

City of Coral Gables City Commission
July 22, 2014
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Vice Mayor William H. Kerdyk, Jr.

Commissioner Patricia Keon (via telecommunication)

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

Finance Director, Diana Gomez

Economic Sustainability Director, Cynthia Birdsill

Public Speaker(s)

Cristina Coll	Javier Salman	Hank Fishkind	Marina Foglia
Mark Trowbridge	Burton Hersh	Judith Weissel	Wayne Eldred
Sabrina Robinson	Bob Gallagher	Lauren Coll	Thomas Dixon
Eddie Snow	Stephen Bittel	Alberto Manrara	

[Start: Time Certain 5:00 p.m.]

1.

Mayor Cason: (INAUDIBLE) and then the BID (Business Improvement District), and then we'll open it up for questions. A reminder that the focus of this meeting, even though we'll tangentially discuss what I call "it," the project, this focus is on the financing mechanism for an eventual streetscape program. There will be meetings once a final design or preliminary designs are developed for the actual concept. There are notional plans that have -- we've used to develop these funding estimates, but there will be ample opportunities to discuss things like parking on the street,

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Streetscape Workshop

materials used, and all those issues, but that this is not the focus of this meeting. Those will be other opportunities, and later on there will be opportunities for people to talk about their individual building, their individual circumstances; if they think the figures are wrong. We're not going to make any decisions today; we're here to hear, and so therefore, let's start it off with the City to make a presentation of what this is all about and then we'll ask the two organizations involved to go next.

Interim City Manager Carmen Olazabal: Cindy? Mr. Mayor, we're going to need, apparently, some time to load the PowerPoint presentation.

Cynthia Birdsill: Good evening, Mayor and Commissioners. Tonight we are presenting a Streetscape Workshop. This Commission requested that staff do several workshops before we bring the final resolution on our financing plan to the Commission. For tonight's agenda, we want to go through several topics. The first is our general approach to the project. Then we want to quickly go through the streetscape history and timeline. We'll discuss the conceptual design that was used to do the cost estimating for -- to help us figure out how much money we need to take out in bonds, and then we will go over the streetscape financing plan, and then afterwards, we'll open it up to questions and answers. First is the approach. We are very, very sensitive to the need for good staging, to cause the least disruption possible to merchants. We are going to be cognizant of the time of year that we are undertaking construction in front of certain businesses. For example, if you have a forest, you don't want to do construction in front of their business in February. We also are committed -- and Javier Salman, who will do the design portion, will be able to speak in more depth about this. But we are committed to ensuring that nobody's business will have to be closed during their business hours because of this construction. As an effort to help this pain of construction, we are also going to be installing temporary way-finding signs. We're going to have a parking awareness campaign. We've been working on it with the BID. We're about to launch it. So along with the temporary way-finding signs and the parking awareness campaign,

we're going to try to make it clear for customers, all of the parking options in our downtown. For example, right now our new palace garage is very underutilized. It's a beautiful garage and it's an easy walk to most of Miracle Mile. And then we also have a commitment to celebrating the milestones. So we want to keep the excitement of this project in the public eye. We want your customers to understand that we're making fan, that we're making progress, that it's better, so when we finish a portion of the streetscape, we will have a celebration. We will have PR (public relation) campaigns about that. We're going to try to keep heightened awareness and excitement going about the whole project. Right now we have an unusual window of opportunity to do the Streetscape project. We -- the Commission has had several meetings where we've been talking about putting an RFP (Request for Proposals) out for our aging municipal garage Andalusia. That's something that really needs to be done, but there's a long lead time on those projects. Streetscape, however, is a shorter lead time. We believe that we can start the streetscape project and get it complete before the shovel goes in the ground for garage one. This is -- if we wait and we do have to do the garages first, you're looking three to four years out to do the Streetscape project, which is why we are coming forward now and saying that this should be a priority. This is how we got to this point. The BID did a lot of work. They had a -- they put together a streetscape design committee that vetted a lot of the issues about what they wanted for downtown. It included Jaime Corea and Dr. Charles Gold of UM (University of Miami). They had extensive meetings. And at a certain point, the design committee came to the City and -- with the BID and asked that the City try to move the design forward by hiring a consultant, and the City hired C3TS, which is now Stantec, to put together some conceptual designs that everybody was looking at. So Stantec in 2009 put together the conceptual plan and cost estimates. Their designs were -- included Jaime Corea on paseos at the request of the BID, and their team also included Rosenberg Design Group for landscape and Tom Bobosky for signage. Then in 2010 the City and the BID jointly paid for Richard Heaps of Street Works, an expert on repositioning underperforming main street districts to review conceptual design; to provide recommendations on the best return

