

City of Coral Gables City Commission Meeting
Agenda Item E-3
March 28, 2017
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

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

City Staff

City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia

Public Speaker(s)

Agenda Item E-3 [10:17:49 a.m.]

An Ordinance of the City of Coral Gables Commission authorizing the City Manager and City Attorney to negotiate and enter into a Purchase and Sale Agreement related to a land exchange with C/LeJeune, LLC involving the City's current Public Safety Building at 2801 Salzedo Street and the vacant parcel located at 250 Minorca Avenue that will be improved with a new Public Safety Building and a mixed use Parking Garage structure; waiving certain requirements of the Procurement Code pursuant to Section 2-2011 and 2-583 thereof; allowing for the transfer of C/LeJeune's LLC's owned development rights to 2801 Salzedo Street, which is outside the Central Business District; and allowing for an impact fee credit; providing for a repealer provision, severability clause, and providing for an effective date.

Mayor Cason: Let's do Item E-3; it's an Ordinance on Second Reading.

City Attorney Leen: This is An Ordinance of the City of Coral Gables Commission authorizing the City Manager and City Attorney to negotiate and enter into a Purchase and Sale Agreement

related to a land exchange with C/LeJeune, LLC involving the City's current Public Safety Building at 2801 Salzedo Street and the vacant parcel located at 250 Minorca Avenue that will be improved with a new Public Safety Building and a mixed use Parking Garage structure; waiving certain requirements of the Procurement Code pursuant to Section 2-2011 and 2-583 thereof; allowing for the transfer of C/LeJeune's LLC's owned development rights to 2801 Salzedo Street, which is outside the Central Business District; and allowing for an impact fee credit; providing for a repealer provision, severability clause, and providing for an effective date. This item is on Second Reading, it was approved unanimously on First Reading. This item requires a four-fifths approval, that four-fifths approval will be both because an ordinance of this nature requires a four-fifths approval on two readings, according to the City Code; and in addition, there is a waiver component to this provision, because remember this is a land exchange, so we are dealing directly with one entity, so this did not go through a typical procurement process, which was appropriate in this instance, because the land that's being exchanged is land that was specifically identified the City for by the City for its Public Safety Building, so in my opinion is appropriate for a waiver, and is within the best interest of the City, but you will be finding through your vote that this is within the best interest of the City and the best interest of the public; and I know that the City Manager would like to speak and I also know that we have individuals here from C/LeJeune who are here if you have any questions for them.

City Manager Swanson-Rivenbark: Mr. Mayor if I may just a reminder. We came to you about a year and-a-half ago, alerting you to the structural and serious issues associated with 2801. A study was done, it was determined that it would cost over \$20 million to renovate 2801 and you would still have an obsolete building. Unfortunately, the structural conditions are so serious we can't park our fire trucks in the bays for fear that they will collapse down into the basement. That forced us to look at what is the right way of moving forward with the Public Safety Building. You allowed us to look at several different locations; location of Lot 6, north of Alhambra, north of Miracle Mile; a location over by Riviera Station 2; by Dixie Highway, and other properties throughout the City. Through that study we also looked at service response. There are required response times for our ISO rating for fire that has to be honored; and so through that review, through the evaluation of various properties, it was concluded and we presented that conclusion to you that Lot 6, location between Minorca and Alcazar by Salzedo was the optimal location for our Public Safety Building. It is north of Alhambra; we have no area that is more difficult to reach than North Gables area, so this was positive for Fire Station 1 and for the Public Safety Building. But Lot 6, which is an active parking lot today, is an L-shape; adjacent to it was a property that had not yet been constructed although there were plans, serious plans for construction. We asked you first to allow us to develop a concept for Lot 6 and then we came back to you and asked you for us to be able to approach the adjacent property owner in hopes that we would be able to secure the property. Through those discussions it became clear that the only way that we would be able to secure that property would be through a land swap, because of

their intended plans for redevelopment on that site. 2801 the property that is the current Public Safety Building, we need until we occupy a new building. So, whatever kind of swap we were going to do, we needed to get their land first and give them our land later, so it was an extremely complicated process. We went to the Property Advisory Board, we went to the Economic Development Board, we went to the Parking Advisory Board and we went to the Budget Advisory Board. We wanted to make sure whatever we were going to do was financially sustainable, it was appropriate with our economic development, it met what you'll later see as parking needs in an underserved area, but it also was appropriate related to our Property Advisory Board. We understood in meeting with the Property Advisory Board that this complicated deal, while we have many, many community benefits, it's not necessarily a commercial transaction, but it is a community transaction and we respected their input on it. We got the approval from the Budget Advisory Board, from the Economic Development Board, and overwhelming support from the Parking Advisory Board, because you have no new garage, no any garage north of Aragon where the Museum Garage is today; and so how we developed an letter of intent, you authorized us to draft a letter of intent subject to important business terms; we included those terms and we used those terms as the basis for the contract that we are presenting you today. You had special counsel present in detail those terms at the last meeting. You had Economic Development Department ready to make a presentation regarding the transaction itself, you have Parking Advisory Board ready or Parking Department ready to talk about with this swap, we have the ability not only to develop a rectangle Public Safety Building, which I'm told by our Assistant City Manager for Operations there is great efficiency in a rectangle as opposed to an L, but you also had the Parking Director saying that with the residual land that we would get as a part of that swap, you can build a 450 car parking garage that meets the demand that is already there on site, but also meets for the future demand for the North Ponce area. We have a community building, a community meeting room, that is very loved and used in the ground floor of the Police Department; our Police Department, our Fire Department really needs to be the Public Safety only entry, and so we would propose if you move forward with that land swap that we at a later time come back to you to build a garage and on the ground floor have a community meeting room, so that it continues to have the services that was available, that were previously available in 2801. We are prepared, we briefed you, we briefed each one of you individually, we've gone through the contract provisions, we've gone through the letter of intent, the timing as I mentioned, we would receive the property and then in three years they would receive our property. We are confident we'll meet the deadlines that are required for this type of transaction. If you need the Assistant City Manager or any of our staff members to speak on specific questions, we are prepared to do so.

