

City of Coral Gables City Commission Meeting
Agenda Item H-3
November 18, 2014
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Vice Mayor William H. Kerdyk, Jr.

Commissioner Pat Keon

Commissioner Vince Lago

Commissioner Frank Quesada

City Staff

Interim City Manager, Carmen Olazabal

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Acting Assistant City Manager, Cindy Birdsill

Chief Procurement Officer, Michael Pounds

Public Works Director, Glenn Kephart

Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Javier Salman, Senior Associate Architecture, Stantec

Agenda Item H-3 [Start: 2:03:29 p.m.]

A Resolution accepting the recommendation of the Chief Procurement Officer to authorize contract negotiations with Cooper, Robertson & Partners, and if necessary with other short-listed consulting firms as the design consultant for the Miracle Mile and Giralda Avenue Streetscape Design project pursuant to Florida Statutes 287.055, known as the “Consultants Competitive Negotiation Act” and Request for Qualification (RFQ) 2014.09.24.

Mayor Cason: Carmen let’s move to H-3.

Interim City Manager Olazabal: H-3 is a Resolution accepting the recommendation of the Chief Procurement Officer to authorize contract negotiations with Cooper, Robertson & Partners, and

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Agenda Item H-3 – Resolution accepting recommendation of
Chief Procurement Officer to contract with Cooper Robertson & Partners
Miracle Mile and Giralda Avenue Streetscape Design Project

if necessary with other short-listed consulting firms as the design consultant for the Miracle Mile and Giralda Avenue Streetscape Design project pursuant to Florida Statutes 287.055, known as the “Consultants Competitive Negotiation Act” and Request for Qualification (RFQ) 2014.09.24. Cindy Birdsill will present the item as to the selection committee and the process, and Mike Pounds is here to answer any procurement questions you may have.

Ms. Birdsill: Mayor and Commissioners, the Miracle Mile and Restaurant Row Streetscape projects have been a long time in the making. On August 26, 2014, the City Commission passed legislation authorizing a special assessment to fund the project and on September 11th, the Commission approved staff’s project delivery methodology. This will be the most impactful project in recent times for the City and therefore, we were looking for a world class design firm to help us make our civic promenade a focal point for the region. A place that evokes the heart of the Gables identity like some of the world’s best design streets do, such as Rodeo Drive, Worth Avenue, Park Avenue, Chant de_____ and LaRomba. This public space will become a setting for high quality and sustainable materials and finishes, extensive gardens and landscaping, the incorporation of public art and beautiful street lights, way-finding and visual experiences. The vibrant transformation of Miracle Mile and Restaurant Row will help us realize our full potential as a dining destination and a gathering place. When completed our downtown will be more visitor-friendly and better poised for economic success. As approved by the Commission, a selection committee that included myself, Burton Hersh of the BID, Ramon Trias, and Ernesto Pino was convened on October 31. All six qualified firms who applied in response to the RFQ for design of the streetscape projects were invited to make presentations to the selection committee and on November 10th the committee staff ranked three firms in order of preference. The first was Cooper Robertson and Partners out of New York, the second was AECOM Technical Services, and the third was Kimley-Horn and Associates. We would like to thank Burton Hersh, the BID’s President during this process for participating on the selection committee. The top-ranked firm is Cooper Robertson and Partners, architecture and urban design firm. This is an award-winning design firm based in New York City that has an approach that considers architecture and urban design inextricably linked. Alex Cooper who was one of the founding partners will be personally engaged in the project. He has a Bachelors and Masters both from Yale and was the director of graduate urban design program at Columbia University. He is also going to be working with Earl Jackson as the design director. He has his Masters in Architecture and Urban design from Colombia and also, currently teaches in their School of Architecture. This firm has executed major urban design and architectural commissions worldwide. Most of the ones I’m going to list here involve a streetscape component as part of the planning. Their project include lower Manhattan’s streetscape, Zoo Cody Park, which is right off of Wall Street; Battery Park City Master Plan and promenade; they worked in Restin Heights

Master Plan; they did the Baltimore Inner Harbor Master Plan Update; they worked in the Las Vegas Boulevard and Park Master Plan; on the Memphis Riverfront; the Potomac Yard Master Plan; researched Triangle Park; they worked on the Museum Park for Miami, and an expansion of the Modern Museum of Art. This firm has an excellent reputation; they have a deep history in doing prior streetscape projects. They committed to us that they would focus only on one streetscape project at a time. These are complex, detailed, and immersive projects and they are excited, they are focused on our project and our needs. We also felt that these design professionals really listened to us. As a committee we sat and we talked to them, they heard what our concerns are, they already were working together with us as a team, they've been extremely responsive with some of our follow-up questions to get ready for this presentation today. We also liked the firm because they have a focus on sustainability; they have really great ideas for using solar power, for unique street lighting options. They have also a fresh eye when they are looking at the Gables; they are not coming to us with preconceived notions. They are interested in learning about our community, what each of you thinks about our aesthetic, what the community thinks about its aesthetic to put together the project. I think that's all I wanted to say about the selection process, how we went through it. Mike is here obviously to talk about the procurement process, if you have any questions.

Vice Mayor Kerdyk: Did I see that they are also including Rodriguez and....

Ms. Birdsill: Yes, that's their local architect.

Vice Mayor Kerdyk: What?

Ms. Birdsill: That's their local architect.

Vice Mayor Kerdyk: That's their local architect, so they'll be part of their team. OK. This is the plum job in the City of Coral Gables; we've been talking about this for 20 years, so this is a big thing. I think everybody here probably received the letter of intent to protest from Stantec. Have you had a chance to review that letter?

Mr. Pounds: I've looked at it.

Vice Mayor Kerdyk: And your thoughts?

Mr. Pounds: Well, there seems to be a criticism concerning the selection committee. Cindy mentioned who was selected. I might add that we reached out to engineers from other cities to try to get them on. Unfortunately the time commitment, I believe was a problem in getting additional people from outside the City, but we did reach out. I think we had a very diverse group of people; we had a citizen, which we have not often had recently in our evaluation committees, someone who is with the BID, so I think we had a good group. I'm not sure what

that criticism is, I'm sure Javier will want to speak to that, but we did have a diverse group and I think we had a well-balanced group of professionals that could properly evaluate the responses. There was a criticism indicating, concerning providing evaluation committee the credentials of their firm, that somehow we had prohibited, the thought that we had prohibited providing credentials to the Board. That was not the case. We told them to focus on the design, but that did not – when we said that, that did not indicate that they couldn't talk about their firm. We wanted them to focus on the design. We assumed that the firm was qualified.

