

**City of Coral Gables City Commission Meeting
Agenda Item
January 12, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Jim Cason
Commissioner Pat Keon
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick**

City Staff

**City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Historic Preservation Officer, Dona Spain
Economic Development Director, Javier Betancourt
Finance Director, Diana Gomez**

Public Speaker(s)

**Arva Moore Parks Mccabe
Jorge Hernandez**

Agenda Item [12:22:50 p.m.]

Emergency Item regarding acquisition of property located at 2506 Ponce de Leon Boulevard.

Mayor Cason: City Manager.

City Manager Swanson-Rivenbark: It is very unusual for us to bring forward an emergency consideration for the Commission, particularly of the magnitude that I'm going to be talking about. In December, you allowed us to submit a letter of intent to 2506 Ponce property owners.

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Agenda Item – Emergency Item regarding acquisition of property located at 2506 Ponce de Leon

That is the H. George Fink Studio, very significant in terms of our City's history and a stunning example of Mediterranean revival on a national level. We put forth the letter of intent. We did it as a full asking price with some conditions, and we had strong competition for the property. There are multiple strong offers, and so we are going to bring forward at 1 o'clock -- you may say, Mr. Mayor, 1:15, given the time schedule -- an item that -- where we'll be requesting authorization to submit a contract for the full purchase price. As a part of that presentation, you will hear exactly why we believe that it is critical for us to purchase the property, why it is an emergency situation in order to gain control?- how we would intend on using that property?- and you'll see a laundry list of possibilities, all of which contribute to the quality of life and the benefits of the citizens of Coral Gables. And lastly and importantly, how we would pay for it. So, Dona Spain will be presenting, Javier Betancourt will be presenting, and Donna Gomez will be -- Diana Gomez will be presenting. So, our proposal to you is grab lunch on the go or grab it when you get back, but don't talk to each other. But if any of you would like to go inside 2506 Ponce before you look at that agenda, we do have pictures, we do have video for those that are not able to attend, but Arva Parks will tell you it is the -- one of two best examples of interiors of early Coral Gables because it is fully intact. So, we're very, very excited about it. It is too important to lose. It is a significant move as we celebrate our 90th to gain hold of that property, and so we would encourage you to grab a little lunch, go look at it. Please don't talk to each other because this is not a, you know, public time, and then come back and then please have our - - please consider this special request at 1:15 (p.m.).

Mayor Cason: Okay. We'll be back at 1:15 (p.m.).

(RECESS)

(AUDIO PICKS UP IN THE MIDDLE OF DISCUSSION)

City Manager Swanson-Rivenbark: We're going to explain why we needed to purchase the property, staff's recommendation, how staff would recommend we use the property, and how

staff would recommend that we pay for the property. And so with that, I'm going to call Dona Spain up to explain the story of the building.

Mayor Cason: And I hope we have Arva gives us a little talk about why this is important.

City Manager Swanson-Rivenbark: We have Arva Moore Parks McCabe here, and we also have Jorge Hernandez.

Mayor Cason: Okay.

City Manager Swanson-Rivenbark: And I believe they'll be able to provide their professional and personal view on the acquisition as well.

Historic Preservation Officer Spain: This is such an amazing building. It was built in 1925. It is the best example of Mediterranean architecture in the City of Coral Gables. And what's so amazing about is, if you look at photographs of the building from 1920's, it looks exactly like that today because it's in pristine condition, which is a credit to the present owner. It was designated -- it was designated -- first of all, it was built by H. George Fink. He was a premier architect that George Merrick had on his team, and it was -- he designed it as his own office. It was designated as a local historic landmark in 1984 by the City of Coral Gables, and it was designated because of its association with H. George Fink, the architect, not just as the architect of the building but the association with him because he's such an important person in the City's past, and also Dr. Kitchen was a very prominent physician in the 1920's and '30s. It became his office and clinic afterwards. It embodies a distinctive character of the architectural style and outstanding Mediterranean building, and it was an outstanding work of a prominent architect. It contains elements of outstanding quality and innovative design. And in 1984, they recognized that it was this jewel of a building surrounded by commercial properties, which is unique in Coral Gables. It is absolutely unique in Coral Gables. And I'm not sure what else -- I can just tell you...

