

CITY OF CORAL GABLES, FLORIDA
PROPERTY ADVISORY BOARD MEETING

TRANSCRIPT OF PROCEEDINGS

April 14, 2021
8:45 a.m. - 9:50 a.m.

Via Videoconference

1 PROCEEDINGS IN THE MATTER OF
2 CITY OF CORAL GABLES, FLORIDA
3 PROPERTY ADVISORY BOARD MEETING
4 MAY 14, 2021
5

6 MS. QUEMADA: We can't approve the minutes, so
7 we'll go ahead and hold off until next time.

8 And I guess we should move straight to
9 Mr. Kinney.

10 Kevin, if you are ready, we are ready to
11 listen.

12 MR. KINNEY: If I could get the share screen?

13 MS. GOMEZ: Sure. I will make you co-host.
14 Okay, you're ready.

15 MR. KINNEY: Okay, there it is. Hopefully
16 it's coming. Do you all now see a PowerPoint?

17 MS. GOMEZ: Yes.

18 MR. KINNEY: Okay. It just took awhile to
19 come up on my screen.

20 What I have is a few slides I'm going to share
21 with you just to kind of show where we've been over
22 the last 15, 16 months and where were we are now
23 and kind of where we're headed.

24 I didn't want to move forward. For some
25 reason ...

1 APPEARANCES

2 Property Advisory Board Members:

3 Valerie Quemada, Chairperson

4
5 Edmund Mazzei

6 Nancy Pastor

7
8
9 Also Present:

10 Zeida Sardiñas, Asset Manager, Economic Development
11 Department

12 Francesca Valdes, Business Development Coordinator,
13 Economic Development Department

14 Leticia Perez, International Business Development
15 Coordinator, Economic Development Department

16 Yenis Gomez, Administrative Assistant, Economic
17 Development Department

18 Kevin Kinney, Director, Parking Department
19
20
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1 MS. SARDIÑAS: Kevin, do you want Yenis to
2 run the presentation maybe for you and you just
3 tell her next slide?

4 MR. KINNEY: No. It's starting to respond.
5 My computer is doing strange things this morning.

6 Okay. This is the first one. Just to kind of
7 give you guys an idea on how things are going, this
8 first slide relates to Freebee and the trolley. If
9 you see the column --

10 MS. SARDIÑAS: What we're seeing is the
11 Summary of Needs in Parking to be Discussed.

12 MR. KINNEY: Okay. That is not what's on my
13 screen.

14 (A discussion was held off the record.)

15 MR. KINNEY: I think I'll just go with it the
16 way it is.

17 So this is related to Freebee, trolley, and
18 essentially all of our transit systems.
19 Historically you'll see, in 2019, which was the
20 last normal year we had, you know, somewhere around
21 90,000 passengers a month was pretty much standard
22 for us.

23 You can see 2020 started out about the same.
24 And then in March we had a crash, and April was our
25 worst month. We never stopped providing service,

1 but you can see the ridership crashed to about
 2 10 percent of normal, around at 10,000 passengers.
 3 And since April of 2020, we have slowly been
 4 climbing. And if you see the three grey bars,
 5 those are the first three months of this year, and
 6 we've finally gotten up to about 60 to 65 percent
 7 of our historic norm. And we anticipate that trend
 8 will continue. In fact, on April 1st, we just
 9 added more service hours, so that our headways were
 10 reduced a little bit.
 11 During the peak of the pandemic, what was
 12 normally a 9- to 10-minute headway for us, went up
 13 to about 12 to 13 minutes, because we reduced the
 14 number of vehicles on the road. But things have
 15 been improving.
 16 And if we look specifically at Freebee, this
 17 is actually a snapshot of Freebee. If you see the
 18 bar graphs on the bottom, again, in April of 2020,
 19 we were less than 1,000 passengers on Freebee, and
 20 we have been slowly growing. We're back up to
 21 about 4200. But at the peak, Freebee was right
 22 around 9,000 passengers a month. So we're still,
 23 with Freebee, we're at less than half.
 24 And one of the reasons this has not recovered
 25 quite as much as the trolley is one of the primary

1 We've used a number of spaces to create
 2 on-street seating or outdoor seating for
 3 restaurants, loading zones, pick-up/drop-off zones
 4 for restaurants. And we currently are not charging
 5 for valet where there's valet. So essentially,
 6 on-street, we're back to normal.
 7 Then, if we look, this is the garages. This
 8 shows what's going on in the garages, but this is
 9 related just to the number of hours that people are
 10 buying in the garages. You can see last year in
 11 March about 160,000 hours of parking were purchased
 12 by short-term parkers in the garages. These are
 13 customers, diners, and people coming downtown to
 14 visit.
 15 Again, you see in April last year it's kind of
 16 a variation on a theme, in April, you know, less
 17 than 10,000 hours, when normally we would have
 18 160,000 hours.
 19 But, again, slowly things have begun to
 20 improve. This has not improved quite as much as
 21 the on-street. But one of the things I think we
 22 all recognize or understand is the space that most
 23 people want is the one in front of their
 24 destination, and the garages start to fill up after
 25 the street fills up.