Ms. Birdsill: But we had a packet that was submitted and you have the top three firms in your packet.

Commissioner Lago: You didn't assume, what you had was pre-qual packet.

Ms. Birdsill: Right.

Mr. Pounds: The firms are qualified. The evaluation committee took the position they were qualified and invited all firms to make presentation. The evaluation committee did not want to take a lot of time discussing credentials; they wanted to talk about design and methodology.

Ms. Birdsill: But we have all of that information, we had everybody's resumes.

Mr. Pounds: I don't want you to misunderstand. They are qualified firms.

Commissioner Lago: Nobody said I'm misunderstanding, it's that I want to make sure we are clear, put it on the record, because you should never get to a presentation if you don't have the qualifications to get there. So I just want to make sure.

Mr. Pounds: They were qualified.

Commissioner Lago: I think we may have misspoken there for one second.

Vice Mayor Kerdyk: I'm looking at this right here, which is the evaluation committee presentation and it states here that, excuse me, because...

Commissioner Lago: What page are you on?

Vice Mayor Kerdyk: I don't know. It just says the committee has asked that firms place their focus in making the presentations on the design of the streetscape project and the methodology public participation, public art, etc., rather than on qualifications of the firm. The committee would also like some discussions in your presentation as to the lead designer's assigned to the project, and that's what you had, is that correct?

Ms. Birdsill: That's correct. It was only 20 minutes to make a presentation, so we wanted to make sure design is our most important component of this project.

Mayor Cason: And to remind us again, as we move forward once we have the firm then there is going to be a whole series of public meetings, input, specialists from the university. So the input as to what the details of the design are to come. This is the company that we feel, that you feel is the most qualified or the best prepared to create a design with this input is what the City wants, is that correct?

Ms. Birdsill: This is the firm that the selection panel selected as the top firm.

Mayor Cason: And how far apart was the first, second, and third, fourth and fifth?

Ms. Birdsill: There wasn't – it wasn't a numerical analysis, it was a discussion, but I would say that I think AECOM and Cooper Robertson were very close, both firms did an excellent presentation; Kimley-Horn also did a very, very good presentation, they all had unique, very talented people on their teams. It was a hard decision, but I think, obviously the panel selected Cooper Robertson because we liked their rapport, we liked their design approach, we liked their ideas about design, and thought that they were coming to the table with a fresh eye.

Vice Mayor Kerdyk: In all fairness, Javier Salman has been very actively involved in this since we started from many, many years ago; and at this point, if it's OK with the City Commission, I'd like to ask him just to come here and see if he would like to add...

Mr. Pounds: Do you mind if I address the third issue...

Vice Mayor Kerdyk: Yes, please. I figure you may address what he says when he comes up here too, but go ahead.

Mr. Pounds: Number three was selection ranking was not based on the instructions given to the presenters. Let me first say that when I gave the qualification statements to each evaluator, which was a week before the actual first evaluation, I gave them a form which had all the evaluation criteria, which they could during the course of the evaluation make notes regard those criteria relative to each firm, OK. I also gave that same form to them during the evaluation meetings. Now where I think the issue that he may raise is that for discussion purposes during the final evaluation, I gave them a form to rank the six firms. It was purely for discussion purposes, I made it clear to the evaluation committee that this is based on a consensus of the evaluation committee. If at the end of the process the top three firms in their rank order, this form that I gave them, if that was the rank order that's fine, but that was not necessarily would be the case. They would have an opportunity to discuss the firms and make a final decision about rank order. So I have each rank order form from the evaluators, but at the end of the day they made the

decision based on consensus. I provided Javier those rank order forms; I made it very clear that it was based on the consensus.

Mayor Cason: You didn't have a protest from second, third, or fourth place?

Mr. Pounds: I have not been made aware of any protest, I believe I would have.

Mayor Cason: OK. Javier.

Mr. Salman: Good afternoon Mr. Mayor, members of the Commission, my name is Javier Salman, and I'm the Principal for Architecture for Stantec here in Coral Gables. I want to begin by saying, first of all thank you for this opportunity and also by saying that I've never protested a project that I have been involved in, in a selection in my life, that's a fact; and I've always looked upon those that do with a certain amount, if not just a little bit, of disdain, and quite honestly I want to say also that Mr. Pounds and the selection committee really did a lot of good work in working towards their selection. However, in the instructions that were given to us, having heard the tapes, the deliberations prior to and afterwards, I can see where all six presenters fell into two groups; those that focused primarily on design and those that focused more on process; and where the balance was struck is sort of where you ended up on the list, I think. By not waiting on the end we sort of went 50/50 between the two, because it was about design and your methodology for actually getting the project done, and if you care to listen to the tapes you'll see that those – and again, all the firms are excellent firms, there is no question about it. My issue is primarily one with the instruction and the way the actual presentations were formatted to respond to those instructions without not really having the benefit of how it was going to be weighed. And it became very apparent on the deliberations afterwards that it was really primarily a design competition, and the ability to come up with just the most innovative if not applicable, but at least innovative ideas; and certainly we were not short in any way with regard to being able to come up with ideas, and that is primarily my concern, that perhaps inadvertently without any malice of forethought or intent that perhaps the best firm was not chosen, and I just wanted to bring that to your attention for your deliberation and I stand by whatever decision you want to make.

Vice Mayor Kerdyk: Just to understand this. You're saying that you focused on both design and the methodology and that a lot of people, the firms that were ranked in the top three focused mostly on design...is that the biggest difference?

Mr. Salman: That's correct.

Vice Mayor Kerdyk: That's the issue right there.

Mr. Salman: And the way the instructions were given were design and your methodology.

Vice Mayor Kerdyk: OK. So you added design and the methodology and everybody else focused on...

Mr. Salman: And we addressed the full aspect of the project.

Vice Mayor Kerdyk: OK.

Commissioner Keon: Did the others also focus on methodology?—design, I mean did they talk about methodology at all?

Mr. Pounds: Well we asked them to – we did not want them to spend most of the time talking about their firm, we wanted them to talk to the evaluation committee about their design and their methodology.

Commissioner Keon: OK. That's what I'm asking. Did all of them talk about methodology as well as design?

