

CITY OF CORAL GABLES
Property Advisory Board Meeting Minutes
Wednesday, January 13, 2016, 9:00 a.m.
Coral Gables Art Cinema, 260 Aragon Ave, Coral Gables, Florida 33134

EXCERPTS

MEMBERS	A	J	J	A	S	O	N	D	J	F	M	APPOINTING ENTITY
	'16	'16	'16	'16	'16	'15	'15	'15	'16	'16	'16	
Luis Espino Chair						P	X	X	P			Mayor Jim Cason
Ariel Fernandez						P	X	X	A			Commissioner Jeannett Slesnick
Luba DeWitt						E	X	X	P			Commissioner Patricia Keon
Valerie Quemada Vice Chair						P	X	X	P			Commissioner Vince Lago
Tony Gonzalez						P	X	X	P			Commissioner Frank Quesada
Andrew Nadal						P	X	X	P			City Manager
Andrea Molina						V	V	V	P			City Commission

A = Absent

E = Excused Absence

P = Present

X = No Meeting

V = Vacant

STAFF AND GUESTS:

Javier Betancourt, Director, Economic Development Department

Leonard Roberts, Assistant Director, Economic Development Department

Mariana Price, Administrative Assistant, Economic Development Department

Sandra Hodge, Public Information Officer, Stantec

Victor Menocal, Senior Project Manager, Ric-Man International

Meeting Motion Summary:

A motion to approve the minutes of the October 21, 2015 meeting passed unanimously.

Mr. Espino brought the meeting to order at 9:05 a.m.

1. Approval of the October/November meeting minutes (Action)

Ms. Quemada made a motion to approve the minutes of the October 21, 2015 meeting.

Mr. Gonzalez seconded the motion, which passed unanimously.

2. Update on Miracle Mile / Giralda Ave. Streetscape Project (Discussion)

Victor Menocal and Sandra Hodge of design firms Ric-Man International (hereinafter, "RMI") and Stantec, respectively, gave the board a PowerPoint presentation of the design plans and implementation schedule for the Miracle Mile (from Douglas Road to LeJeune) and Giralda Avenue (one block) streetscape project. They touched on elements of design, construction, and public outreach.

Mr. Menocal stated a meeting would take place today to finalize the Guaranteed Maximum Price by the contractor to the City (submittal of actual project cost to City). Of the three firms who submitted as "Construction Management at Risk," RMI was selected as a result of qualifications. As a CMAR, they do not bid the job, but on the City's behalf and show the City their prices and get what is called a CMAR mark-up.

The project is currently undergoing engineering permitting. The design on Miracle Mile would include pavers that imitate the pattern of clouds in the sky with colors of blue, gray, and white. The blue pavers had to be specially ordered from Brazil because its unique color as a paver could not be found in the U.S. The paver design on Giralda Avenue will celebrate the rain in South Florida, with circular overlapping patterns that emulate the ripple effect a raindrop makes in water. Currently, there is a two-foot sample of these distinctive patterns in front of 204 Miracle Mile. At the very beginning and end there will be shade trees, and in between will be the "party area." Midblocks have three rows of trees (no parking). Mr. Espino asked where the parking will be accommodated. Mr. Menocal said there is currently an RFP for additional parking to be added to garages 1 and 4.

Blue is \$40/sq. ft. the others are \$16/sq. ft. The blue is not being suggested to the residents. It only makes up 20k sq. ft. out of 200k sq. ft. (roughly 10%). The black is \$15.88/ sq. ft. which is what is being offered to the residents.

Of the 109 oak trees currently living on Miracle Mile, only 35 will be kept. Mr. Menocal explained that the rest were in too poor of shape to be likely to survive the uprooting and replanting they will undergo. Three rows of oaks will be made to create a more park-like environment. The diagonal parking currently available on Miracle Mile will be reduced significantly with parallel parking, however, the current RFP for expanded parking in garages 1 & 4 will expand capacity by 400 spaces. End of blocks will have oaks with parallel parking.

Sequencing: three crews starting in April and May will work towards the east. The project will take 18 months to complete, with the paver work taking 12 months. Construction permitting, root pruning, and relocation of the oaks will begin between now and the end of March. Recommendations have been made to cut costs since the project is over budget. (Cuts include root pruning and relocation of three oaks to keep the schedule the same). In April/May paver work should begin. The median will have minimal work done; this is primarily a sidewalk-oriented project. Only some of the curb will be worked on, and trees will be placed at the crosswalks.

Installation of drainage will be done at night, with temporary asphalt patches completed by morning to allow for normal traffic. The Miami-Dade County Water & Sewer Dept. (WASD) has a water main on Miracle Mile that will need to be replaced five years from now. The design for the water main has already been completed. RMI is one of five preselected water contractors for WASD. A Joint Participation Agreement is currently being worked on for the City to receive money to have the water main replaced now. Pending timely approval of agreement, the water main should be done in March/April and should take 3-4 weeks to install.