1 ridership numbers for Freebee is the downtown
 2 office workers. So until the office workers come
 3 back, we probably will not see a complete recovery
 4 in trolley or Freebee ridership.
 5 Then if we look at parking, this chart
 6 represents on-street parking. If you look at the
 7 orange, that's the weekly revenue for on-street
 8 parking, and you can again see that when we got to
 9 the end of March, first of April, things crashed.
 10 If you look at February of last year, which is
 11 the orange line, we were clipping along at about
 12 \$230,000, \$240,000 a week in on-street parking.
 13 Again, that crashed to \$9,000 a week, so it was
 14 pretty dramatic.
 15 And then, since April of last year, we've been
 16 slowly growing. The last two months, we've been
 17 over \$200,000 a week, which actually, for me,
 18 essentially, I think on-street we are back to
 19 normal.
 20 One of the reasons it is a little less than,
 21 you know, where we were prior to the pandemic is,
 22 in response to the pandemic, we've taken a lot of
 23 the on-street parking, a significant number of
 24 spaces, out of stock. We are not charging for
 25 them.

1 So we are back to more than 50 percent of the
 2 traffic level, but this is, again, lagging a little
 3 bit behind the on-street trend, but we are starting
 4 to get back.
 5 And the other thing about the garages is that
 6 is also impacted significantly by office
 7 traffic, and until the office workers come back
 8 en masse, this one will lag.
 9 This is another version of the same thing.
 10 You can see last spring when everything was fairly
 11 dramatically reduced.
 12 But the short story is things are actually,
 13 for Coral Gables, improving fairly quickly. I can
 14 tell you I've compared or talked to other cities,
 15 and they are still suffering significantly. For
 16 whatever reasons, possibly because we responded
 17 well to COVID as a city and as residents of our
 18 city, and we seem to be recovering a little quicker
 19 than most people I talk to.
 20 So one of the things Zeida asked me to share
 21 is just to talk about some of the things the City
 22 is doing to try to help us climb out of the hole
 23 that 2020 created for us. And there is a
 24 significant amount of investment going on,
 25 particularly in my department, so I wanted to share

1 a couple of things with you.
 2 First, I'll just show you this. This is a
 3 garage that's going to be under construction
 4 starting probably in about three or four weeks. If
 5 you know where the new Public Safety Building is,
 6 this is next door to the Public Safety Building.
 7 It will be the first parking facility that
 8 kind of serves the North Ponce area, and the
 9 parking offices and human resource's offices will
 10 be on the ground floor. It's a 450-space garage.
 11 There are several reasons this is an important
 12 project for us, and one of them is the next project
 13 that I'm going to talk about. But, as I said, this
 14 is the first time we've ventured to do something to
 15 support the North Ponce area.
 16 Many of the people currently that are parking
 17 in the Museum Garage that work on Alhambra will
 18 switch over to this garage, and that will give us
 19 more capacity in the CBD around the Miracle Mile,
 20 Paragon, and Andalusia to support some of the
 21 things that we're trying to do there.
 22 MS. SARDIÑAS: Kevin, before you move from
 23 this slide, I just want to make a comment with
 24 respect to Garage 7.
 25 So I think we've talked about this particular

1 garage before, and one of the things that we had
 2 discussed was that there would be retail space,
 3 which would be under the purview of the board if,
 4 you know, for us to be leasing out that retail
 5 space, much along the lines of what we do in
 6 Garage 2 and Garage 6, where we have, you know,
 7 Graziano's and Fritz & Franz and the other vacant
 8 space and also the patio No Boundaries where the
 9 cinema is.
 10 So there would be a component of that on the
 11 first floor, that's going to have about 7200 square
 12 feet. That component was slated to be leased right
 13 away.
 14 I think we are now considering, because we
 15 have some remodeling that we are currently doing,
 16 the 427 building behind City Hall, in order to move
 17 all development services into that building and
 18 clearing up the third floor and also kind of
 19 cutting back on the traffic that City Hall has, as
 20 a building of, you know a building of a certain
 21 age, that we wanted to kind of have all of the
 22 traffic that's related to permitting and so on and
 23 so forth, like Planning and Zoning, Board of
 24 Architects, would move to the 427 Biltmore Way
 25 building where all of this would be housed. And

1 then the public can go there to receive those
 2 services and to you know, interact with those City
 3 services.
 4 And City Hall would remain being the place for
 5 commission meetings, where the commission would be,
 6 the manager, still finance and the attorney's
 7 office and the clerk. So that would minimize kind
 8 of like the wear and tear on the building.
 9 But also we have to undertake a renovation of
 10 City Hall, on which is already planned and we're
 11 planning it on the way, and so one of the things
 12 that's being considered is to use that 7200 square
 13 feet of space in this garage temporarily to house
 14 some of the people that are currently at City Hall,
 15 so we can undertake the remodeling of City Hall.
 16 That is kind of what we're talking about doing
 17 at first. And then, once they're able to move back
 18 to City Hall, it would become leased space, that
 19 would be also under the purview of this board.
 20 So I just wanted to let you guys -- I wanted
 21 to interject that in, because I know we've talked
 22 about it before, with respect to that we were doing
 23 the same thing in this garage and having retail
 24 space.
 25 MR. MAZZEI: Question. Question?