on this proposed investment. And I think everybody was very excited at that meeting. Richard had a lot of really neat ideas, like how to set up the area right in front of the storefront so that your customers were right up against the display windows. You had a hallway. You had the area close to the curb that was going to be used for either gardens or flexible space for restaurants to have outdoor dining, and then proposed parallel parking to protect all of the activity that's happening on the sidewalk. Then in 2011, that's when -- that was when Street Works did their presentation, 2011. And at that meeting, the Commission unanimously approved that staff should go forward and put together more in-depth design estimates for financing the streetscape initiative. And at that meeting this Chamber and the BID strongly supported the initiative, including the parallel parking and the 50/50 financing split. In 2013, to support the discussions and development of the financing plan, the City had Stantec update the cost estimates, reflecting the latest approved vision based on the Street Works' presentation. Now in 2014, we've taken several steps moving the financial plan forward. The first was on February 25. We had a public workshop that was held with this Commission to go over a financial plan based on cost estimates that was presented by Dr. Hank Fishkind, who is here today and will go over that again. On June 10 at the Commission meeting, the Commission passed an initial resolution for the financing plan that authorized staff to go ahead and notify property owners who will be assessed, and also, we were directed to look at some additional financing options that were proposed by the BID, and we were requested to set the final hearing not for today but for August 26. And at the August 26 meeting will be a public hearing. The public will be able to speak and will be the final vote. So today we're providing a workshop that's just generally for the Commission to be able to hear comments from the public about the project and also to discuss the financing plan. We're very focused right now on financing rather than design, and we'll talk about that more as we go through. Right now we are just trying to get set up so that we can borrow the money so that we have the money to pay to do the real design. At the Commission's request, we've had several workshops. On June 20, we presented a workshop at the Chambers' annual Gold's Conference, and on

July 15, we did a workshop at Actors Playhouse for the BID. And as I said, our final hearing will be on August 26, and there will be an opportunity for the public to speak at that hearing as well. Our estimate is that it will take approximately six months to do design and approximately 12 to 18 months to do all of the construction. So our downtown has long been in need of an investment. As you know, there -- it's kind of outdated looking. There's issues with drainage, issues with water pooling. So we want to improve the City's -- this City asset consistent with the aesthetics of the Coral Gables character. One of the things we've talked about in many of these meetings is our jumping off point for aesthetics is going to be the Alhambra in Spain. We are envisioning having garden rooms along Miracle Mile; having at the crosswalks areas that are designed by artists, so benches, mosaics, fountains, sculptures, so that there's a different experience at every point along the Mile. It will give you a reason to walk up and down the Mile in the same way that people walk the Fountains in Kansas City. And mostly, we need to do this so that the Mile's competitive with other neighboring markets. The vacancy rate on Miracle Mile is higher than Mary Brickell Village, than South Miami. We need to do this so that our downtown remains economically competitive. Now I'd like to turn this over to Javier Salman, who is a principal at Stantec. And his firm, as I said, put together the cost estimate that is the basis for the amount of money we are requesting to borrow. There you go.

Javier Salman: Good afternoon, members of the Commission, neighbors, residents, property owners. Welcome one and all. I have been looking forward to this workshop all week, since yesterday, and mainly because it offers us the opportunity to present a lot of the ideas that went into the development of the cost estimate so that we could all understand that the goal of this project is to build Miracle Mile not just as a rebuilt Miracle Mile, but to turn it into a world-class street, one which will be the welcome mat for the City, equivalent to the quality of design that went into the original design of the City as one of the world's first planned City Beautiful projects. You know, when I was studying abroad and I had occasion to go to a library, when I wasn't doing other things, Coral Gables was used as one of the examples for the

