be building for themselves, which usually leads to a much better building since they're going to be occupying on a day-to-day basis. Only question I had that I'd like to hear more about when we come back on second reading is in terms of the parking rates for the 34 spaces, whether that's going to be something that we are going to set in stone with certain increases, you know, at the time of the transaction or how much discretion the person will have in -- for setting those prices, if it hasn't already been discussed.

Asset Manager Sardinas: The 34 spaces that are accessible to the public and all of the revenue that is derived from the parking will be for the purchaser. We are entering into a management agreement from now until the time that they break ground and begin their project, and that will be between the City and the purchaser at 50-50, and we will keep the parking rates as we have had them for the entire City during the management agreement. The pricing of the parking from thereafter will be up to the new owner or the purchaser.

Commissioner Fors: Okay.

Asset Manager Sardinas: Yeah.

City Manager Iglesias: Commissioner Fors, we can discuss that, and we'll bring it up at the next meeting so that it's -- so that we have reasonable rates and concurrent with probably our rates in the City, so we will be bringing that up next.

Commissioner Fors: Yeah, and I -- you know, they're going to own the spaces, and I understand that they should have discretion in setting the rates. I'm not saying we have to agree to something in stone. Just parameters, so it doesn't become an issue where nobody parks there because it's just...

City Manager Iglesias: What we had in mind is setting them at a parameter that's a percentage of our rate.

Commissioner Fors: Correct.

City Manager Iglesias: Cannot be above a certain percentage of our current rates, and if we set that parameter that way, then it'll be -- there will be an inflationary factor, but it'll be a reasonable factor.

Mayor Lago: Yeah, and I want to see -- also make sure that signage is appropriate, that people understand that this is -- there's parking available, and this is parking for the public, and I think that's key. It needs to be sufficient, and it needs to be adequately placed so that people can, you know, feel welcome to use those public spaces. I'll entertain a...

City Manager Iglesias: Mayor, I think I'm going to ask them to provide conduit and things like this for those spaces and maybe provide a certain percentage of those spaces. I don't think you want 60 amps for the Tesla. That'll be 2,000 amps. As you know, I don't have to tell you that.

Mayor Lago: Yes.

City Manager Iglesias: That'll be extremely expensive. But I think what we can do is set maybe 10 percent or maybe 20 percent or something like that, and then provide conduits for the rest because eventually there will be -- that will be coming into play as we're doing on our projects.

Mayor Lago: It's not eventually. If you go and park in the Aragon parking garage, sometimes I struggle to find a space to charge my car because everybody's charging.

City Manager Iglesias: Understood.

Commissioner Anderson: Yeah.

Mayor Lago: It is here, it is here. I will never have a gas-powered car in my house, a combustion engine. My wife -- we split. We have one electric and one combustion just in case we need it, especially during hurricane season or something to that effect. But it's -- everyone that I know is getting electric cars. The technology's here, it's reliable. So, I think it's something that, again, not only is it beneficial for the community, but they can also potentially make money on it. They can make money. This could be a winning opportunity for them.

City Manager Iglesias: Those charging stations cannot -- do not necessarily have to be free because you can charge...

Mayor Lago: Yeah.

City Manager Iglesias: For charging. You can charge for plugging in.

Mayor Lago: Would I like for them to be free? Yes.

City Manager Iglesias: You can charge for charging.

Mayor Lago: But I'm not going to put that burden on them.

City Manager Iglesias: Correct.

Mayor Lago: So...

City Manager Iglesias: Understood.

Mayor Lago: In regard to the charging station, I bring it up because we need to find an opportunity -- Tesla, we had multiple meetings. Tesla wanted to have this. I know this is not the right time to have the discussion, but it's something that will be part of my strategic plan that we'll be discussing later. We need to welcome Tesla into this community. We need to find -- that's at the top -- if that's the rooftop of a parking garage, if that's at Merrick Park, we need to have that discussion again. It's been years since we've had it. We had multiple meetings. They were very inclined to do it, and I think we're one of the few major cities that has not moved forward with supercharging capabilities.