1 MR. KINNEY: Yes, Eddie.
 2 MR. MAZZEI: When will this garage be
 3 completed?
 4 MR. KINNEY: Right now the goal is -- well,
 5 the goal is less than 12 months, but I would say
 6 it's a safe bet that it will be about 12 months
 7 from now.
 8 MR. MAZZEI: Thank you.
 9 MS. SARDIÑAS: Okay.
 10 MR. KINNEY: Okay. So in this next slide I'm
 11 going to show is just kind of a list of areas where
 12 we're making investments.
 13 The first four on the top are actually places
 14 where we made cuts to deal with the pandemic. So,
 15 beginning this year, we will try to put those funds
 16 back in to bring the trolley back up to the level
 17 of service that we historically have had. We want
 18 to restore some of the cuts that were put into
 19 operations for the garages and other
 20 customer-facing functions. And we want to continue
 21 to make improvements on some of our facilities.
 22 The two biggest projects that I think are of
 23 importance and interest to this board would be the
 24 two under the current and near-term projects. The
 25 one we just spoke about, the Minorca garage. But

1 the other one that is in the works, we are
 2 currently negotiating with the design team to
 3 develop a mobility hub, and the mobility hub will
 4 be on the 200 block of Andalusia.
 5 Right now you may be familiar with the garage
 6 across the street from Chocolate Fashion. That
 7 garage was built in 1960. It is the most popular
 8 place to park in the Gables. But we are looking at
 9 creating a mobility hub there, a mobility hub that
 10 has parking. In fact, we're looking at 750 parking
 11 spaces there. But it will also have -- this is
 12 where you could jump on a Freebee and go to the
 13 restaurants you want to go to or go to your office.
 14 It's also where, you know, probably scooters
 15 will be stored, bicycles will be stored. There is
 16 a trolley stop 100 feet from this facility. And
 17 we're looking at activating the rooftop as a public
 18 space even.
 19 So this is a fairly large project and will
 20 have a long-term impact on downtown. The City
 21 Board with some interest in this will be invited,
 22 at some point, to public meetings, design meetings
 23 with the design team. We're hopeful to have that
 24 contract in place within the next three or four
 25 weeks, and they will be given instruction that,

1 essentially, to try to get the design completed
 2 about the time the Minorca garage is completed,
 3 because we cannot start construction on this until
 4 the Minorca garage is available.
 5 And then, if you look at the rest of this
 6 list, I can answer some questions, but essentially
 7 we're looking at, you know, improving transit
 8 further. We want to have a trolley service on
 9 Saturday and do it later into the evenings.
 10 We're looking at spending money on the
 11 street-scape on Giralda and Miracle Mile, which is
 12 now four years old. So we're looking at the first
 13 round of, you know, repairs to that system, and
 14 then just some safety issues for trolley and, you
 15 know, new technology for trolleys.
 16 So this is the list. And I'm happy to answer
 17 any questions, if there's specific questions about
 18 parking or transit or any of the projects that are
 19 coming.
 20 And since we had the conversation about retail
 21 space in the Minorca garage, there will likely be
 22 retail space in the mobility hub, but it will be
 23 sharing the ground floor. It's about a
 24 35,000-square-foot plate. We don't know exactly
 25 how much of it will be available for retail at the

1 end, but that is a component we're looking at.
 2 MS. QUEMADA: Thank you so much, Kevin. We
 3 appreciate that.
 4 Does anybody have any questions? Okay.
 5 I have a couple of questions, actually. On
 6 the repairs that are needed for Miracle Mile, in
 7 the past, how much has gone towards repairs
 8 annually for something that is only four years old?
 9 MR. KINNEY: So, right now, I have a budget of
 10 half a million dollars a year, but more than
 11 80 percent of that goes to what I'll call
 12 custodial, you know, keeping the garbage cans
 13 clean, sweeping up leaves, which is a nonstop and
 14 continuous task, cleaning up after people who don't
 15 clean up after their dogs, those kind of things.
 16 So that's about \$400,000 a year to do that.
 17 And you've probably seen the folks on the Mile
 18 that are in the neon green, slash, yellow shirts.
 19 That's a company called Block By Block, and they
 20 actually do a pretty good job, and they're out
 21 there every day.
 22 But with the amount of traffic we have on the
 23 Mile, I know most people don't realize how much
 24 labor is involved in trying to keep it clean.
 25 Now, this money that's on this list is more

1 related to, you know, hard repairs, where roots
 2 have pushed up the pavers or where you've probably
 3 noticed that, in some of the crosswalks, some of
 4 the pavers were not holding up very well, because
 5 they were being battered significantly by vehicles
 6 probably driving a little too fast over the
 7 crosswalks.
 8 I would say, you know, if you look at most of
 9 the paver systems that are used in the
 10 right-of-way, needing to spend this amount of money
 11 four years after the installation is probably not
 12 normal, but the decorative stone and the system
 13 that they used to install it did not hold up very
 14 well.
 15 And as we do the repairs, we're trying to
 16 adjust how it's installed to see if we can make it
 17 hold up for a longer period of time.
 18 And I can tell you as the manager, and I had
 19 this conversation, to be honest and open, we're
 20 experimenting. We're trying to find a better
 21 system than what we currently have, because, no, I
 22 don't want -- I should not have to replace the
 23 crosswalk every four years.
 24 MS. QUEMADA: Okay, yeah, I agree.
 25 MS. SARDIÑAS: Valerie, just really quick,

1 with respect to what also is going to be happening
 2 over the next fiscal year, there's certain areas,
 3 there's also a small area, it's not very big, over
 4 by Haagen-Dazs and the pop-up space, which relates
 5 to the property that you guys oversee as well,
 6 that, for some reason, when the project originally
 7 was done, it didn't go all the way up to the wall.
 8 From, you know, what Kevin tells me, property
 9 owners were allowed to have that happen, have the
 10 paver system go all the way up to the walls, and
 11 for some reason that was left out of the space
 12 property. So we're going to be doing that over the
 13 next year. If you walk by there, you'll notice it
 14 doesn't look nice, and it kind of wasn't properly
 15 finished.
 16 So Kevin is going to be helping out with that,
 17 and we're going to be doing that work right in
 18 front of the those two spaces, that City-owned
 19 space, in order to just to terminate that right in
 20 front of -- up to the Starbucks.
 21 MR. MAZZEI: And that is part of this project?
 22 MS. SARDIÑAS: Yes. That's part of what
 23 he's --
 24 MS. QUEMADA: The 150?
 25 MS. SARDIÑAS: Yes, I think it's the 150,