world, for the development of a true working/living city. We're not just a collection of homes, a suburb, and a plan. We are truly a unique community in the world. That's something I think we all need to understand. Miracle Mile has evolved since it's -- since the initial concept of the City from trolley tracks and undefined parking and buildings up against the edge of the street and middle of sidewalks to what we have today. And what we're talking about is taking it that next step, enhancing what we have, respecting the history of what's already been done, and creating some place that we would all be proud to be able to take our families, friends and visitors who come from out of town to come and see what this City is really all about. Cindy talked about some of the images that we were looking at. It was -- we developed it. And all those were taken into account when we took the conceptual plan, Richard Heaps' comments, and corrected that plan to be able to do a very detailed cost estimate as to what it would take to implement it, to set a proper budget that we wouldn't be coming back to the Commission saying, "Hey, we went over." No, we went, and having done this type of projects in the past, we were very comfortable in working with the City staff and Public Works in developing a budget which we are very confident will stand the test of time. So without further ado, why are we doing this? We talked a little bit about Miracle Mile and some of the challenges that it faces. The last time Miracle Mile was done was about 30-something years ago, in the early '70s, and at that time, the trees that you see in there were planted, the sidewalk was done, the corner crossings were developed with some tiled areas, some wooden benches, which are beyond the end of their service life, if you've been out there. And since that time, what has happened? Trees have grown, so we've gotten bulging, bursting sidewalks. We've destroyed all the levels and grades that we needed to be able to effectively drain the street, and so we have situations like you see here, bulging, broken sidewalks. It's one trip hazard after another. We also have a water problem. In some cases, we've had situations where the waters lap up to the doors of the merchants' places of business. Not only is it uncomfortable; it's terribly unsafe, and it's not very attractive. Yet, if you'll notice, there's cars parked in that water and there are people still coming. So the attraction is still there. Likewise, as

part of this project, we looked at Giralda, what has typically and always been known as “restaurant row,” and we're looking at the development of that as what it is, a place of -- a public place to turn Giralda into Giralda Plaza and develop that into an outdoor room, if you will, for the enjoyment of food and community. And if you look at the bottom right picture, you can barely see one of the few trees on there. This is Florida. There's no shade on Giralda. It's a very uncomfortable place, if you want to walk to lunch. And so what we're looking at is creating enhancements which will help not only the businesses, but the enjoyment of the street and the streetscape. Here you have a view. This is one of Richard's views for Miracle Mile, and you see the plantings and the planted gardens, the development of a zone area for walking along -- which will be expanded from the current seven-and-a-half to almost 13 feet. Added to that, we've got the planting areas that you see, which could also be used for outdoor dining where plantings not put on -- put in. That's an option of the City, and we -- what we did is we calculated how much restaurant furniture we actually have on the Mile and took that as part of the area that we would have that available to the restaurants in the development of the cost estimates for their use in outdoor dining, should they want to. That's approximately an eight-and-a-half strip -- foot strip from the edge of the sidewalk -- walking area to the curb line. Likewise, we'd be relocating the trees away from the buildings. That offers two advantages: One, the trees that are there right now had been growing for 30 years very close to a building, and so they have been growing away from the building trying to survive, and they've only -- some of them have become unstable, as well as the fact that they're somewhat malformed. This would allow us to relocate those trees which are salvageable and also (UNINTELLIGIBLE) new like trees further away from the building. The advantage is not only we get more shaded area, but also by moving the tree closer to the roadway and the travel lanes, you actually increase the site line visibility and the signage on the buildings, because the building -- the trees won't be up against the buildings hiding the trees, so a lot of thought that went into this. We've included lighting, streetscape lighting. It's something that we did on Lincoln Road, and the level of lighting that you get off the face of the merchants is wonderful. You get a