Paverwork will take roughly one year. Expected to start May 2016 and finish May 2017. The crosswalks will be dividing areas for work zones, and pedestrians will be guided to move around the crosswalks (this will minimize impact to businesses). Furniture, signs, bollards, etc., will be installed between June and July 2017.

RMI is currently working on a formal agreement with the Old Spanish River site to place any easily moved equipment there on a daily basis to minimize impact to businesses during peak times.

The total amount for the project is expected to be \$25-26 million, which includes soft costs, engineering costs, and design costs. Sidewalk will be flush with the road. The design of Giralda, with reduced and smaller lanes, will encourage drivers to use other streets instead. Ongoing debates over whether Giralda will be entirely closed to traffic to encourage a pedestrian-like plaza (in the spirit of Lincoln Road) during weekends continues.

The pink trees will bloom one month out of the year and will be green the rest of the year. Fifty percent of the original estimated cost is borne by property owners within a certain radius of the street from a special assessment (a little over \$9 million). Since then the cost has escalated, but the special assessment to the property owners holds (so property owners are covering less than 50% of cost). The rest is being picked up by the City, grants from the County GOB (for a little over \$1 million), and the City is seeking funding from the state and other sources. If those do not materialize, the City will bear the cost. (This is the reason it is going to Commission, because the City will have to float a bond for the remaining amount.)

The City of Coral Gables App has developed a feature that shows City and private parking. The app also displays the currently available City parking in garages. Downtown Coral Gables is becoming a more pedestrian-oriented center, and with the reduced street parking, there will be added capacity to garages 1 and 4 (est. net gain of 400 spaces—this item is going to City Commission meeting on January 26th). Centralized valet parking is available on Miracle Mile, which has been reduced from \$8 to \$5 (for duration of project).

Sandra Hodge has visited the public numerous times to get contact, operations, etc. information forms filled out. Approximately 80% of business forms have been covered. Some businesses want to do their alcoves with the same treatment as the pavers as the rest of the design. [“Alcoves” are the private sides. The city is offering businesses the opportunity to purchase the same pavers that are part of the overall design. They were notified via certified mail in December. Rate of responses has been slow. Property owners also received notice by email and several property owners who attended the Business Improvement District (BID) meeting in November were also informed of this option.]

Waiver of Permits: If business owners consent to the alcove designs of the project or if they agree to invest in their storefront façade, then the City will waive their permit fees to encourage owners to improve their properties. Along with the waiver, the City committed to assisting with the permitting process itself. This was approved and went into effect January 1st. Building and Zoning Dept. is working on a memo to send to all business owners to notify them of available assistance.

Downtown & Giralda Overlay Districts, Retail Strategy, Maintenance Plan, Marketing Plan:

The streetscape is only one component of transforming the street. The City is working with BID to see if they can take over enhanced maintenance responsibilities, i.e., daily pressure washing, enhanced landscaping, etc.

The City is working on a retail strategy for downtown as it currently has fragmented ownership with no centralized vision or merchandise mixing plan. A consultant will be brought in to speak to BID next week to see if they want to come together with a common vision and plan for the retail on the street. Any plan would be voluntary; property owners cannot be forced to comply. The overall idea is to bring the plan to fruition for everyone's benefit across the board.

Also being considered are more flexible operating hours, greater floor-to-area ratio (FAR), signage, and a new marketing plan. Ultimately, a long-term marketing plan is needed for the new street (which will need a new brand). As segments of streets are finished, block parties are being considered to celebrate their completion.

A retail strategy tied in with the overlay district should allow for more nighttime activity; this is an ongoing debate. Onstreet furniture should encourage pedestrians to gather on the street (without necessarily being customers). Bollards on Giralda will have slanted tops to allow for seating when streets are closed off to traffic.

3. Outstanding Rent Report (Discussion)

Leonard Roberts reported this was a rare month as there are many outstanding, primarily due to the calendar year/the breakoff. Many of these items are received funds but haven't been allocated to the specific tenant. It is unknown which of these have been collected. They are received into a lot box which is managed by the bank and they allocate the funds to specific account numbers which are referenced by each of the tenant names. All of the tenants listed have never been late before. Mr. Roberts said he would do a follow up once the allocations are completed to find out if the rents are truly late. Bijons, the vacant space listed, filed a lawsuit that the City won last year. The entity filed bankruptcy; they and the City have been going back and forth with legal counsel and collecting the outstanding balance due.

Announcement: Today is the first day of Jazz in the Gables. Lunch is provided by Loveables for a variety of prices. Occurs 12:15 p.m. to 2:00 p.m., every Wednesday between now and March.

Discussion of removed agenda item, purchase of 2506 Ponce de Leon Blvd, H. George Fink's original office and studio, as an important historic space. Purchased for \$2.6 million on January 12th, includes original furniture. Passed unanimously by the City Manager and City Commission. Should generate approximately \$100k/year.

The meeting was adjourned at 10:04 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department