1 articles about the downtown, which I think is
 2 really doing a lot, mostly recently an article in
 3 Miami Herald saying to make your reservations in
 4 Coral Gables because there are so many great dining
 5 options.
 6 So just to name some of those that were listed
 7 in that article, there's, of course, Luca Osteria,
 8 that has recently opened on Giralda Plaza, which is
 9 Giorgio Rapicavoli's second restaurant in the city
 10 of Coral Gables, which, of course, is huge. We
 11 want chef-driven restaurants in our downtown, and
 12 having a well-known chef open their second location
 13 in Coral Gables is a real testament to what's
 14 happening in our city.
 15 To that point, another restaurant that was
 16 mentioned is Chef Adrienne's Forte, which is coming
 17 to the former Cibo spot on Miracle Mile. That's in
 18 the zero block. Of course, this is also Chef
 19 Adrienne's second restaurant location in the city
 20 of Coral Gables, being that she has Redfish by Chef
 21 Adrienne down in Matheson Hammock Park, so, again,
 22 a chef-driven restaurant.
 23 This has been a keyhole of our retail
 24 strategy, to get more chefs, chef-driven
 25 restaurants, in our downtown, because the more

1 yeah.
 2 MS. QUEMADA: Okay. My other -- I had another
 3 quick question for you, and it just completely ran
 4 out of my head.
 5 So, again, does anyone else have any
 6 questions? Okay.
 7 Then, let's go ahead, I guess.
 8 Thank you so much, Kevin.
 9 MR. KINNEY: My pleasure.
 10 MS. QUEMADA: Thank you for your help and for
 11 having sat in with us.
 12 And now for the asset manager's report.
 13 MS. SARDIÑAS: I'm going to let Francesca go
 14 first, because she has to go to another meeting, so
 15 let me let her go really quick, and then I'll run
 16 through my presentation.
 17 MS. QUEMADA: Okay.
 18 MS. VALDES: Thanks, Zeida.
 19 Hi, everyone. I just quickly wanted to give
 20 you an update on some things that are going on in
 21 the downtown. I think you've seen the amount of
 22 positive press that's been happening about Coral
 23 Gables.
 24 (There was a brief interruption.)
 25 MS. VALDES: So there's been some great

1 chefs that we have, the higher caliber of dining,
 2 and then the great retail follows that.
 3 So we're really hoping now for that uptick and
 4 working towards that uptick in our dry real goods
 5 retail as well.
 6 And to that point, Nandog opened on Miracle
 7 Mile on zero block as well. So if you have a pet,
 8 it's a pet store with, you know, toys and beds and
 9 pet accessories. And it's a higher-end pet store.
 10 So that's in the zero block. If you are out
 11 walking the Mile, check that out.
 12 And then, of course, we have the exciting news
 13 that John Martin's will come back as John Martin's
 14 under new ownership, of course, but the name will
 15 remain with the building, which is a, you know, of
 16 course, a stalwart in Coral Gables, and many people
 17 are happy to see that going.
 18 I'll tell you there's been a lot of activity
 19 on the street. I think there's only more good news
 20 to come. Especially second-generation restaurants
 21 are very highly sought after. So there's been a
 22 lot of activity in that area.
 23 And then, lastly, is to our retail strategy
 24 point. It's been five years since it was written.
 25 And so we had gotten funded last year during our

1 budget cycle to have a retail strategy refresh.
 2 That means that our consultants that wrote the
 3 original retail strategy are coming the first week
 4 of May. They will do an assessment of the
 5 downtown. We won't have that report for awhile, so
 6 I don't want you to expect to, you know, have a
 7 meeting or anything like that, so it will be -- it
 8 will take a bit for them to compile it.
 9 But while they're here, they will also be
 10 holding a workshop. And so, during that workshop,
 11 we will have representation from three of our
 12 downtown retailers plus one restaurant and so
 13 finalizing all our purchase opinions.
 14 That will happen on May 5, at 3:00 p.m. It
 15 will be via Zoom. So I'll be able to share that
 16 link. We'll send it to the whole board for you to
 17 join in.
 18 So that's, really, it's a look at retail over
 19 the past year. It's some of our, you know, our
 20 traditional retailers that have been here for a
 21 long time, the new retailers that are new to our
 22 downtown, kind of talking about the state of
 23 business over the past year and where the
 24 industries are currently headed. So it is an
 25 exciting time, and I hope you guys will all be able

1 construction will happen next door.
 2 Now, of course, we're all very anxious,
 3 because that building was purchased over four years
 4 ago, about four years ago. But, again, because
 5 they own it outright, you know, it's really on
 6 their timeline when they have to do it.
 7 They're not seeking a tenant. And, yet,
 8 people reach out all the time, oh, are they looking
 9 for a tenant there? And it's, like, unfortunately,
 10 no, they're not. You know? It's their business.
 11 It's their property. And they, you know, they can
 12 move at their timeline.
 13 But I have seen renderings. It is beautiful.
 14 And when it comes to fruition, it will be an
 15 amazing addition to the Mile.
 16 Now, across the way, I'll tell you, in that
 17 same -- you know, this is the side that, again, has
 18 the pole lights, the Randazzo's side. And if
 19 you're looking at the other side, on the other
 20 entrance of Miracle Mile, we are getting a
 21 restaurant there, that has gone through and is
 22 under construction, hopeful to open probably by the
 23 end of the summer. And that is Dolores But You Can
 24 Call Me Lolita.
 25 So we're getting that, a concept coming over