City Manager Swanson-Rivenbark: We have -- we do have a PowerPoint, so Dona reviewed the highlights of H. George Fink. Dr. Kitchens was the second owner, and then the third owner was the Dabby family. And the children of the Dabby father actually purchased it, so it's only had, I believe, four owners in its entire history. And it makes for an even more important story for us. So, we have the background, the photo of H. George Fink. And Dona was telling me that he not only designed buildings in Coral Gables, but he was so successful he designed Miami Beach homes...

Historic Preservation Officer Spain: He did.

City Manager Swanson-Rivenbark: And several other...

Historic Preservation Officer Spain: He was very prolific and he lived a long, long time, so he was designing, I believe, up until the 1960's. Really an amazing -- shall I go through this? Okay, designed in 1925 by City founder George Merrick's cousin, H. George Fink. He was actually credited with coining the term Mediterranean revival style of architecture of Coral Gables, Mediterranean. It was used as his studio, so you can imagine -- because he probably designed 500 buildings in the first few years of Coral Gables in that building. It was bought in 1932 by Dr. Kitchens, as Cathy was saying, and he used it for his practice in the 19 -- until the 1960's. It's in the Zoning Code as a model for developers to look at if they want the Mediterranean bonus. It's in the Code as they need to go look at this building in order to get that bonus. It's really exceptional. I mean, it has gargoyles. How cool is that. It's only one of -- it's one of only two structures in the City, the other being the congregational church, where the historical interior, including the furniture, has remained intact. This is an image, a drawing of the City from Arva's book.

Arva Moore Parks McCabe: Thank you. Arva Parks, 1501 South Miami Avenue. When Dona called me yesterday or told me that this was coming, to say that I was doing backflips is an

understatement. I think that the first thing that everybody needs to learn -- and this -- I got -- I said in writing the book I had some dumb luck. The dumb luck I had here is that his granddaughter, Fink's granddaughter walked into my office with a scrapbook and that changed everything that I knew. It changed how I was writing about George Fink. George Fink is one of what I call the big four: George Merrick, Denman Fink, George Fink and Frank Button, who created Coral Gables. They are the creators of the ideal, they called it for Coral Gables. But what I learned from the scrapbook -- it was so exciting -- is that, first of all, we should never call it Mediterranean Revival because it is a invented style, and the father of the style is H. George Fink. That is very clear in the scrapbook. It was documented in the '20s, named him as the inventor of the style. There have been Spanish revival. There have been Spanish style. There have never been Mediterranean style. He came up with the term. And then -- and this is in the scrapbook -- I'm happy to share, of course. He said he did this -- and you got the drawing there. He said he did this to show everyone what the Mediterranean style was. And he explained the parts, a little Moroccan, a little Spanish, a little Italian. He explained the different parts of the building. Well, Dr. Kitchens was also very famous in Coral Gables. Everybody went to Dr. Kitchens. And when I went in there maybe a couple of...

Mayor Cason: We have the Kitchen tour still. We still have the Kitchen tour.

Ms. Moore Parks McCabe: The Kitchen tour is a doctor.

Unidentified Speaker: You're off topic.

Ms. Moore Parks McCabe: (INAUDIBLE) South African village that family still owns there. In fact, his daughter, Jeanie (phonetic), just died very recently, which is very sad. But I went in a couple of years ago and I had the original pictures from the clippings, and I couldn't believe how intact it was.

Historic Preservation Officer Spain: It's amazing. It really is.

Ms. Moore Parks McCabe: It's amazingly intact. And so, I believe that particularly with the anniversary, that this is a perfect thing for the City to own. It is a perfect place. Talk about a PR opportunity for the City of Coral Gables to highlight their singular contribution to Mediterranean style architecture. Other people picked up on it later. It was not copied from what's his name in Palm Beach. It was invented.

Historic Preservation Officer Spain: That would be Mizner.

Ms. Moore Parks McCabe: Everybody's always saying Coral Gables copied Mizner and I kind of block it off. I don't want to talk about it. I want to talk about Coral Gables. So, I encourage you to not only acquire this, but to use it as a center to explain -- maybe some architectural books -- this unique place called Coral Gables and George Fink's important role. And Lanie (phonetic) Fink is around, Schumaker, and she could be there. She's the granddaughter. She's the one with the scrapbooks. So, thank you very much, and I'm so excited.