City Attorney Leen: So Mr. Mayor, I would incorporate the prior hearing into this hearing. I know that there is a public hearing today as well.

Mayor Cason: Do we have any speaker cards?

City Clerk Foeman: No Mr. Mayor.

Mayor Cason: So, we'll close the public hearing portion. Discussion?

Commissioner Lago: My question is for Assistant City Manager Peter Iglesias in reference to scheduling. I know we went through this on first go around. You feel comfortable with a 30 month construction schedule?

Assistant City Manager Iglesias: Yes. Ten (10) months for design, 20 months for construction.

Commissioner Lago: Great. Just so that residents and the business community can understand. We are going to be going hand-in-hand in reference to a signing contractor who is going to basically as the project is designed, if they are going to work through different iterations of what the design is, value-engineer the project, analyze it for constructability.

Assistant City Manager Iglesias: Yes Commissioner, we are going to value-engineer it, we are going to peer review the structural, value-engineer the entire project, and we are in the process of finalizing at this Commission meeting the contract with our consultant and want to proceed as quickly as possible.

Commissioner Lago: Can you do me one last favor. I know that I asked you a bunch of questions and you've answered them all at the last meeting. I had an idea and a thought, because I've been reached out to by several residents who wanted a little bit more background in reference to the deal and I explained it to them. That is wasn't just a transaction, a land swap; there were other finer details, cash considerations. I would like to be able to, I think the Commission would like to be able to, is there any way, I'm not asking for it today, in the future that we could kind of give a ballpark picture in reference to what are our time savings in regards to response times, from what we would be potentially be able to offer once our new facility is constructed, and I'm talking about the North Gables area obviously. That's just food for thought, because people also need to understand that's a consideration in the deal.

City Manager Swanson-Rivenbark: Absolutely. And just as clarification, the response time for police remains the same. You have a zone operation; you have officers in every neighborhood all the time.

Commissioner Lago: I should have clarified, I meant for fire.

City Manager Swanson-Rivenbark: The Fire Department, we would be happy to do that and in light of the strong mandate by Little Gables voting to want to move forward with annexation, that becomes even more valuable in calculating our resources.

Commissioner Lago: The few residents that I met with, they understand the process and now we've given them a little bit more information in regards to cash considerations part of the deal. When I explained to them, I couldn't give them a real ballpark figure; we are saving four minutes, six minutes, two minutes, whatever it may be.

City Manager Swanson-Rivenbark: We'll get that information for you.

Commissioner Lago: Every minute that we save is an opportunity to save a life, so that's something that's significant, especially for the residents who live in North Gables, even though we have great response times, some of the best response times in Dade County, we can always do better.

Commissioner Slesnick: And Peter, the timeline for putting up the garage next to the Public Safety Building and the funding for that.

Assistant City Manager Iglesias: We are working on that now. We are looking at various options of using that site temporarily for mobilization of the contractor, but that would be for a short time while the structure is going up.

Commissioner Slesnick: For the Public Safety Building.

Assistant City Manager Iglesias: Yes. So we are looking at that. We'll see which option is the best right now, so we'd like to leave that open, but if you use it for mobilization it would probably be 10 to 12 month period only.

Commissioner Slesnick: And then start constructing the parking lot?

Assistant City Manager Iglesias: Then it we would be mostly off the site and working on interiors. We want to close the actual building and the building envelope and then we've got the interior construction, which we can handle off the base and things like that which this building is going to have. So, we'll be looking at that, at that time to see what's the best time for that parking garage and design-wise, how long it's going to take and also look at the different alternatives that we have there. We are looking right now probably at two floors below and six floors of parking and we'll be looking at all those options.

Commissioner Slesnick: For that building two floors below for the community...

City Manager Swanson-Rivenbark: Two floors – when you say...

Commissioner Slesnick: Ground level.

City Manager Swanson-Rivenbark: Ground floor and one more floor, but if I may just for a moment. Any borrowing of money, any formal moving forward with the garage, we will be coming back to the Commission with a timeline. If nothing else during that interim time, we will once the staging is identified and we have the site released for parking, we can do a very successful parking lot while we plan the parking garage forward. I kept Mr. Iglesias focused on the Public Safety Building, although the Parking Director is very excited to move forward with the garage element. We can't do either without two things; without first having the site, completing this swap and also Item H-8, the reason why and several of you have asked in terms of time, will we be able to keep this time on schedule is because the architect that you all have allowed us to negotiate with has more than 75 public safety buildings that they have constructed, so all of this has to fit very tightly, very deliberately and that has been Mr. Iglesias focus.

Assistant City Manager Iglesias: Let me say...the parking, so we have a couple of floors and then the parking, but not below grade.

Commissioner Slesnick: Thank you.

Mayor Cason: OK. Anything else? Do we have a motion on E-3?

Commissioner Lago: So moved.

Mayor Cason: Commissioner Lago makes the motion, Commissioner Slesnick seconds.

City Attorney Leen: Just to remind everyone for the record. It's a four-fifths vote; the vote includes a waiver, you are finding that this is in the best interest of the City and the best interest of the public.

Mayor Cason: City Clerk.

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Mayor Cason: Yes
(Vote: 5-0)

[End: 10:31:17 a.m.]