1 to join us for that.
 2 Does anyone have any questions before I head
 3 out?
 4 MS. PASTOR: I have a question. When was the
 5 corner place between -- the corner of Miracle Mile
 6 and Le Jeune, the old Randazzo's place, is that --
 7 did you say that's a Mexican restaurant?
 8 MS. VALDES: It is. So that is owned by a
 9 group out of Mexico. They own the building. They
 10 do plan -- there are plans in. They do plan to
 11 have a beautifully redone building. That whole
 12 building will come down. It's going to be two
 13 stories. It's going to have a roof deck, according
 14 to the plans that they have submitted to the City.
 15 And what they are going to do is, there is a
 16 space next to it as well, that they've bought, and
 17 they're going to open that first as kind of a
 18 gallery of -- the group is really focused on
 19 Guanajuato, so that is this, they call it, kind of
 20 like a Mexican mystical art, very similar to, I
 21 guess, the animated film Coco. If you saw that,
 22 that has this, you know, if you think of these
 23 animals and the dots and the paintings on the
 24 animals and everything. So that space next to it
 25 is going to get activated first, and the

1 from Brickell, so again, another named group coming
 2 into our downtown. So we're really hoping this
 3 will drive some energy and attraction at that end
 4 of Miracle Mile.
 5 And before I actually hop off, I should
 6 mention, there's been some exciting news in the
 7 world of baked goods. So we've had this
 8 chef-driven concept coming in our savory foods and
 9 our savory restaurants, but we have had -- there's
 10 a very well-known French pastry chef that has
 11 popped up within Gustave's, so the Gustave
 12 restaurant has a fabulous pastry chef. His name is
 13 Ben Pagliardini, and he's from Casa Bake, I mean,
 14 just beautiful desserts. So there you have two
 15 chefs kind of operating in one space, which is
 16 fantastic.
 17 About two weeks ago, L'Artisane, a vegan
 18 bakery opened, a French vegan bakery. And I'll
 19 tell you, just on a personal note, I stopped by the
 20 week they opened on a Friday afternoon, and there
 21 was a line out the door at 3:00 p.m., and they were
 22 not prepared for that.
 23 They've had such a great following, you know,
 24 even before they opened. And now that they've
 25 opened, you know, it's just been doing so, so well.

1 And they are opening a vegan doughnut shop right
 2 next door.
 3 So, you know, there's a lot happening in the
 4 downtown, and getting these chefs in the baked
 5 goods world is also fabulous for us.
 6 Any other questions?
 7 MR. MAZZEI: Thank you.
 8 MS. QUEMADA: Thank you, Francesca, I
 9 appreciate it.
 10 MS. VALDES: All right. I'm going to hop off.
 11 MS. QUEMADA: Okay, Zeida, you're on.
 12 MS. SARDIÑAS: All right. So just to get past
 13 two housekeeping items, one is I included a small
 14 memo that is attached to the minutes. I know we
 15 can't approve minutes, because, you know, we're not
 16 doing -- we don't have a quorum.
 17 But, so the last time, when I made my
 18 presentation and Alberto was asking me who were the
 19 people that I had met with about the lot, the sale
 20 of the parking lot, I said -- I was trying to
 21 remember the architect's name that I had met with,
 22 and I ended up saying Leo Gomez. And Leo Gomez is
 23 the assistant director of the Miami public library
 24 system. So the gentleman's name is actually Lester
 25 Garcia. They have the same initials, but I mixed

1 it in my mind.
 2 So I was trying to get the court reporter to
 3 change that within the minutes, but since they're
 4 taking verbatim minutes, they're not allowed to do
 5 that. And so when I heard that, I included a small
 6 memo to you guys explaining that there were two
 7 places where I said Leo Gomez, and it should be
 8 Lester Garcia, which is the architect that we went
 9 with.
 10 So I made that correction. I had to make it
 11 as a memo, because, again, they're taking verbatim
 12 minutes, and they can't make those type of
 13 corrections themselves, so just to let you know
 14 that. Next time, when we bring up the minutes and
 15 we discuss the approval, I will make sure that I
 16 remind everyone again about that, just so that you
 17 know, okay? So that's one housekeeping item.
 18 And the next one is that the report, there
 19 doesn't seem to be any delinquency, where we're
 20 doing fine with that. So with that, I want to go
 21 ahead and share my screen. Let me see if I can go
 22 ahead ...
 23 MS. QUEMADA: Can I interject real quick? I
 24 walked by Graziano's the other day and passed in
 25 front of the old space of -- what was it called,