Ms. Birdsill: We did. We had set questions that we asked each firm the exact same question, one of which was how were they going to approach the public opinion process?

Commissioner Keon: So everybody answered the same questions.

Mr. Pounds: Yes.

Commissioner Keon: To varying degrees.

Ms. Birdsill: Yes.

Commissioner Keon: OK.

Mr. Pounds: There were four set questions and then they could ask questions incidental to the particular firm that they were talking to, to the presentation.

Mayor Cason: So you rank order them one through five, six?

Mr. Pounds: I asked them to use this form to rank them for discussion purposes, so they ranked all six.

Ms. Birdsill: Each member had a form where we put them in order from one to six of how we saw it.

Mayor Cason: But in your discussion, after everybody made their presentation was it close to unanimous?- did anybody say Stantec was number one, if they'd only talked more about the process?

Ms. Birdsill: No.

Mayor Cason: I mean was it pretty much overwhelming that you wanted number one, two, or three?

Mr. Pounds: The top three firms it was unanimous, the top three firms.

Ms. Birdsill: There was one panelist who – we talked about Curtis and Rodgers in a little more depth, because we think that they are very creative, but we thought that they were probably too small of a firm, but it was otherwise clear that we were looking at the top three equally.

Commissioner Quesada: Let me ask you a question. I'm looking at, and I'm sorry if I missed this, I had to run outside for a second. On the protest letter, you see three objections – selection committee composition was not in accordance with instructions of the Commission in that it did not include the recommended members from the community. Was the make-up of the committee what we had requested or...?

Ms. Birdsill: Yes. I went back and listened specifically to that Commission item and we had said it would have about five people, Glenn Kephart was supposed to be on the committee, but he was conflicted out, so it ended up being...

Commissioner Quesada: Was conflicted out?

Ms. Birdsill: Yes, he had...

Interim City Manager Olazabal: Glenn Kephart, he was conflicted out.

Commissioner Lago: Why?

Commissioner Quesada: Why?

Ms. Birdsill: His nephew is working for one of the firms.

Commissioner Quesada: Oh, OK. I was confused that's why.

City Attorney Leen: He consulted me and I gave him that opinion. It was ultimately his option, but he decided to pull himself out.

Commissioner Quesada: So we requested Glenn be on there, there was a reason he wasn't on there.

Ms. Birdsill: Other than that it was exactly what the Commission required.

Commissioner Quesada: OK.

Commissioner Lago: Will you refresh my memory. What did we ask for exactly?

Commissioner Keon: I think – and I want to make sure when we conclude this that there is a steering committee also set up and I want to make sure that that steering committee is exactly what we asked for too. I know in asking for the selection committee, we did ask that there be a member of the public and what I think I had asked by that was not a member of the BID, but somebody within the residential community because the residential community are huge stakeholders in this project. Now whether that would have made a big difference or not, that's up to you to decide, and then in the end it was ultimately up to the City Manager to make the decision when I went back and listened to the tape, because it wasn't quite as I had remembered it either, but going back and listening to the tape again, outside of a member of the public, I didn't see Burton Hersh as a member of the public in the same sense that you did, but I don't know that that would have made a big difference.

Commissioner Quesada: I'm looking at the file for this item, who are the members on the selection committee?

Ms. Birdsill: It was myself, Ramon Trias, Planning and Zoning Director, Ernesto Pino who is the Assistant Director in Public Works, Burton Hersh, who is an architect and was president of the BID.

Commissioner Lago: He was the stakeholder.

Commissioner Quesada: He was the stakeholder.

Commissioner Lago: And then that goes back to what Commissioner Keon was stating in reference to not having someone from the BID involved in the selection.

Commissioner Keon: One of the stakeholders is we keep forgetting, we keep talking about is the BID and the Chamber in downtown is being stakeholders because of the business and because of what they are going to contribute, but I said we are also forgetting that the residential community tax dollars are also paying for half of it...

Commissioner Quesada: Are we clear with that request early on?- I don't know if we were.

Commissioner Keon: I'm not so sure. Going back and listening to it, it is left up to interpretation and you know Carmen is the one who whatever, but what I was really focusing on was the steering committee, so that's why I want to make sure that we...

Commissioner Quesada: Well we still have time for that one...

Interim City Manager Olazabal:...the steering committee will decide on the composition...

Commissioner Quesada: The composition – I know because I’m the one doing the presentation to the BID and its part of the slides that Glenn is actually going to be discussing...

Commissioner Keon: We want to just make sure.

Commissioner Quesada: Yes, so we should discuss it today with the steering committee no matter what...

Commissioner Keon: I want to make sure before we talk to the public about this...

Mayor Cason: That was the first item.

Commissioner Quesada: That was the first item, so I’m satisfied the first item is satisfied. Number two is, presenters ignored the specific instruction regarding credentials not being presented. So what we were given in our packets we can’t determine the answer to whether that was met or not. What’s your response to that?

Ms. Birdsill: I honestly don’t really understand the comment.

Commissioner Quesada: Javier can you expand on that a little bit. Presenters ignored the specific instruction regarding credentials not being presented.

Mr. Salman: We were given instruction not to present our – not to focus our presentation on our credentials, but to address two specific issues, the design and the methodology.

Commissioner Quesada: OK.

Commissioner Lago: Do you have a document where it states that or an email?

Mr. Salman: It’s an email that Michael sent.

Interim City Manager Olazabal: It’s part of the presentation.

Vice Mayor Kerdyk: So did everybody else focus on their credentials?

Ms. Birdsill: No.

Commissioner Keon: Do you think that other people focused on their credentials?

Vice Mayor Kerdyk: Yes, I believe that’s the question.

Mr. Salman: I believe that some people did and those that sort of worked on that end, ended up on the top upper end and those that didn’t went right into the design and methodology.

Commissioner Keon: Did you ask those questions in particular?

Ms. Birdsill: I mean ultimately it was up to the presenters to present how they wanted. We were giving them direction that what we were most interested in talking to them about was design and design methodology.

Mayor Cason: So most interested in and focus on, those are the words?

Ms. Birdsill: Um-huh.

Mayor Cason: What was your third?

Commissioner Quesada: The third on the letter is selection of ranking was not based on the instructions given to the presenters. So what was the instruction given to the presenters, that it was going to be design and methodology as you stated earlier, and you believe that everything was focused on the selection and rank was based on pure design?

Mr. Salman: Yes sir.

Commissioner Quesada: I've got to tell you it's tough for us sitting here without listening to the tape.