Commissioner Lago: Thank you, Arva.

Jorge Hernandez: Good afternoon and happy new year to all of you.

Commissioner Keon: Happy new year.

Mr. Hernandez: Jorge Hernandez, 337 Palermo Avenue. This is a happy moment, so we often come here to work out things and find middle points and middle grounds of what makes, in our opinions, collectively and certainly yours, most importantly, makes our city better. But this is a no-brainer and everybody's smiling. So, I -- it might be presumptuous of me to thank you in advance for doing this, but Arva has spoken well about the building. I know the building. I love the building. Everything she said is true. Dona has spoken well about the building. I know the building. I love the building. Everything she said is true. I just want to talk then for a brief

instant on the importance of stewardship, and this City has been a very good steward of its built and natural environment, and increasingly so in recent times and always more, I hope. And this would be a model example of how this City is an excellent steward of its built and natural environment. And I can't think of a better way to celebrate the 90th anniversary than to add this to the collection of properties that this City will own. Thank you.

City Manager Swanson-Rivenbark: Thank you.

Mayor Cason: Thank you.

Commissioner Lago: Thank you, George. I appreciate it.

Historic Preservation Officer Spain: If we could just briefly go through the rest of the slides. This is a photograph from the 1940's, I believe -- great car -- and how it looks today. Remarkably unchanged. There's the lead window that you see with the courtyard in front. It's really a wonderful building. It's a jewel. And this is the interiors. They have Granada Shop Furniture in there, which I would like to see as part of this.

Mayor Cason: Does that come with the building?

City Manager Swanson-Rivenbark: In the contract, it would be and all historic furnishings as a part of it.

Mayor Cason: Okay.

Historic Preservation Officer Spain: Just keep flipping through these slides.

City Manager Swanson-Rivenbark: So the Granada Shop Furniture, George Merrick didn't like the way American colonial furniture looked, so he brought people from, I believe, Italy and Spain and you...

Historic Preservation Officer Spain: Yes.

City Manager Swanson-Rivenbark: Had the -- where Charade was, was the...

Historic Preservation Officer Spain: Yes.

City Manager Swanson-Rivenbark: Granada Shop Furniture, and it's very rare today, highly collectible, but that piece includes it. Commissioner Keon, your desk, Commissioner Lago, your desk are Granada Shop pieces.

Historic Preservation Officer Spain: As is your desk, your table. And again, it's really a jewel in between these modern buildings.

City Manager Swanson-Rivenbark: This is actually the video from the broker, and we...

Historic Preservation Officer Spain: Oh, really?

City Manager Swanson-Rivenbark: Stole it from the web.

(AUDIOVISUAL PRESENTATION BEGINS)

City Manager Swanson-Rivenbark: I think the next person up is Javier. We'll let the video finish. And so, I know the Commissioners, many of them went and inspected it during the break, but so many of the community would walk by never knowing what was really inside, so the video helps explain that.

(AUDIOVISUAL PRESENTATION CONTINUES)

Economic Development Director Betancourt: Okay, if you could go back to the PowerPoint, please. Good afternoon. For the record, Javier Betancourt, Department of Economic Development. So, you saw some images now of the interior of the space, which has been stated as historically important as the exterior, and one of the very few examples of a historic interior left in the City. The space is currently home to ten tenants. They are individual suites, kind of like an early version of a co-working space, and they're generally sole practitioners on short-term leases. There is a second floor that we would have to address in terms of ADA, but it's essentially a two-story building. Most of the activity's on the first floor and you have a small, but more open space on the second floor. Dona, you want me to do this as long as I'm here? So, I'll get into why it's important, and I think you've already heard a lot of this, and then maybe some potential uses for the space moving forward.

Historic Preservation Officer Spain: I think we've covered all of this, but the slide is coming up. Again, 90th anniversary, H. George Fink studio and office, Dr. Kitchen's office, an outstanding example of Mediterranean style of architecture, one of only two intact historic interiors that I know of, and Arva, I believe, would agree with me. And the other is a congregational church, so it isn't really equivalent. It's on the market. They are considering multiple offers. It would ensure its preservation, which is important to me. Allow the public to own and access and celebrate the unique and important part of the City's heritage, which they really can't access the interior of the building now, so it'd be really nice to have that be a public space intact from the 1920's. And it's location has really good potential for community use.