1 right in front?
 2 MS. SARDIÑAS: Open Stage.
 3 MS. QUEMADA: Thank you, Open Stage. Is
 4 anything going in there?
 5 MS. SARDIÑAS: We have been avidly showing the
 6 space. There have been several people that have
 7 come in and out. I don't have anything for you to
 8 review yet. But I'm in the process of talking to
 9 several different groups about the space. There is
 10 a lot of interest in the space, and there is
 11 interest in the older Ortanique space as well.
 12 It's just that we are going through the process,
 13 and it's nothing concrete yet.
 14 MS. QUEMADA: Okay.
 15 MS. SARDIÑAS: So once I do, I'll definitely
 16 bring that back to you.
 17 MS. QUEMADA: All right. Thanks, Zeida.
 18 MS. SARDIÑAS: All right. Okay.
 19 So can you see the presentation?
 20 MS. QUEMADA: Yes.
 21 MS. SARDIÑAS: Okay. So, as you know, we're
 22 going to be going into the Fink Studio. I had put
 23 this on the agenda a few months back to kind of
 24 show you what it was that we were going to do and
 25 show you the floor plan, which is coming in one of

1 the following slides.
 2 But I wanted to explain. So if you guys, some
 3 of you that were on the board before, if you
 4 remember, we were in talks with the CCE, which is
 5 the Centro Cultural Español, which is the Spanish
 6 cultural center, and they had been chosen to
 7 actually come into this space.
 8 But we were in the process of negotiating a
 9 lease with them at the beginning of the year, and
 10 then the pandemic hit, and they were certain things
 11 that also happened -- obviously, the pandemic hit
 12 in Spain as well, and they were having some
 13 challenges. They are an organization that is
 14 geared towards events. So they didn't feel that it
 15 was the right time for them to, you know, get into
 16 a 10-year commitment or anyone anything like that
 17 for a space.
 18 So, at that point, the City Commission was
 19 approached with the idea of actually moving
 20 Economic Development to this space, because we feel
 21 that this is an iconic historic building that's
 22 played a critical role in the city's development.
 23 And, you know, it really is the model for
 24 Mediterranean architecture, and it's a historic
 25 building, and we felt, with the function of the

1 Economic Development Office, you know, it's being a
 2 place where companies would come, you know, and get
 3 an impression of what the city is.
 4 The City purchased this building to renovate
 5 it. As most of you remember, the building was
 6 purchased in 2016 for \$2.6 million. And we are
 7 spending close to \$1.8 million in renovating it
 8 right now.
 9 So the timeline for what I'm going to show
 10 you, which is, that, if they started on
 11 December 7th, the substantial completion date is
 12 for June 4th. They've asked for a two-week
 13 extension, which is still pending formal review.
 14 And so we should be moving our office there
 15 sometime during the summer.
 16 Let me just really quickly -- so that's the
 17 iconic picture from 1925. And I wanted to show
 18 you, so here is our floor plan, so if you guys can
 19 just look at the way we worked it, so the building
 20 was slated to go back to kind of its original
 21 build. It was originally, as you know, George
 22 Fink's architectural studio. So it had this center
 23 area, here, that was used as a drafting room.
 24 And so we are going to be turning that into
 25 what we call a lecture hall, but basically it will

1 But that would be the person that would sit in this
 2 room.
 3 There's a south hall here, that actually leads
 4 to the bathroom. So we have a men's and a women's
 5 bathroom and a unisex bathroom that is here. And
 6 then, behind that, would be our break room and our
 7 coffee area, our back-of-the-house area.
 8 If you went this way, which there's an opening
 9 right here, you would have the room that, like I
 10 said, the lecture room.
 11 And then you have, on this side, the historic
 12 area. I don't know if -- I think some of you have
 13 already been in this building before, but the
 14 historic area here is a really beautiful room,
 15 which we're going to have the conference table here
 16 and have also some AV on this area. This is the
 17 one that has a very pretty window to the outside
 18 and the fireplace, which is also here.
 19 And then, the hallway, there is a ramp here,
 20 because this particular area, that you see the
 21 lines through it, is at a different level than the
 22 rest of the building. So in order for the ADA
 23 compliance to work, there will be a ramp here,
 24 because this building, also, the Commission wanted
 25 to remain open, in case, you know, we would be able

1 allow -- it will not have the chairs all the time.
 2 So when you come for board meetings here, you won't
 3 see this particular setup. But we will have the
 4 option of turning this into a room where we could
 5 have community meetings, we can have workshops, the
 6 workshops that Francesca holds, once we go back to
 7 having full, in-person events and all of that. And
 8 it will be able to hold and sit at least 60 people.
 9 We will have AV on this wall, right? So there
 10 will be a screen and everything else for us to be
 11 able to do that and also to hold community meetings
 12 that the City could hold with, you know, in all
 13 kinds of instances. So it is a nice room for us to
 14 be able to do that.
 15 The entrance of the Fink Studio is through
 16 this area. And the reason why we're doing it this
 17 way, the original historic entrance is up here, on
 18 the north side of it, where it says original
 19 reception room, but that was not ADA compliant, so
 20 we've made the ADA entrance on this side of the
 21 building.
 22 This will be the reception area, where we hope
 23 to have the receptionist, which would be the
 24 part-time receptionist, that position that Jordan
 25 used to hold, that we don't have filled right now.