Mr. Salman: I can tell you having invested an entire Saturday listening to them and being as objective as I possibly can, that those are my findings. It was very carefully considered.

Commissioner Quesada: So I guess your request today is....because you'll make a specific request on your bid protest letter, but I guess your request is to throw it out and start anew?

Mr. Salman: It's up to you as to what you want to do.

Commissioner Quesada: Well I mean, if you are putting in this request and you guys aren't second in line, I assume you are not asking to throw out the first. It's either throw out – I don't know what you guys come in fifth, sixth, fourth, I don't know.

Ms. Birdsill: They were fifth, I believe. Oh, we didn't rank the last three.

Commissioner Quesada: OK. So then I will assume – if we were to agree with your position the only thing we could do is throw it out and start again.

Mayor Cason: And what's the likelihood from what you've heard that you wouldn't have the same result again?

Ms. Birdsill: As a panelist I think we were very confident in our selection.

Mayor Cason: Any other discussion? You want to have a motion on this?

Commissioner Quesada: So you are saying the instruction that was given, I'm sorry Mr. Mayor I just want to...I asked Javier, I want to ask staff now. So do we have the score sheets?- I didn't see it.

Commissioner Keon: There are no score sheets.

Vice Mayor Kerdyk: There are no score sheets.

Commissioner Quesada: So on the ranking, is there any kind of qualitative data?- is there any type of written analysis that's presented?

Ms. Birdsill: We all made comments and those are part of the record and I believe the firms have requested copies of those. We were looking at qualifications, prior projects, prior similar projects, so we all took notes about what we wanted. It's an RFQ process, so it's meant to be subjective in some ways.

Commissioner Quesada: So those comments...

Ms. Birdsill: Are available.

Commissioner Quesada: Can I ask – I hate to be a pain on this one, but can I ask to we can do some of the other items, get us a copy of those comments so we can take a few minutes to review it.

Ms. Birdsill: Sure.

Commissioner Quesada: So we have a chance to review it and really to address that third objection. In my mind I need to see what those comments were.

Ms. Birdsill: Sure.

Mayor Cason: Let's move on to a couple of items, we'll come back to that.

[Note for the Record: The Commission paused on this item at 2:29:56 p.m. in order to give staff time to gather the comments for them to review. The Commission resumed this item at 3:27:12 p.m.]

Mayor Cason: Alright, we are going to go back now to H-3, which is we've seen the score sheets and I can't make....of them. Somebody explain.

Commissioner Quesada: One thing is clear after reading the score sheets.

Commissioner Lago: It makes no sense.

Commissioner Quesada: Do we have a whole bunch of doctors scoring this?

Commissioner Lago: Could I just ask a quick question Cindy? I'm not even going to chance to understand what you gave me. What I do want to discuss and I want to make sure everybody is on the same page. Go to the ranking section where every judge has their name on top, OK. When I look at the way things are broken down, I see a rank order and next to that from 1 to 6, and then, I see obviously the respondent from AECOM, Cooper Robertson, Curtis Rogers, Kimley-Horn, Stantec, and Bermello A. Jamil. When I look at -- obviously there are four judges; I look at two of the judges, they put AECOM as number one; the third judge put AECOM as number two; and the fourth judge put AECOM as number four. Again, I don't know how this was added up, but if I had a calculator and I gave it by points it looks to me, and correct me if I'm wrong, that AECOM got two first place...

Ms. Birdsill: It doesn't actually work that way.

Commissioner Lago: Well that's what I'm asking. I'm trying to figure this out.

Ms. Birdsill: Right. So the methodology for how we score is Mike came up with having us do a ranking of our 1 to 6, so we could see where we were and we could start a discussion, but this is an RFQ process, so it's not a mathematical calculation. We could have had the discussion and ended up picking up somebody who wasn't even in any of our top, it would have been unusual, but it was a starting point for discussion.

Mayor Cason: Starting point -- so it's a starting point for your discussion.

Commissioner Lago: I'm just showing you because I've been involved in a lot of RFQ's and RFP's, and when you give me these documents like this, it's painting a picture that each judge is saying, OK, one, two, three, four, five, six. I just want to clarify it for myself because when...

Ms. Birdsill: It's true that Coopers and AECOM were very close.

Mayor Cason: It seems to me the point in here for our decision we are going to have to make is that Stantec was no higher even on this -- five, six, five, five, so I mean that's the only appeal we have.

Vice Mayor Kerdyk: Actually AECOM hasn't said anything, have they?

Commissioner Lago: That's why I'm saying, I'm not even looking at the issue of Stantec, I mean if you go by ranking Stantec was five, six, five, and five. That's what I'm trying to figure out. If you add them up, it would be even between...

Mayor Cason: Any other comments you want to make.

Ms. Birdsill: Ramon Trias was also on the panel and is here if you wanted to ask him any questions.

Mr. Trias: Yes. We had a ranking which was informal and then we had an informal discussion, and generally the discussion was between AECOM or Cooper Robertson. Those were the two that we focused on because the consensus was that those were the strongest presentations.

Mayor Cason: So it was a consensus after you got oriented based on your notional one through six. You cast that aside, had a discussion. How long was the discussion?

Mr. Trias: I would say 10 minutes or so. We came to consensus fairly quickly and the only other issue was whether we wanted to have three finalists and we chose the third one, to present the finalists of three for you.

Mayor Cason: Do you want to have a motion on this? You want more discussion?

Commissioner Lago: Yes. I think we need to. I just want to make sure at least we put it on the record, because when you hand out a sheet, when you hand out a sheet that says rank order, I get a little, I get a little nervous, but I want to drill down a little further maybe it's not an issue for Cindy or Ramon, but I want to discuss with Procurement. When you see, when you tell me that there was an informal discussion after the four panelists had ranked the applicants in an order, which obviously if you can tell me this is rank order 1 through 6, and then there was an informal discussion, I have an issue with that, because I need you to tell me there were more in regards to what was the process.

Mr. Pounds: Well the process was that they would evaluate using those forms that have the criteria and you can see we have provided those and they made their notes and at the end of the evaluation of the proposals and then later the evaluation of the presentations and the Q&A, they made a final decision. Now, I gave that to them that rank order as just an opportunity for them to sort of crystalize their thoughts and as a starting point for discussion. If you listen to the tape, I make it very clear that this is based on consensus, not based on this rank order.