Mayor Cason: The multiple offerings, other competitors would gut the interior?

City Manager Swanson-Rivenbark: We're not sure. We want to make sure that we secure it so that we know that the -- that it is intact.

Historic Preservation Officer Spain: But we'll tell you, at the present, the interiors are not designated.

Mayor Cason: Right.

Economic Director Betancourt: So, as to some of those potential uses, again, the building, while a fantastic historic building, also provides some exciting opportunities for community use. On the near term, the plan is to maintain the existing tenant mix while the long-term plan is prepared. But you know, in the long-term, you know, we could use this for any variety of uses, starting with City offices, you know. We're always tight on space here and we would be sure to relocate City departments or offices that are compatible and really complement that historic character. We've also discussed the potential for entrepreneurship or small business centers, cultural or nonprofit center, artist space, maker space, design and architecture center, which would be a great tie-in to its original use, you know, "think tanks," you know, homes for other partner organizations, such as the BID or the Chamber, and perhaps something with the myriad of foreign offices that we engage with on a daily basis, the Consular corps, sister cities, et cetera. So, lots of ideas, and the next step would be to really sit down and think those through. In the meantime, as I said, we would retain the existing tenants to the extent possible under the existing terms that they currently have. And finally, we'll ask Diana to share how we'll pay for this.

Finance Director Gomez: Diana Gomez, Finance Director. So, the purchase price is \$2.6 million, allowing for closing costs of about five percent, which is an estimated cost; 2.730 would be the total purchase price. What we are looking to use is solid waste delinquent collections to date of 1.165 million dollars, and then capital projects fund balance for the balance of that. It's not dipping into our reserves. This is a separate reserve for capital -- one-time capital projects, and so that money is available. However, there are other funds that may be able to offset the use of the capital project fund, such as Historic Preservation funds, Art in Public Places funds, or even the Gables Grand transaction rent that we'll be anticipating soon. So, we definitely have

the availability to purchase without having to dip into reserves of the general fund, and these are funds that are available and this is a good use for these funds.

Mayor Cason: Is there much work that needs to be done to upgrade the building or is it in pretty good shape?

City Manager Swanson-Rivenbark: We're going to be recommending to you that we purchase it condition free so that we would not be putting any conditions on the property, and we would go in and do later a protocol for maintenance and renovations.

Historic Preservation Officer Spain: I could tell you that -- I want to say 2005, but I could be wrong -- this building sold off TDRs, and as part of that, there was a maintenance plan that was put in place and it has been acted on, so I think it's in decent shape. You know, in order to qualify to transfer development rights to another property -- and this, I believe, was to the Cadena property on Alhambra, so they had to produce a maintenance plan and fix those things that were necessary to, which doesn't include electrical.

Commissioner Lago: Could I ask you -- Mayor, if I may. During the walkthrough, as we were discussing, if we were to purchase this property, how do you -- and obviously, I'm not -- I'm just asking not for a guarantee but kind of an idea of whether, in your opinion, we could chase federal dollars for historic buildings?

Historic Preservation Officer Spain: There is a special category grant that is available at the state level, which is federal money, and because we're a certified local government, we can go after that money and that is a matching grant that goes up to \$500,000.

Mayor Cason: And the ADA part could be a separate grant?

Historic Preservation Officer Spain: That's part of that. That could be part of that or it could be a separate ADA grant, but that commission -- and Jorge was on that for many years -- I think that they're very interested in bringing these historic properties up to Code as far as ADA, which will be very simple in this building by putting an elevator in the back.

Mayor Cason: The ten tenants that are there now, how long are their contracts and how much revenue would that bring in against them? Is it significant?

City Manager Swanson-Rivenbark: Well, I can answer some of that. Most of them are month to month. One is a year. All of them have provisions that if the building is sold -- I believe it was four month's time. We're -- you know, we have plenty of time to sit down and work with these tenants as we develop a long-term schedule, and I believe either 100,000 or \$110,000 is the rent that -- combined rent that comes in. We would use that to help pay for general operating. But this -- we're not suggesting that the tenants will pay for the true purchase price. We're also not suggesting that the building is in such ideal shape. We're suggesting this is an ideal building and the City needs to gain control of it by paying the full asking price because of the strong competition coming after this project. This is a very, you know -- this is a high demand right now for this building and that's why we're trying to act so quickly.