good quality, a variety of light, and a good, fairly even lighting. The lighting that will be installed is perception lighting. It's about creating that extra layer of lighting just outside so that it evens out that light so that people feel comfortable walking from one end to the other and you don't have the dark spots that we currently have. Likewise, at crosswalks, at the intersection of the existing paseos, we'd be looking to create some of these outdoor rooms, places for some really unique developed mini plazas with perhaps fountains, benches, places to gather, separate from those seating areas which will be available to the merchants for outdoor dining, and create these rooms in and around the development of the new Tire Mile, as well as look at, for example, the Miracle Theater, and develop that area as a big drop-off area and plaza and enhance the streetscape in and around there to highlight one of the historic buildings that we have there. You know, one of the most interesting and historic architectural rooms that we have is the lobby of the old Coral Gables Bank, the bank in Coral Gables, and it's completely hidden away from the street, and it's one of the most beautiful public areas. That's another area that we would look to develop and enhance not just this language that we're creating here, but create little bits of unique variations for these types of historic buildings that we have. These are the renderings that our group did with regards to street ends looking at that -- those two triangular portions where Miracle Mile intersects LeJeune, and we actually found that there was a fountain on the back of one of those fountains that has been overgrown and unused, and we looked at those places as places we could develop for not only outdoor dining with gathering, as well as highlight the importance of the City Hall within the context of the street and also act as a entrance feature for the ultimate project. And in our view of Giralda, we would do a zero curb street so that from one door to the other, there'd be no drop. We would affect all the organizations spaced by variations of the texture of what we're proposing for the paving, as well as organize the parking, whatnot. You'll see in a minute just what we're proposing for Giralda with regards to the ability to close it and really turn that into an outdoor room. That's another view of possible Giralda. You see that there's some lighting hanging there. We have -- of all that lighting, do a possible issue for development of Art in

Public Places, and that is also included in the budget. And then let's talk about how we're actually going to do this implementation. A big concern has always been our impact on the merchants. These projects are, by definition, stressful. So our goal is to minimize that stress on the merchants during the process of the construction, and that's one of our first goals. With regards to the geometry of what we're proposing is to propose -- as opposed to what is there, on the left, you see the existing condition and on the right, the proposed. You can see that we have our trees approximately 9 or 10 feet from the center of the tree to the building and we're moving that out to almost 18 feet. Likewise, the sidewalk is expanding from the seven and a half that I talked about previously to almost the 13-foot, 6 inches that we have proposed now. The travel lanes themselves will not be changed at all. With regards to the parking, the parking that we're proposing is a parallel space which will be approximately 25 feet long by over 9 feet wide when you count the curb and gutter. Now, why do we do this? Because it allows for straight-in parking on a parallel space. We've actually experimented and tried this with the smallest person in our office and the largest SUV (Sports Utility Vehicle) we could find and it actually works. We taped off an area near the office to make sure that that was going to be comfortable, and we actually implemented that when we developed Crandon Boulevard and found that it works very well. It works on two fronts: One, it makes it easier for parking. Second, is that it eliminates, almost completely, the amount of time that somebody trying to park blocks the street, which is very important. Currently, would be -- the back-out situation you have, first of all, it's -- you always risk it. So everyone sort of backs out really slow and hopes for the best, because you really can't see. And likewise, the speed limit is such that it sort of works, but what does it do? It limits the ability of people to move through. You're constantly -- you really have a street which is two through lanes and one parking attending lane on each side. So this will actually allow for ease of movement, much safer than what we're used to. Here, you see on the left the existing condition, more of a detail, and on the right you see the width of the garden areas that are at about 8 feet to 13 and a half. The nine foot that you have for the parking spaces does not include the two feet which added an

additional between the actual driving lane and the edge of the parking. Why do we do that? Two reasons: One, to open the -- be able to open the doors and not be in conflict with traffic, so that people who use the parking will be -- feel more comfortable. And two, to allow for a little bit more separation between the moving traffic and the sidewalks, so that the sidewalks become a place in and of themselves. If you look at what will be the first block, you see the -- those triangular areas that we're looking at developing. We know green space is the canopy of some type of palm. We don't know what. Now, with regards to the actual materiality, we picked some elements to be able to price them, but the reality is that we have not made any of the final decisions with regards to that. So there's a long process with regards to the design and development, but we want to work with the City and the residents and the BID to make sure that we incorporate their desires in the development of this design. At the mid blocks, you'll see that there are two valet stations, each of which is 72 feet long, which will accommodate three cars very easily on each side or two cars or one car, depending on the time of day and the use that it's needed, so that we don't have to devote the entire valet area in -- during times where there is no conflict with the businesses. For example, between 9:30 and 10, nobody's going to lunch, so the valet usage drops, and you can pick up one or two of those spaces and rent those out as parking spaces. Likewise, we're providing some open air kiosks not only just to (UNINTELLIGIBLE) shade and protection from rain for the people waiting for the valets. Second block. Again, now we're talking about a typical block, and you see the same organization with the valet stations in the middle. Third block, one of the same. And the fourth block, which is our entrance block, also presents a challenge, because we're looking at a series of turn movements; it's an odd-corner situation on 37th Avenue, on Douglas and the Mile. We have a series of turn movements and whatnot, so I would suggest to you that the area in front of Denny's and Ross, we've proposed a typical, but the actual limitation may be somewhat different and may include, believe it or not, angle parking; I don't know. We haven't finished designing that. That's something we need to work through. So I caution you when it comes down to the information that you're hearing, whether it's from us or from