Commissioner Lago: Before you go any further, because I haven't listened to the tape, so I want to be honest about that. Everybody here listened to the tape?

Commissioner Quesada: No. I don't think anyone has.

Commissioner Lago: Was that exactly the way it went down Cindy?

Ms. Birdsill: Yes.

Commissioner Lago: OK. I just want to make sure because I'm going to take your word on it in regards to the fact that this was just basically used as a starting point and that you made it very, very clear that from here there is going to be a second step.

Mayor Cason: You know we did this in the sense when we had the first City Manager, remember the first round, we took a certain number and then that was just to get a discussion.

Commissioner Lago: Mayor, but I have to...

Commissioner Quesada: I think I can help clear this up and I'm assuming it is, but this process with these sheets and this ranking was pursuant to our Procurement Code, correct?

Mr. Pounds: Yes.

Commissioner Quesada: Everything was consistent with our Procurement Code as far as starting the process by...

Mr. Pounds: Yes. It's consistent with the Procurement Code.

Commissioner Quesada: So typically when you do RFQ's, is it common to use these types of scoring sheets to begin the conversation, when it's a subjective determination?

Mr. Pounds: You can have a formula, you can use a more formalized approach, but in recent years we have, it's been a more subjective process where they looked at the information provided and the qualification statements and if there were presentations they listened to the presentations and they made a decision, but it is possible to use formulas if you want, but we have not been using those in recent years. I think that the strategy is to have maximum flexibility as far as your ultimate selection.

Ms. Birdsill: What it did allow us to do though is quickly focus our conversation, so we weren't spending time talking about firms that we weren't putting at the top.

Commissioner Lago: In the lower tier.

Commissioner Lago: Right. That's fine. It's OK. It's understandable; it's the same process we use for the City Manager. Let me ask you a quick question. Did you take into account throughout the presentation did any of the firms discussed cost associated with a project of this magnitude?

Ms. Birdsill: No.

Commissioner Lago: Fees nothing like that, right?

Ms. Birdsill: That would be negotiated afterwards.

Commissioner Lago: It's just basically based on quality.

Ms. Birdsill: Yes.

Mr. Pounds: At this stage you can't discuss fees. You basically select solely on quality.

Mayor Cason: And the reason you have three is because if you don't reach an agreement with the first on price then you go to the second and third.

Commissioner Quesada: So the RFQ was asking for a firm to prove their ability to create this project, is that right?

Ms. Birdsill: Basically yes. Yes. Yes.

Commissioner Quesada: So I'm going back to the comments made in the bid protest letter and what Javier Salman was mentioning with Stantec, that the companies, the top three, I guess were more focused on the actual design and not the methodology of the project.

Ms. Birdsill: Having sat through the process and thought through it all, I don't see the distinctions, it certainly never went through my mind with distinctions like...

Commissioner Quesada: Who is going to determine the final design of this project?- the steering committee and us?

Ms. Birdsill: Yes. Ultimately the Commission.

Commissioner Quesada: That design -- how is that design going to come about? I think I know the answer; I just want to make sure.

Ms. Birdsill: This may be a better question for Glenn because he's gone through the methodology.

Commissioner Quesada: I think it's important to understand what exactly was what these firms were being asked to provide, because look Cindy -- I'll tell you, Cindy and Mike and Ramon, when Javier says that it's design and methodology was supposed to be focused on that's what the firms were asked to provide, yet the top three, really only focused on design, that makes me think that they were providing a final design. However, when I look at our packet there is no design in the packets that were submitted. It was basically previous projects that they've done and basically talking about their merit and to be able to finish, to complete the project, however when I look at these notes, the pages I understand -- and I've got to tell you the biggest, the person with the worst handwriting is Ernesto Pino, with the signature here.

Mr. Kephart: That's only because I wasn't on the committee.

Commissioner Quesada: Ernesto – but his handwriting sucks (laughter)

Interim City Manager Olazabal: On the record.

[Laughter]

Commissioner Quesada: In jest, in jest, in jest.

Commissioner Lago: We've been here a few hours.

Mayor Cason: Why don't you explain...?

Commissioner Quesada: So hold on, so the point is when I go through these, I see people talking about, it's tough because we haven't heard the transcript, we haven't heard the presentations, and when I read through these notes it sounds like the presenters were discussing design, am I wrong about that?

Mr. Trias: If I could clarify this. No one was showing a specific design, they were talking about their ability to create design, and basically we had six respondents and we believe that the six were perfectly qualified, and that's why we interviewed all of them, because we had their qualifications in the form of a book and they were all very good firms, and at that point we simply had to select among a very good set of firms, and they explained their philosophy, their general ideas about design, their approach to things, that's, what we mean by design. It was not like they were proposing, oh this is what we are going to do.

Mayor Cason: What they have seen is what we presented when we did the budget for this, we had a rough design that was done years ago, we used that to come up with some \$20 million. I would assume they had all seen that and would be in the back of their mind thinking and talking something like that, is that correct?

Mr. Trias: Yes – and it's nothing unusual about that design, it's a typical streetscape and it was just basically about philosophy, about their approach, about how they would go about it and so on, and they all did a very good job; and the issue was yes, a few of them did better perhaps, but nobody did a poor job certainly, and we have recommended to you some very qualified firms – Cooper Robertson, nationally known, and AECOM, nationally known, Kimley-Horn, nationally known.

Mayor Cason: So the next steps is going to be if and when what we decide on this appeal?- then there will be a negotiation with the first and then the second and the third and then there will be all of these committees and input from UM and the Chamber and the BID and all the people we said are in the process.

Mr. Kephart: Hopefully there will be just a negotiation with one because that means we are successful. If we have a second negotiation it means...

Mayor Cason: It doesn't work.

Mr. Kephart: So our intent would be to very aggressively laying out a process to try to get this contract to you December 16th. The original schedule was that we would come to this meeting with the rank order, we've meet that, our next step is a stretch to bring you a contract on December 16th, but we are going to do everything we can to try to make that happen; and then we will give a notice to proceed, they would actually start design in January. We have our steering committee established and to the approach, one of the things that we are going to do is they are going to listen to our community and they are going to spend time out and about, and they are going to help us. I think all the firms brought to us their creative element to show us that they have the creative ability to create something really special for Miracle Mile, but there is also an acknowledgement that they are not going to bring us a canned solution. They are going to spend time and they will do it with our community and they are going to listen and they are going to spend time to figure out what this really should be and maybe beyond what any of us have even seen so far. We have the concepts, which they've already seen and they will listen, they will come to the steering committee, they will bring some creative design solutions, there will charrettes that the steering committee can work through on particular elements of the project and then we would, the steering committee will work with focus groups, community focus groups and consumers, and then bring recommendations to you on particular elements of the project.