Mayor Cason: And if we approve it, we have assurances that the owner will give it to us rather than having a bidding war to go up?

City Manager Swanson-Rivenbark: What we're -- and the City Attorney has been so helpful and supportive. In fact, he would love to see his offices in there. That's how much he likes the building.

Historic Preservation Officer Spain: He mentioned that to me. I'm just saying.

City Manager Swanson-Rivenbark: We would -- if the City Commission authorizes -- and Craig, we want you to be a part of this conversation -- you have the ability to authorize the City Manager, together with the City Attorney, to draft and execute a contract for the full purchase price and we would commit to do that within 30 days.

City Attorney Leen: Yes. It would require a four-fifths vote of the Commission. It's clearly contemplated by our Code. You can do a four-fifths, essentially, a waiver of the procurement provisions. It would qualify because it's such a unique building, so it easily qualifies. It's just basically you're deciding what's in the best interest of the City. And based on what the City Manager has said and what has been told to you, because we could lose this and then -- for decades, conceivably, you know, that would be one ground you could base it on. The other ground would be -- I remember there was some discussion -- I'll stay very general. But let's say, for example, someone else purchased it and wanted to do something to the interior. The City would, my feeling, based on the Commission's will and the City Manager's will is that we would prevent that. And the way to do that would be through an ordinance that we would pass. There's always risks related to ordinances like that. If we really want to preserve this building the way it is forever, the best way to do it and the only way to guarantee it is to purchase it.

Mayor Cason: Okay. Discussion, motions?

Commissioner Keon: We just have -- I'm sorry, go ahead.

Commissioner Slesnick: Javier, why are the closing costs so high? (INAUDIBLE)

Economic Development Director Betancourt: If you don't mind, that actually...

Commissioner Slesnick: I want to know what's included in the estimate.

City Manager Swanson-Rivenbark: We put it in as a placeholder, so that we didn't have authorization of 2.6 million and then we went over that, so that is attorney's fees. It is other -- Diana, can you answer this?

Economic Development Director Betancourt: It's an estimated percentage.

Vice Mayor Quesada: So, yeah, you put in a conservative number so that we would be under.

Finance Director Gomez: Exactly. That's exactly right.

Commissioner Slesnick: (INAUDIBLE) in case something else comes up along the way?

Finance Director Gomez: Well, no. So, I had reached out to Leonard Roberts and he mentioned that five percent is a conservative estimate to use for closing costs, so then I just chose that number so that I could get an idea of how much money I would have to find to purchase it.

Commissioner Slesnick: Okay. (INAUDIBLE) usually it's the seller that pays most of the closing costs except for (INAUDIBLE). Also, and I just want people to recognize that there's no parking with this building, right? (INAUDIBLE)

City Manager Swanson-Rivenbark: There's no parking in this building.

Economic Development Director Betancourt: There's no parking.

Commissioner Slesnick: But it's very convenient that the City owns a parking garage right behind the building, so it is advantageous for us to always have parking spaces when we do put out for the RFP for the parking garage (INAUDIBLE) we always have parking spaces. So, for the City, it really is beneficial to have other property in the area (INAUDIBLE) be more valuable if the City owns it than if someone else owns it.

Mayor Cason: It's on the trolley route too, so.

Vice Mayor Quesada: That's true.

Mayor Cason: On the trolley route. I think it's interesting that it's being paid for by the delinquent garbage fees, which...

(LAUGHTER)

Historic Preservation Officer Spain: Yay, Mayor Cason.

Mayor Cason: How much of that have we collected? It's probably even more to be collected. Is the idea to put toward it all of that that we collected -- where were we, at 77 percent, something like that, last time?

Finance Director Gomez: It's about 72 percent collected from what we'd put onto the tax bill to date. So this is the amount that has been collected to date. So, since we're going to possibly do this transaction within the next 30 days. I don't know how much I'm going to get in, so this is how much I have. This is how much I can put towards it.

Mayor Cason: And this was not budgeted, so it's...

Finance Director Gomez: That's correct.