anybody, with regards to the parking numbers and counts, 'cause the final numbers are rough. It's based on initial concept design and not necessarily the final design as we lay it out, as we work out the last square inch of the bulb-outs and the crossings and whatnot to see what the final numbers may be. One important issue that we were asked to look at and we looked at very carefully was the development of the project and its implementation and how we actually stage it. Now, everybody, I think, here has been to Alton Road or knows what's going on in Alton Road and the mess that they got going on over there where they're digging up the street and have closed off Alton Road in some cases. This isn't Alton Road. This is not what we're doing. We're not redoing drainage. We're redoing the paving surfaces so that those -- so that they drain. We are relocating trees. We are not putting in a sewer. We're not moving huge volumes of earth and material. And we are confident we can confine ourselves in the implementation to the shaded areas that we're showing. This would allow for a five-foot clear sidewalk all along the storefronts, open during all that construction. What we were proposing for the paving system is a precast or stone flag of about five-by-five, which would allow us to then place -- when we demolish that sidewalk, we can then place it quickly overnight or in sections so that we minimize the amount of time that we're actually in front of the door working. And likewise, we also included in the cost estimate -- because Miracle Mile is a historic street -- all the areas between the right-of-way line and the actual storefront. Now, those will be at the option of the building owners as to whether or not they want to continue that material into their property, but we did allow for it so that we could have that continuity. Regarding Giralda Plaza, this is one of my favorite little parks. There's a million parks and it's all -- they all work together to really recreate what is the Central Business District and what is the -- our public face of the City. On the right-hand side, you see some images of some very interesting and artistic lighting, and that's what we're looking at putting out as a separate project with regards to development of the lighting over Giralda. If you notice in the center picture on the right, you see the differences in paving materials there, and now some kind of differences we want to develop in the street, maybe not as abrupt. I don't think we want to do a sharp round

cobble stone, but maybe a tumble stone where just the edges are broken off, and so that it has that character of an older city and an older place, something that you would find maybe in Italy. This is a city that is Italianate in many ways, and we think that that's appropriate. Here you see a view of what is a conceptual view of Giralda. Again, sometimes life and beauty is about simplicity. And we're not looking to develop a huge amount of variety in the materials; just enough to be able to define what we want to do and to be in character with the elegance that is the City. The City is not a city that goes out and shouts out about itself all the time. It's a city about quality. It's about design. It's about real functionalities, not about a passing fad. This is not a passing-fad city. This is a city of established ideals, goals and energy, and we want to work very carefully to make sure we -- whatever we do, whatever we ultimately do is in alignment with those unique properties that the City contains. And so we're looking at a very simple plan, layout, but enough that would allow for storage, up for parking, as well as for shade. And likewise, we would have available to the merchants the use of those parking areas that they could use at night if they wanted to do outdoor dining as well, because right now, if you walk down Giralda, you have like showcases of three-foot sidewalks between the bushes and the building. And so everyone's sort of going single file sideways past each other in some cases, and it's not a very comfortable place to be, and yet, it is very successful with regards to destination for dining. Here's a detailed view that shows you a better organization where we will have nine-foot clear between the grades with the trees and the actual face of the building, a more traditional eight-foot parking space. Again, we did a little two-foot bit between the sidewalk and the actual parking spaces. We would -- we organized a street. We checked the elevations, made sure that we had enough drops so we can do the drains down the middle, and so we would have a separate collection and that would immediately remove all the water away from the edges. And ultimately, that is the designs that we have based our cost estimate upon and that we feel extremely comfortable in taking that forward to you not only for bond funding but also for implementation. And I'll be here for any questions. And thank you very much. And I'm handing it back to --

Mayor Cason: I have one question. One of the things that makes the sidewalks so unattractive is chewing gum all over them. Somewhere in the world somebody must have developed something that helps you get that off. I hope you can move forward --

Mr. Salman: It's called a (UNINTELLIGIBLE).