Commissioner Anderson: I would concur with you. And I frankly am happy to pay for charging my car. It really is not expensive at all.

Mayor Lago: I'll entertain a motion.

City Clerk Urquia: It's a public hearing, Mr. Mayor.

Vice Mayor Mena: Public hearing.

Mayor Lago: Oh, excuse me. Thank you.

City Clerk Urquia: And we do have one speaker, Ms. Maria Cruz.

Mayor Lago: Ms. Cruz.

Vice Mayor Mena: Really quick, while Ms. Cruz walks up, one quick comment that I just wanted to mention. The individuals who are looking to purchase this property happen to also be the owners of the company for which I work. The company has nothing to do with this transaction. It's them in their individual capacities. I've spoken to Miriam to ask if there's any conflict there. I've been told there's not because I don't have any financial interest whatsoever in this. It's something they're doing in their individual capacities. But I wanted to just mention that in the spirit of transparency and let everybody know that. Regardless of if my four colleagues vote for it, it really doesn't have an impact on -- my vote won't have an impact anyway at that point, so I just wanted to disclose that to everybody before we proceed.

Mayor Lago: Thank you.

Maria Cruz: Okay, here we go. Maria Cruz, 1447 Miller Road, only lived there since 1976. I have several issues about this item. Number one, the people that are interested approached the City. If we've had that land there for some time, how come they approached us? We're not proactive in looking if we really wanted to get rid of it or sell it. And you know, I find myself in a very interesting position here because I would have said, "Don't sell." But now there's a new thing going on, and those of you that read newspapers and watch news know that appraisals don't mean anything anymore. If you want to buy a place and you really want it, the appraisal is just a number. Because you know what, even homes, you're sure, you go to -- with a real estate agent

and you say, "I'll pay what they want." Oh, no, no, no. It doesn't work like that anymore because somebody else wants it and they're willing to pay more. So, my argument here is, we have people that want it. Why don't we put it up for sale and see how much more we can get? Obviously, it's in a prime area. We agree, Le Jeune this and that. Why are we settling for what the appraisal is when, in fact, this is a seller's market? We can get way more than what the appraisal is nowadays in most places. If they own the property next door, they really want it, so let's see, maybe they're willing to pay more. Maybe somebody else is willing to pay more. Why are we committed to somebody who approached us as opposed to us looking for people? It doesn't have to be a very long process. You put it out there, if anybody wants it, X amount of days, X amount of weeks to offer and then sell it but see how much more you can get. I think using the appraisals is a big mistake. I think not being proactive is a big mistake. I've never, never proposed selling City property, but in this case, if we cannot have a park, if we cannot do this and we cannot do that, and we decide that it's good to get the money, let's go for the max. Don't settle for appraisals. I think you're making a big mistake doing it this way. I think you all need to be a little creative and take advantage of the situation the market is and try to get more.

Vice Mayor Mena: So, Maria, one thing I can tell you that long predates this is I think it was a year, maybe two years ago, maybe a year and a half ago, there was a conversation with the developer of another building next door that's currently under construction. I think it was (INAUDIBLE), right?

Unidentified Speaker: Yep.

Vice Mayor Mena: They're building some sort of ALF for...

City Manager Iglesias: (INAUDIBLE) is building the ALF on the east side.

Vice Mayor Mena: For luxury...

City Manager Iglesias: On the east side...

Vice Mayor Mena: Yeah.

City Manager Iglesias: Of this property.

Ms. Cruz: I remember.

Vice Mayor Mena: And I can tell you that at the time, there was this interest from them in trying to basically take that project and expand it to...

Ms. Cruz: Sure.

Vice Mayor Mena: Include all of this, but the City was not able to reach reasonable terms with them, so it's not the first time that there's been discussions about selling the property.

Ms. Cruz: Okay.

Vice Mayor Mena: That didn't work out. I just wanted to bring that to your attention because I do recall that, like I said, maybe a year and a half ago or so. I'm sure...

Ms. Cruz: But you know what...

Vice Mayor Mena: My colleagues also were...