1 to allow public to come in and look at, you know,
 2 the historic areas as well. So it has the
 3 conference room.
 4 It does have an old bathroom. That is kind of
 5 remaining as it was. We're not doing much to this
 6 bathroom, because it's kind of like the historic
 7 bathroom.
 8 It does have one office here, and then it has
 9 the original reception room area, which there are
 10 some arches right here that are very beautiful.
 11 And this is where Yenis is going to be sitting.
 12 That also has a door to the outside.
 13 There's a bunch of -- there's a lot of
 14 landscaping that is going to be going into this
 15 area, right here, and it will have outdoor seating
 16 as well, and we'll maintain this area. There's a
 17 big bougainvillea tree right here. So I think it
 18 will look very nice from the outside.
 19 And then we have our suite of offices here,
 20 Julian's office, which is in this area. We have a
 21 storage room here. The second office is here,
 22 which, I think, will be Francesca's office.
 23 And then there was a door here and a door
 24 here, and we walk in. There's an IT room, that
 25 will be closed. This is another area, which I

1 think will be Belkys's office, and then my office,
 2 which will at the end.
 3 There's a back hallway also for ADA compliance
 4 to the outside, so through the alley, they would be
 5 able to come in and come in here.
 6 So that's basically the layout. It does have
 7 a second floor. There's an office up there, which
 8 we will use as a backflow work area, that we hope
 9 more to grow the department eventually. We think
 10 Lettie will go into that historic office that's
 11 here, because she's not there most of the day. I
 12 mean, she works part time, so she would be going
 13 into this office.
 14 And then we have the upstairs office which
 15 would be -- has a storage area here, when you land
 16 off this -- the staircase and also we would have
 17 some sort of, maybe, a conference or round table
 18 here, where we could have also meetings and
 19 collaborate and use that area as well.
 20 This is, the next slide, is kind of like what
 21 we figure will look -- that center area, if you see
 22 it, it has -- we're to be able to also use the area
 23 or allow Cultural Affairs to be able to put out
 24 art, when the area is not, you know, for the area
 25 for where the events that we have.

1 that, when Lettie does her events, when Francesca
 2 does her workshops, you know, when we do events
 3 that we have to do with the team during the day, we
 4 always have to search for space elsewhere, right?
 5 We have to use -- we either have to, actually, pay
 6 for space at the country club or use the museum
 7 space.
 8 And this allows us to be able to have our own
 9 space for the businesses and to be able to,
 10 actually, do a little bit more, right? in order to
 11 educate and all that, because it won't signify an
 12 expense when we have to do that kind of event for
 13 us.
 14 So as you see -- so any other questions with
 15 respect to the Fink?
 16 So I wanted run real quick through the capital
 17 improvement projects that we've done in Garage 6.
 18 I don't know if, Valerie, you live on the other
 19 side, across the street, if you've managed to see
 20 that we've done a bit of refurbishing during the
 21 pandemic.
 22 To do this, we did a capital improvement
 23 project to, basically, repair some of the cracks in
 24 the openings that were in the building, to paint,
 25 to replace the light fixtures. We were having a

1 So this is kind of like a view that the
 2 architects are rendering, that they did of what
 3 that center room would look like.
 4 And then this is just some renderings that we
 5 got from our kitchenette area, just so that you
 6 guys can see it's, you know, kind of small, and
 7 we'll have a small refrigerator and kind of like
 8 high improvements from what we have now in the
 9 office that we're in.
 10 So that's basically the plan for the Fink and
 11 our upcoming office. I wanted to ask you guys if
 12 you had any questions. Like I said, I think we're
 13 hoping to be in there sometime in July or August.
 14 MS. QUEMADA: I have a quick question for
 15 Zeida. What is the square footage of that
 16 building? Do you know?
 17 MS. SARDIÑAS: I think it's about 4500.
 18 MS. QUEMADA: It's a lot bigger, you know,
 19 than what it looks like from the outside.
 20 MS. SARDIÑAS: Yes, so mainly because this
 21 area, that area here, is a large area. And we
 22 won't be using it on the day-to-day. We are
 23 planning to use it, and probably will have our own
 24 conference area here.
 25 But, you know, I think the big plus is, is

1 lot of complaints and also, you know, the light
 2 fixtures in that garage on, especially, the bottom
 3 floor hadn't been changed in a while.
 4 We wanted to also replace some of the
 5 wall-mounted fixtures that had suffered damage
 6 during Irma, what we're seeing, the wall-mounted
 7 ones. We wanted to disconnect and remove some of
 8 the landscape lighting in the planters that had
 9 gone bad and install this new Addapave material in
 10 the planters, provide some decorative covers, some
 11 of the crushed tile, some of the spheres, and
 12 replace some of the spheres that had disappeared.
 13 So this is kind of like the way things were
 14 before. If you look at the top light fixtures,
 15 they didn't match. They had been haphazardly
 16 changed throughout the years.
 17 So now, the before picture -- well, that's the
 18 before pictures on the left. The now pictures are
 19 on the right. If you see the new fixtures, they
 20 look very pretty. This is some of the, also, what
 21 we did, the light posts, so you see how we've
 22 replaced those and have them look like the street
 23 lights are authentic.
 24 This is what we did to the areas where the
 25 palms were, which was looking rather bad and just

1 seemed to be like an area for, you know, that was
 2 not -- that the lighting wasn't working. So we
 3 decided to do this, and it looks a lot better.
 4 This is the new fixtures. And you see here,
 5 when they were trying to fix them, you see the old
 6 fixtures, and some of them were gone. They had
 7 been replaced with just a simple bulb.
 8 So we did all this. It was all repainted, the
 9 inside. This is also some examples of the painting
 10 that took place. Here's some pictures of the
 11 pressure-washing and also, again, of the painting.
 12 And, then, this is the plaza, which we were
 13 just finishing up yesterday, basically doing major
 14 cleaning, because there were a lot of stains. That
 15 plaza suffers a lot because it has those palm
 16 trees, and we have to be very careful in the
 17 maintenance, because the seedlings, when it blooms
 18 once a year, they fall, they end up staining the
 19 concrete. So we've done that.
 20 And then we also did -- we've also redone the
 21 two elevators, okay? So they redid the rollers,
 22 the car opening panel, the stainless steel
 23 cladding. They did new lighting inside the
 24 elevators, new walls with metal finish and
 25 flooring, and they waterproofed and did everything