Mayor Cason: Well, even that sometimes doesn't work. But somewhere out there somebody must have developed something that helps, because it -- no matter what you do, it's going to end up with black spots all over the -- So I heard you -- as you look forward in terms of the materials, to try to find something that we can keep those streets -- those sidewalks clean.

Mr. Salman: That's a very good point. Thank you.

Mayor Cason: Thank you, sir.

Mr. Salman: Here's Dr. Hank Fishkind.

Hank Fishkind: Commissioners, for the record, I'm Hank Fishkind, and I've been proud to develop the assessment report. At your June meeting, you made a finding that, in fact, the streetscape project that's being contemplated here would create a special benefit, and it would create general benefits as well; special benefits according to the properties that are fronting Miracle Mile and Giralda and also to those properties in the same block, and that was supported by the empirical research that I did and other information that you had at your disposal. The City proposes to pay -- Can we get the slide back up? Thank you. The City proposes to pay 50 percent of the project. That would reflect the general benefits to all properties in the City, which is appropriate, and that there are City properties in the zone. I would tell

you that, in my experience, that's generous, very generous. There are very few special assessment funded projects that have significant contributions from local purpose general government when there are specially benefiting properties. Streetscape projects, pure streetscape projects in non-CRA (Community Redevelopment Agency) kind of areas are rare. Best comparable is in Worth Avenue, Palm -- in the town of Palm Beach that recently completed a streetscape project of similar size, similar cost. It was paid for 100 percent by the specially benefiting property owners; no contributions from the City. So I think that what you're doing is commendable, and I think it's appropriate in the fact situation that we have here; nevertheless, it would also be appropriate to characterize it as generous. The program cost is approximately \$19.2 million. You see that on the left. There are credits from Miami-Dade County that we would apply against those costs, bringing the total cost of the project to 18 million, with the City's paying half, then of course the other half that has to be financed through the bonds will be about \$9 million. The methodology is to attempt to allocate equitably. And as we discussed it with you, and again, your finding on June 10 was that this methodology would do that. The total streetscape project cost is divided between the City and the private sector. Of the 50 percent on the private sector side, 35 percent goes to the fronting properties, 15 percent to the non-fronting properties in the same block. That, again, was based on empirical research that I conducted on the profile of property values as we move away from the center line of the fronting street. For the 35 percent fronting properties, we propose to divide that up amongst them, based upon the amount of frontage they have, the size of the building, and the value of the building. There was such a finely articulated difference amongst the different types of real estate in the buildings, I think it's very appropriate to have a relatively sophisticated system to divide those costs up for the non-fronting properties, half by size and half by value. And again, I think that's a very equitable method. There are lots of potentially equitable methods in the world, but this is certainly equitable and you have so found. In terms of the process. Where we're at in the process is that on June 10, you approved the basic preliminary program for further review, so this workshop for the

public discussion, which you instructed your staff to conduct, which we have been doing. Now we would publish what we call publish the preliminary role; send out the numbers to each of the property owners with an individually mailed notice and also informing them of the final hearing on August 26, 2014. You will sit as what is called a Board of Equalization, and you'll hear from the public and you'll make whatever decisions, property by property, for any incongruities or other problems or issues that may arise that we as staff can't resolve. We would hope that between the publication of the role and your meeting, that we would hear from any people that believe that there's some issue, and we would work very hard with staff to try to resolve those, and certainly bring our recommendations to you for your final determination on August 26. If the board should adopt the program on the August 26 date, that would trigger the prepayment period. So for approximately the next 60 days, any property owner who wish to prepay could do so and avoid the financing charges, so they could pay at a discount. The City would then expect to issue its bonds sometime November, December of 2014. Market is very favorable, so it would be good to do that, in my opinion. The City will pay interests on those bonds for the first two years, and that would allow the project to get completed and be able to manifest the special benefits to the property owners, but we expect property owners would begin to pay on their property tax bills that would be rendered November of 2016 in August and have until 2017 to pay that bill. Property owners would have the option at any time during the 20-year term of the bonds to pay off the assessments, as long as they paid interest to the next call date on the bonds. So that's kind of where we're at process wise. And I'd ask Cindy to come back up and summarize and talk about additional improvements that are contemplated.