Vice Mayor Kerdyk: We've got to get back to what we are talking about here. I mean, is the process flawed or not?- that's what we are thinking; we have to make a decision. Javier is a consummate professional and a very good friend; and he's done a lot of good things for the City, but I'm not so sure I can say that I see a flawed process here. I've been looking at every angle; we went through everybody here and we've gone through the three issues, I've looked at the scoring, actually I just tallied the scores and the ranking, and if you tally the scores which you are not supposed to do and don't quote me, but its AECOM; Cooper with 8; Kimley-Horn; 11; Curtis Rogers, 15; Bermello, 20; Stantec, 22, that's just...

Commissioner Lago: And that was my main point.

Vice Mayor Kerdyk: But basically the top three are the top three, the top three for everybody, so I mean, I'm trying to figure out how this is an issue, we need to move forward, I mean let's face it. We have a timeline here, if we want to move forward...

Commissioner Quesada: One last thought and this is a little out of the box. Why didn't we, and I'm not second-guessing anyone at this point, this is just thinking outside the box here. For the RFQ process that we have for the garages, you know developers are coming back with design plans, I guess I'm asking the Commission this question not staff, why did we decide for this RFQ to do it this way and not have one of these companies or all these companies come back with a final design based on what was voted on in January 2011?

Vice Mayor Kerdyk: Because it's going to cost a fortune...

Commissioner Quesada: Yes.

Vice Mayor Kerdyk: And then each applicant – and then it becomes a very political process in front of the Board, the Commission here.

Mayor Cason: Huge cost.

Commissioner Lago: You are probably going to have maybe...

Commissioner Quesada: When you say huge cost for each applicant putting it in. What does that cost?

Commissioner Lago: I'll tell you exactly. You know there is a big difference between conceptual plans, which is what a lot...

Commissioner Quesada: Which is what we have in this process.

Commissioner Lago: When you are talking about the two parking garages on Andalusia, there is a big difference in the cost of producing conceptual plans and producing final construction documents. I mean you are talking about the difference could be \$50,000 and \$1 million in regards to the difference, correct me if I'm wrong. For two towers, whatever is going to be built there.

Mr. Trias: A different type of project that's a development project that includes a significant development component to the garages. This one is a streetscape project; it's purely a public works project.

Mr. Kephart: If I could add Mr. Mayor and Commissioners, is to me the process is set out here as a collaboration, and we are highlighting that with our community to make sure we really get this right, that's something a little different than asking the most brilliant people in the world to figure out what Miracle Mile should be and bring it to us. I believe we'll get a better project through a collaboration of working with our community and gradually figuring out what this thing should be. We have a really good concept that we are starting with, but we don't know

what the end result is going to look like and I'm pretty excited to think about the potentials of what it can be. That's the process that we are following and that's how we got it this time.

Commissioner Keon: It's not too different than the public art project that we just went through; and you know they went through -- they looked at a group of people that submitted. They determined who they believed to be the most qualified and they'll let them design. This is the same thing for this. I think for the garages there are lots of requirements -- what's going out is an RFP on the garages, but there are lots of requirements on the garages, one is that it be built with so much public space. That isn't what's in this RFQ for the streetscape, it really is to find a nationally recognized firm whether it be here or from someplace else that can and has had the experience, and has the qualifications to be able and work with us to produce a streetscape that is going to...

Mayor Cason: It seems to me that this is inherently a subjective process; I mean you've said all of them could do it. I trust you guys, I think this was a -- you made your best choice. It probably would have been better if you not had those score sheets because that sort of confused things, but I mean you sat and you discussed all the elements, you focused in on the top three and you came to a conclusion and you are asking us to agree. I will do that. So do we have a resolution?- do we need a motion?

Commissioner Keon: You need a motion to move the project forward. I'll make the motion.

Mayor Cason: Commissioner Keon makes the motion. Do we have a second?

Vice Mayor Kerdyk: I'll second it for discussion.

Mayor Cason: OK. Seconded by the Vice Mayor. City Clerk

City Attorney Leen: Implicitly in the motion you are rejecting the protest, although...

Mayor Cason: It's on the resolution, right?

City Attorney Leen: Yes. That will be implied, but I did want to say that the protest at this point has not been perfected because there has never been a written protest filed, essentially noticed. So you are free to proceed, just want to make that clear for the record, under our Code you are free to proceed and you are implicitly rejecting the protest, which has not been perfected.

Commissioner Quesada: It doesn't create an issue for us?

Vice Mayor Kerdyk: Yes, that's a good question.

City Attorney Leen: I mean it can always create an issue, but I'm comfortable under the Code. You've actually done more than you are required to under our Code; you considered the protest

today, you've decided to – well you may decide to proceed with this vote. Hypothetically if you do, you are rejecting the protest, but they are not entitled to a stay at this point under our Code.

Commissioner Keon: Can I ask Javier – Javier, do you intend to considering all the discussion that was had today, do you intend to go forward with your protest?- or do you want to go forward with your protest?

Mr. Salman: [Inaudible – off mic]

Commissioner Keon: OK.

City Attorney Leen: So you will proceed and then...

Commissioner Quesada: Let me just say one more thing. I was hesitant to second or to make the motion on this. I was thinking also...I went outside I was talking with Mike, I was talking with Cindy, I spoke to Javier, and I was sort of considering all of this and the reason why I was asking about the way the RFP worked -- the RFQ works for the garages and for this project, well it was different -- you know I was thinking about, and it was something that Javier and I discussed that maybe sending it all out, have all these firms come back with final designs, but that doesn't make sense, and again now they are thinking about it because we want that community involvement which is so important and the steering committee and the whole process, which we discussed earlier on.

Commissioner Keon: But no firm is going to invest that amount of dollars.

Commissioner Quesada: I know and I understand that. I understand that the price goes beyond that, and I had actually heard earlier on with the RFQ with the garages that there were – before the RFQ went out, I had heard that people were going to put \$200,000 into the bids, which from you said, again, I don't have that experience putting construction documents kind of detailed together, so I wouldn't know what it is, that's just sort of where I'm at.