1 else, because of we were having issues within the
 2 elevators. That was a cost of 337,000.
 3 And so here is kind of like what the new car
 4 looks like. The elevators were very dated. And we
 5 wanted the building to look better.
 6 So the building has gotten about half a
 7 million dollars of investment that we've put in
 8 doing this project, during this project this year.
 9 And I hope you've had a chance to see it, and if
 10 you haven't, to go by it. It does look a lot
 11 better, and hopefully, to get ready to get a new
 12 tenant in the corner, that will just circle out
 13 what we've tried to do.
 14 So, with that, do you have any questions about
 15 the capital improvement project and the elevators?
 16 I don't know if you -- like I said --
 17 MS. QUEMADA: I just have a quick question.
 18 MS. SARDIÑAS: Yes.
 19 MS. QUEMADA: So whenever we have -- it's not
 20 just -- yes, the seedlings do play a role in
 21 keeping that area clean. But, also, when there's
 22 all the events that we allow Fritz & Franz to do
 23 there, it can get to be a little bit of an
 24 interesting crowd at times, so people aren't paying
 25 attention. They're drinking. Food falls on the

1 floor.
 2 When we let him or allow him to use that
 3 space, is there a cleaning fee that we collect from
 4 him?
 5 MS. SARDIÑAS: I do believe that there is.
 6 But I'm going to find out for sure, and I'll give
 7 you an amount. Let me make a note, that I want to
 8 ask Special Events of what happens.
 9 But I do believe, I would hope -- Kevin got
 10 off, because he would have had the answer. Kevin
 11 does a lot of -- so we have two separate
 12 maintenance, but Kevin does a lot of maintenance on
 13 this building. And he's the one that, like, the
 14 proceeds from the garage go to maintenance and to
 15 keeping all of this clean.
 16 But I do believe that we charge Fritz & Franz
 17 a cleaning fee every time, because we do have to go
 18 in and pressure-wash when he does have an event.
 19 His events have been, as you know, they're
 20 not -- he was having, I believe, monthly events.
 21 That's been cut back, and, I believe, he can only
 22 have four or five a year right now. I'm not sure
 23 what the amount is, but he has a limit on his
 24 events.
 25 MS. QUEMADA: All right. It's just that,

1 since we spent so much money -- it's not just
 2 cleaning it, it's beautifying it, that maybe we
 3 will take into consideration now maybe a higher fee
 4 and something where we're more mindful of
 5 maintaining what we just did, especially on that
 6 floor, because I know it does get pretty -- it does
 7 get pretty unattractive.
 8 MS. SARDIÑAS: Yeah. And, of course, during
 9 the pandemic, we allowed him to have more of an
 10 outdoor presence, right? than what we had just
 11 under the parasol, as we have done with all the
 12 other restaurants.
 13 So I am sure that that is also the -- the
 14 plaza is suffering from that, because there are
 15 tables there. And, like you say, people aren't
 16 very mindful. They spill wine. They spill drinks.
 17 They spill all kinds of things.
 18 So I'll look into that for you and get you an
 19 answer.
 20 MS. QUEMADA: Okay. Does anybody else have
 21 any questions on Zeida's presentation?
 22 MR. MAZZEI: Very well done. Thank you.
 23 MS. QUEMADA: Yeah, thank you, Zeida, and we
 24 appreciate it.
 25 MS. SARDIÑAS: So we started this project, by

1 the way -- when I started talking about this
2 project, when I first arrived, and it's taken
3 awhile to fund it and get it completed, and also
4 then the pandemic hit and all that, but this is one
5 of the first things I worked on, because the
6 building, was --

7 You know, when we arrived, I was kind of,
8 like, I went to visit everyone, and that was what,
9 you know, some of the things the tenants were
10 saying. And there were residents, also, that lived
11 across the street, where Valerie lives, that were
12 saying, you know, that it was looking like it
13 needed to have some refurbishing.

14 And so we walked through, with the capital
15 improvements, Kevin and I, and we picked out, like,
16 all these things that needed be handled.

17 So I think now it looks updated. The lights
18 are prettier. You know, it's just much more
19 inviting. And we need to keep these in mind, and
20 we're going to work to be able to do periodic
21 upgrades as we go along.

22 MS. QUEMADA: All right.

23 All right, then, well, if everybody is all set
24 and there are no more questions, our next meeting
25 will be May 12th. And, hopefully, that will be in

1 COURT CERTIFICATE

2
3 STATE OF FLORIDA)
4 COUNTY OF MIAMI-DADE)

5
6 I, Chloe Leroux, Florida Professional Reporter,
7 certify that I was authorized to and did
8 stenographically report the foregoing proceedings and
9 that the transcript is a true and complete record of my
10 stenographic notes.

11
12 Dated this 30th day of April, 2021.

13
14
15 Chloe Leroux
16 Chloe Leroux, FPR



1 person. And we'll all regroup then.

2 So thank you, everyone, and have a wonderful
3 day. Thank you.

4 MS. SARDIÑAS: Thank you.

5 MS. QUEMADA: Bye-bye.

6 (The videoconference meeting was concluded at
7 9:48 a.m.)

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