Ms. Cruz: You know how I look at it. We're not desperate. We're not bankrupt, okay. I -- having spoken to our budget person several times, I can tell you, if we really need money, there is money to be found in our budget. So, this is not like, you know, you need to sell because if you don't sell, you won't be able to -- no, no, no. This is, you know, we can sell it, fine. We're not desperate.

They may be desperate to buy, okay, and I think based on what you see in the market today, I'm telling you, around me -- you know, we don't live -- we don't have fancy, fancy homes around me. People are paying more than what the appraisal price is, so why can't we get -- try to get a little more? That's all.

City Manager Iglesias: Let me say, this is commercial property. This is not residential property. In addition to that, this is going to be tied back to the lot to the south, so we are getting a premium for this piece of property because of tying back to that lot on the south side. And we are getting a premium for that. This property is 13,000 square feet. By itself, it's not as negotiable as the current property, both properties together. They have -- they can build there without our property. However, I think it becomes a nicer project combining those two. So, we are getting a premium now and we're not dealing with residential property here. This is a commercial venture, and it needs -- and it's a whole different thing. So, I do think that we are getting a premium, and we -- and the appraisal has taken that into account, that you do have adjacent property that is being joined.

Commissioner Fors: Right, so that property -- the surface lot is simply not going to be as attractive as the cold call buyer that may come off a listing...

City Manager Iglesias: That's correct.

Commissioner Fors: Than it will be to the person who happens to own the parcel next door.

City Manager Iglesias: This lot is 13,000 square feet. It's certainly not as -- by joining both sites, we do get a premium and it becomes actually a better project.

Commissioner Fors: Okay.

Commissioner Menendez: I'd like to -- if you don't mind, slightly off topic, directed to the Manager's Office. Since, you know, Havana Harry's restaurant, that area was mentioned early on in the discussion, and there's often overflow parking. Parking's almost impossible sometimes. I, in fact -- I'm sure a lot of people -- have parked across the street, and it's -- sometimes you're taking your life into your own hands just trying to get across, especially when you're taking family with elderly members of the family. I just asked for the City -- and perhaps it's a County issue -- but looking into a way to make crossing that area to the parking a little bit safer, even it means an island in the middle where people can sort of congregate getting halfway across Le Jeune. It's just something I think is long overdue and we should look at that from a safety perspective and see how we can improve that.

City Manager Iglesias: Yes, Commissioner, you're absolutely right. It's already being done. I think we are close to an agreement with the -- Le Jeune Road is our second highest used road. It belongs -- in that area, it's a state road, and the Public Works Department is already working very effectively with FDOT to get a crosswalk in that area, so it's -- my understanding, it's already -- the concept is -- the concept has been approved and we are working on it because it is a very important issue to have a crosswalk there and to facilitate getting to these 34 spaces.

Vice Mayor Mena: That's a great point. I think even north of there, frankly, you know, between Gables High and, you know, sort of the Merrick -- Village of Merrick Park side of things, you know, there's some crosswalks there, but I think it's the type of pedestrian activity that we should really have maybe more significant crosswalks with, you know, blinkers or whatever we can do there because, you know, you have kids basically crossing over -- I'm sure -- over to Village of Merrick Park, and you know, I know I'm very familiar with the area because I drive through there all the time to get to work. And the crosswalks are okay, but they could be a little more robust.

City Manager Iglesias: We're already in the works. We will be looking at that whole area and adding that additional crosswalk at that Havana Harry's area so that we can facilitate use of this

parking facility. We're already working on that based on the current parking lot, and it will just work fine as far as this project is concerned.

Vice Mayor Mena: Right, I'm saying, but also look north of that.

City Manager Iglesias: We will.

Vice Mayor Mena: Where Gables High and...

City Manager Iglesias: Understood.

Vice Mayor Mena: You know, a little further north of that because I think it makes sense to have something there as well because you have a lot of back and forth there.

City Manager Iglesias: We will do that, Vice Mayor.

Mayor Lago: Hearing no further comment, I'll entertain a motion.

Commissioner Fors: I move.

Commissioner Menendez: I'll second.