Mr. Trias: The process as is maximized the public input and the control of the quality of the design that you have at the end. This is the best process for that.

Commissioner Quesada: Public input is the most important aspect, this is a community project, this is everyone's downtown, so that's what's so important.

Mayor Cason: Javier.

Mr. Salman: Thank you. Thank you for your deliberations. I just want to clarify what we had discussed outside. My problem, the crux of my problem was one of clarity of instructions and the results that were yielded because of that. That was my point, number one.

Commissioner Quesada: Yes. Sorry if I misspoke, that's correct.

Mr. Salman: No, no. Number two, was specifically the issue that this is going to be a design issue going to be based on our innovation with regards to the design. I'm not going to talk about how innovative we've been on other projects, I don't think that would be fair, but I can tell you, I can guarantee you that our presentation would have been fundamentally different and perhaps the results would have been also equally fundamentally different; and that was the basis of my protest to you as a Commission to decide. I understand the timeframes; I understand the issues before you are difficult. Certainly this is the culmination of a long process, but I wouldn't be me if I wouldn't be here before you with an honest -- honest difference of opinion. I just want to make that clear. The other part that we discussed, and if this was going to be about design, and if all according to the staff recommendation, all the six that presented their RFQ submittal packages were all equally qualified as to their ability to actually do the project regardless of where they were from. Rather than how you are going to do it presented us with a very short design competition and make the best design win, and this doesn't have to be a full design....we talked about that. I was talking about bring us your ideas on a piece of paper and then you decide who do you think is the best person to do this. That's the only thing I suggested, rather than stop the process, add another step to it, add another step to it, take the leap and see where we go from there, but I can tell you that my presentation would have been fundamentally different had the instructions been a little bit different. If the word "and" hadn't been there or "only" or just a little bit more precise. I can tell you from having listened to the tapes that they did break down in clear routes; and certainly some sound better because focused on one thing, some shown less because they focused on another, and I crux at that and. Even Cindy, bless her heart, she says I know you don't like me right now, Cindy that's not the issue, but you are splitting hairs, and I go it's too important not to...it's too important to me not to, I think it's too important to our community not to and that's why I brought it, and I came down from way down in the pack, OK, way down in the pack to say, just a second, I think that without any malice of intent on anyone's part the results may not have been exactly the way they might have been. Had it been different then I wouldn't be here. I have been second place way too often in my life, way too often in my life and often enough second place is close enough believe it or not, because the first guy fails and the second guy gets it. I'm rarely at the bottom and when I come out at the bottom on a project that I have outlined and been looking at for a long time, then I'm thinking there is something, I'm missing something and I did invest the time for my own edification and this is what I found and that's what I brought before you. I can understand your desire to move forward, it's my desire as well believe me, and I'll be the first to celebrate, I'll be the first to celebrate whoever has the best ideas, because this is my community too. I'm bringing up my family here, and I'm equally committed to the success of this, which is my City as much as yours, and that's all I'm saying. That's all I wanted to clarify based on our very, very brief conversation. Thank you.

Commissioner Lago: Thank you sir.

Mayor Cason: Alright. City Clerk

Commissioner Keon: Yes

Vice Mayor Kerdyk: Yes

Commissioner Lago: Yes

Commissioner Quesada: Yes

Mayor Cason: Yes

(Vote: 5-0)

Commissioner Keon: It still allows Javier the opportunity to file a protest, yes?

City Attorney Leen: No, it's done.

Commissioner Keon: Oh, it's done.

Mayor Cason: Alright. We are going to move on, we have a couple more items, H-2, do we still have the bicycle community here.

Commissioner Keon: They've gone.

Mayor Cason: OK.

Commissioner Keon: Can I ask one thing before we – because I know that they are going to present tonight at the BID. I want to make sure the makeup of the steering committee, so that when it's explained we can be assured who the steering committee is.

Interim City Manager Olazabal: So I heard the tape yesterday. I'm going to summarize what I heard.

Commissioner Keon: OK.

Interim City Manager Olazabal: And obviously if you have changes I'm happy to accommodate, but is what I heard yesterday. This is what we originally had, but we made changes during the conversation. So it was one member nominated by the Coral Gables Chamber of Commerce, and then we had four members nominated by the BID, but it had to be four members, one representing the retail for Miracle Mile, one representing a property owner from Miracle Mile, one representing the retail from Giralda, and one representing a property owner from Giralda.

Commissioner Keon: OK, but I want to make it very, very clear that for those members – I don't remember that they were to be appointed by the BID. What I did remember is that they were supposed to be a property owner on the Mile, and a property owner on Giralda, and a retail operator on the Mile, and a retail operator on Giralda. I would suggest that it would be a restaurant owner since it is restaurant row what you are talking about. So I would hope that it would be or I think we could specify that it be a restaurant owner, but I don't want it to be someone in an office building. I want it to be someone that is a retailer.

Interim City Manager Olazabal: So do you want the BID being the one who selects the retail and property owner?- or do you want our office?

Commissioner Quesada: On Giralda, you said the retailers...

Interim City Manager Olazabal: On both.

Commissioner Keon: I mean I don't know – I mean, I guess everybody belongs to the BID, so I don't know.

Commissioner Quesada: Can I just recommend one person. The individual who owns Euro-Table, it's on Miracle Mile, its right by the Panera Bread, its got Euro in the name, the restaurant. Carlos is the owner. He was involved in the streetscape for Times Square. The guy is a treasure trove of information. He is very good, he's part of the BID, and he's a restaurant owner. It's not too far from Tarpon Bend. No one knows the restaurant; I can't think of it right now – Angelic Euro Café.

Commissioner Keon: OK. What's that Euro-Table has to do with that (laughter).

Commissioner Quesada: Euro-Table is another place.

Mayor Cason: But I think we should be clear here, so we don't have to go through this again of who is going to choose those four people?- is it going to be the BID, because they are all members of the BID, this is a project – because we can't.

Commissioner Keon: I couldn't tell you, but if you want to designate one of the people from the BID would be...

Commissioner Quesada: I'll tell you this, since I am the BID representative I deal with those owners quite a bit, I'll tell you he is the most, reasonable is not the right word, but he is the most in tune for what we want.

Commissioner Keon: Well, I have no problem, you go ahead.

Commissioner Quesada: He knows the issues and he is directly affected and he is a BID member. I would say the other two let the BID Board decide who those other two representatives are going to be.