Mayor Cason: One-time money available that...

Finance Director Gomez: That's right.

Mayor Cason: That seems to me a good use for it so -- alright, do we have a motion on it?

Commissioner Keon: I'll make the motion.

Mayor Cason: Alright, Commissioner Keon makes the motion, and the Vice Mayor seconds.

City Attorney Leen: So, just to be clear, the motion includes a four-fifths waiver of the provisions in the Procurement Code related to the purchase of property.

Mayor Cason: Correct.

Commissioner Keon: Right.

Vice Mayor Quesada: Well...

City Attorney Leen: It has to, otherwise, you would have to go through an ordinance provision if you want to do it today.

Vice Mayor Quesada: I guess, a few -- just a few housekeeping items on it. Who's going to do the closing for us? Craig, do you have experience doing transactions -- real estate transactions?

City Attorney Leen: No. I've already discussed it with the City Manager. I would have Holland & Knight do it, just like they did it with the...

Vice Mayor Quesada: Okay, perfect.

City Attorney Leen: Oak tree.

City Manager Swanson-Rivenbark: (INAUDIBLE) prepared the letter of intent.

City Attorney Leen: And they've prepared the letter of intent.

Vice Mayor Quesada: Okay.

City Attorney Leen: I have some experience. But believe me, I will have...

Vice Mayor Quesada: No, because commercial real estate...

City Attorney Leen: Outside counsel...

Vice Mayor Quesada: Transactional...

City Attorney Leen: Yes.

Vice Mayor Quesada: Is unique, and I just want to make sure we have someone -- and I don't think you've ever done transactional work. I'm not saying you can't do it.

City Attorney Leen: I did a little bit a long time ago, but I'm definitely bringing in people who do that day-to-day, and I'll just oversee it.

Vice Mayor Quesada: And then I can't imagine, obviously, there's an inspection period in the contract that we're putting in there. I don't know how many days that is.

Commissioner Slesnick: No.

Vice Mayor Quesada: No inspection period?

Commissioner Slesnick: No inspections.

Vice Mayor Quesada: (INAUDIBLE) inspection.

Commissioner Slesnick: As is, as is...

Mayor Cason: As is.

Commissioner Slesnick: With no inspections.

Mayor Cason: So we don't lose it.

Commissioner Slesnick: But it has been maintained.

Vice Mayor Quesada: Is there -- hold on, okay. Now, that causes some concern for me. what contract are we using? Are we using the standard (INAUDIBLE) as is contract? Because what if there are some title issues that we need -- they need clarifying?

City Manager Swanson-Rivenbark: It has to have clean title.

City Attorney Leen: But we checked the title. We're going to check the title just like we did with the -- it's going to be a standard commercial transaction. Now, it probably will be as is as to the property itself.

Vice Mayor Quesada: I understand that, but...

Mayor Cason: Why don't you inspect it?

Vice Mayor Quesada: Can I just take a quick look at the contract?

City Attorney Leen: Sure. Do you want...

Vice Mayor Quesada: Do you have it?

City Attorney Leen: No, no, no. we're going to be negotiating it so...

Vice Mayor Quesada: Oh, this is to move forward with negotiations?

City Attorney Leen: This is to get -- what we would like is for you to give the City Manager and myself authority to go forward and actually do this contract without bringing it back.

Vice Mayor Quesada: Got it.

City Attorney Leen: Now, if you want to personally see it, I will send it to you before...

Vice Mayor Quesada: No, no, no. Holland & Knight, they're more than capable. I don't know who you're using there, but they're more than capable. I just want to make sure that we -- that there are issues that may arise and, you know, anyone up here that's ever done real estate knows that, oh, yeah, you think everything's going to be great and so many different hurdles could pop up. So, I just want to make sure...

City Attorney Leen: It's going to be (INAUDIBLE) and her firm.

Vice Mayor Quesada: Yeah, she knows what she's doing, okay.

Mayor Cason: (INAUDIBLE).

Vice Mayor Quesada: Second. I second the motion.

Mayor Cason: City Clerk.

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Mayor Cason: Yes

(APPLAUSE)

Commissioner Keon: Okay, Arva, we want to see that backflip.

(LAUGHTER)

Mayor Cason: Backflip, Arva.

[End: 1:50:20 p.m.]