Mayor Lago: Mr. Clerk, will you have a roll call?

City Clerk Urquia: Commissioner Anderson?

Commissioner Anderson: Yes.

City Attorney Ramos: I'm sorry, Mr. Clerk. Are we adding the two conditions to the motion?

Mayor Lago: Yes.

City Attorney Ramos: Okay, can someone make that motion?

Commissioner Anderson: You moved.

Unidentified Speaker: Moved.

Vice Mayor Mena: Motion.

Commissioner Anderson: (INAUDIBLE) seconded. You want to do a friendly amendment...

Mayor Lago: The motion...

Commissioner Anderson: Or a separate...

City Attorney Ramos: Who moved originally?

Mayor Lago: Fors, Commissioner Fors.

City Attorney Ramos: Commissioner Fors, would you like to add those two conditions?

Commissioner Fors: Sure, yes.

City Attorney Ramos: Okay, the two conditions are that they provide some charging stations...

Mayor Lago: Yes.

City Attorney Ramos: In those 34 spaces, and that there be a restrictive covenant that runs with the land to make those spaces available to the public in perpetuity.

Mayor Lago: Yes.

Commissioner Menendez: I'll second.

Commissioner Anderson: You also talked about signage.

Mayor Lago: Yeah, we talked about signage, ensuring that there's adequate signage welcoming...

City Manager Iglesias: Signage and also an agreement on rates, tying them back to...

Mayor Lago: Yes.

City Manager Iglesias: To our rates, a percentage of...

Mayor Lago: That was Commissioner...

City Manager Iglesias: Our rates.

Mayor Lago: Fors request.

Commissioner Fors: Exactly, exactly.

City Attorney Ramos: Excellent. So, those four conditions, and then so the Commission knows, as part of this four-fifths vote, you're waiving the strict requirements of the procurement code, and you're also voting four-fifths because obviously of the amount of the sale, the cost of the sale, and you're finding that this purchase is in the best interest of the City.

Mayor Lago: And if I may, I want to add Commissioner Menendez's comments in regard to the crosswalk. I know it deals with the County, and I know that from the last time I spoke with the Manager, the ACM was addressing it already with the County. But I want to make sure that, again, it's not going to make or break the deal. It's outside of our purview, but I want to make sure that we get that done in this location because...

City Manager Iglesias: We're already working on that, Mayor.

Mayor Lago: Because I cross that...

City Manager Iglesias: And it's not part of this deal.

Mayor Lago: I cross that street and...

City Manager Iglesias: It's part of Public Works, what Public Works is doing there already. So, it's not part of this deal, but we are working on it and we've got a positive response from FDOT.

Mayor Lago: But I want to put it on the record, this building from the moment that it gets acquired, the lot, to the moment it gets designed to the moment that it gets built, we're talking about at a minimum two years. I want it to be seamless that the moment that that building opens, that people have a safe way to cross the street. Because like the Commissioner -- Commissioner Menendez stated very clearly, I cross that street maybe once a month with my kids when we go eat at Havana Harry's or when we go to the (INAUDIBLE) across the street to get clothing hemmed, and it is a nightmare. You cannot cross that street.

City Manager Iglesias: Mayor, we actually noticed that from our surface parking lot, so we've been working on that with the DOT, so we should be getting it ready possibly before construction finishes on that project because it's something that we have been working on for some time.

Mayor Lago: Mr. Clerk, we have a motion. We have a second.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Thank you.

Commissioner Fors: And Mayor Lago, just for the record, just for the benefit of the public, I asked -- and as you know up here but the public may not -- that "waiving the strict requirement" of going to procurement is the preferred and the common practice when it comes to the sale of real estate, so it's not a -- that we're -- this is a special situation where we're waiving procurement. That is what usually is done for the sale of real estate.

Mayor Lago: Perfect. Thank you for...

City Attorney Ramos: That's correct.

Mayor Lago: Putting that on the record.

City Attorney Ramos: And a lot of the requirements, like all the boards, the appraisals, all that was followed to substantially complied with.

Mayor Lago: Thank you for putting that on the record.