Commissioner Keon: But I would also like to see is then have a retail provider, somebody that is with a shop, somebody more than a restaurant. I mean that's pretty evenly divided because I think there are different things that a shop owner is looking at than a restaurant is looking at; and the Mile is a very good project, so maybe on the Mile you can have a restaurant owner or a restaurant operator and a retail operator.

Interim City Manager Olazabal: So then that would be five.

Commissioner Quesada: So other retail operators – let's think about the other big retail operations on the Mile. You have jewelry, you have like Montica, you have furniture...

Mayor Cason: AT&T.

Commissioner Quesada: We don't want AT&T.

Commissioner Keon: No. You have the different clothing lines, like Daisy Tarsi, but I think they have maybe kind of a lot in common where they don't open during the day. I don't know.

Commissioner Quesada: If you think about it the furniture store and I don't know any of the furniture store operators at all on the Mile, but you would think that they would have a more comprehensive knowledge of what's going to happen, because a jewelry store they close pretty early, they are not really using the alley very much. The furniture store they are moving a lot of product, there is delivery purposes issues, they are bringing people in, they are working late.

Commissioner Keon: Clothing stores there is a lot of delivery.

Commissioner Quesada: That's the same, but I would say a furniture store has it a little bit harder so I think they would be more in tune with the unique operations of a retailer that whatever thoughts that they put into it would be beneficial for a jewelry store or a clothing store. I'm just thinking out loud.

Commissioner Keon: I would give unless you want to give the BID the latitude to have you know...

Commissioner Quesada: Well the BID is more in tune than we are with this.

Commissioner Keon: So I will let them pick a restaurant operator and a retail operator.

Commissioner Quesada: I'm going to give a strong recommendation to Carlos from Angelic, because of the conversations I've had with him.

Vice Mayor Kerdyk: And I think if everybody comes up with a name we can pass it through the City Manager and she can give it to you to bring to the BID.

Commissioner Quesada: Should we have a Commission As-A-Whole appointment?- should we?- or no?

Commissioner Keon: Keep going. I'm sorry Carmen. We had one Chamber, we had four BID and that was broken down into property owner and retail operator, whether it be restaurant or whatever, OK. And that was on each street, it was like one from the Mile, one owner, one operator from the Mile; one owner, one operator from Giralda. OK. Keep going.

Commissioner Lago: I like the idea what Commissioner Quesada just said.

Commissioner Keon: I do too.

Commissioner Lago: The Commission As-A-Whole appointment.

Commissioner Quesada: Because if we select one it's going to be so large...

Commissioner Keon: Can we just let her finish where we think we are and then we'll go back and fix it.

Interim City Manager Olazabal: I guess what I'm not sure is if we have four now from the BID or five?

Commissioner Keon: We have four, but just start with what you were proposing; we'll go back in a minute.

Interim City Manager Olazabal: So then one member nominated by the University of Miami and one of the names that was mentioned was Chuck Bohls.

Commissioner Keon: Or someone of that stature.

Interim City Manager Olazabal: Sorry?

Commissioner Keon: Someone of that stature.

Commissioner Lago: Like Manny Kadre or Chuck Bohls.

Commissioner Keon: Not Manny. This is something that has real design and urban whatever, an urban planner of some sort.

Mayor Cason: We can always ask somebody to give us the names, if anybody has any strong objection.

Commissioner Lago: Manny has an extensive development background and he is a lawyer, but I agree with you in regards to the design.

Commissioner Keon: Go ahead. What else?

Mayor Cason: Who were the other ones?

Interim City Manager Olazabal: The next one is two City staff.

Commissioner Keon: OK.

Interim City Manager Olazabal: And we are potentially adding is one Commission As-A-Whole.

Commissioner Keon: But I think this is where we were looking to the residential community. I mean at some point you need to include some resident in here.

Interim City Manager Olazabal: And one idea that has been floated for that is having focus groups, like consumer focus groups, so that those focus group meets with the steering committee as a whole and provide that feedback, but we have to be careful is when you have too big of a team and we can work on this, who's who, but if you go anywhere over nine it becomes 15...

Commissioner Keon: Well you have nine as it sits right now.

Interim City Manager Olazabal: I think we have nine as it sits right now.

Mayor Cason: That's a lot.

Interim City Manager Olazabal: Nine is big but probably workable. I think if you go beyond that you have something like 15 it's going to be really hard to get consensus.

Commissioner Keon: Right. Right.

Interim City Manager Olazabal: So we could potentially have a tier process where we have focus groups perhaps that provide feedback to the steering committee, and maybe that's how we relay that message. So that's potentially what we want to do.

Commissioner Keon: OK. I don't have a problem with that a fifth member from the BID, if you want, because I really think they need to be that representative for this process.

Commissioner Quesada: So Marina, the Executive Director of the BID has been texting me and there are a few names that she's told me that they are considering, Carlos from Angelic is one

that they had on their short list already; George Cooperman was a property owner and architect on Giralda, another one I'm thinking of is Steven Patel, which Steven has considerable experience.

Commissioner Keon: Steven is the largest single property owner on the Mile and I think you should defer – I think that he should be one of the property owners represented only because he is the largest property owner.

Commissioner Quesada: And then also another name that came up was Robert Ruano as well, but I don't know if he is a property owner, Robert Ruano, I don't know if he is a property owner.

Commissioner Keon: I don't think he is a property owner. I don't think he operates a business either.

Mayor Cason: Well they've got a bunch of good names that they are considering, so.

City Attorney Leen: One point. The way it's set up right now, this is basically a committee that advises the City Manager and that's why under the Sunshine Law they can meet. If the Commission As-A-Whole appoints someone directly, I'd have to reconsider that, but what you could do is the Commission could recommend to the City Manager someone to pick and then the City Manager is picking that person instead of recommending them. That would be better.

Commissioner Quesada: Yes.

Commissioner Keon: And you'll come up with the resident. I just really want to see a resident on that committee that is also does not play the role of the property owner/business owner, whatever else, or...

Commissioner Quesada: I agree.

Vice Mayor Kerdyk: We can find somebody good.

Commissioner Quesada: But the resident really should come from either the Craft Section or the North Ponce area.

Commissioner Keon: I just want somebody that has some relationship with the residential community; I mean the resident is a huge stakeholder.

Mayor Cason: Hopefully an architect or somebody like that.

Commissioner Quesada: I was thinking about it for next meeting.

[End: 4:04:40 p.m.]