Ms. Birdsill: Thank you, Hank. So one additional project that we have -- wanted to bring to your attention tonight is finishing the streetscape in front of City Hall with the Merrick Park and a feature that connects City Hall across LeJeune to Miracle Mile. This part of the project had always been in the streetscape, but unfortunately, as time has progressed, construction costs have gone up. So we took this part out of

the project to do the special assessment methodology. This part of the project, Stantec estimates, will be about \$4.5 million. What we're proposing is that we put this project, instead of the Lovers Court project that we had in the Neighborhood Renaissance Program funding so that we can reallocate those funds to complete the streetscape project. This means that the City would be putting an additional \$4.5 million to the project that none of the benefited property owners would be paying for that portion. So this is Diana's slide, but I -- just to point out, when you look at the total costs that Hank went over, you consider that the City is going to pay two years of the interest payments and the merchants and the benefited property owners will not be paying during those two years, and that the City will pay four and a half million to complete the project on Biltmore Way. It's really more of a 60/40 split, I think it says. I need glasses. I have them, but they're being -- prescription. Thirty-seven percent to sixty-three percent. So that is our proposal. You have also on this agenda, a little bit later on, a request to have a motion to reallocate those NRP (Neighborhood Renaissance Program) funds, but we'll bring that up after you've had the opportunity to hear the public. Today, we have a number of our consultants here who are available to answer your questions. Diana, our Finance Director, is obviously here. She has Jay Glover of PFM, whose expertise is in bonding. We have Heather Insinosa (phonetic), who is our special counsel for special assessments. Obviously, Dr. Hank Fishkind, our economist. And Camille Tharp from GSG, who is an expert in putting together the methodology and administration of the special assessments. So for any financing questions, we'll turn to Diana, and she'll pick the appropriate consultant to respond. And obviously, Javier is available.

Mayor Cason: OK. I think at this point -- thank you, Cindy. Thank you very much. Let's ask that the Chamber and then the BID to make a presentation.

Mark Trowbridge: Good evening, Mr. Mayor, Mr. Vice Mayor, Commissioners, Madam City Manager, Mr. Clerk. I'm Mark Trowbridge, president of the Coral Gables Chamber of Commerce. We're located at 222 Catalonia Avenue, in the City

Beautiful. And I want to thank you all for the invitation to be with you this evening. If I could ask the members of our board and leadership who are here today to stand behind me so that they can be recognized and acknowledged. They're very attractive, even in this sweltering heat that's in here. So once again, our Chamber is very pleased and honored to stand before you today on behalf of our members and leadership. We want to thank you again for the opportunity to share our thoughts with you this evening on this long-standing priority initiative for our business organization. For decades our community's main street has been in need of significant attention, and it's currently a mishmash of styles, less-than-majestic trees, and unremarkable character that is not befitting of our Coral Gables, of our City Beautiful. In its current form, it is not the premiere destination that our business community desires, deserves, and now demands. Since we last convened several weeks ago, our Chamber has hosted a workshop on the streetscape project at our annual conference in June. You heard Cindy mention that, June 20. More than a hundred members of our stakeholders attended. We heard from City Manager Olazabal, Finance Director Gomez, Assistant City Manager Birdsill, and Stantec's Javier Salman. It was great interest and enthusiasm from our membership that mostly centered around the fact that we are nearing the end of a long journey. We saw photos of the current conditions, which you also saw today, with patrons and consumers, and our very livelihood waiting in standing water after a brief summer shower, cracked sidewalks of all different styles, exposed tree roots that were both gnarled and angry. We then saw exquisite drawings, an idea to what can be and will be when the Miracle returns to the Mile. We also heard in detail how the project will be financed, something that continues to be of discussion today. We understand that and we value that. Our leadership has also met with the BID's leadership since that time and offered additional thoughts on the project and ways that we could help together to move things forward without further delay. The window of opportunity is now. This door is open. We need to step through it with enthusiasm and conviction. We know that Miracle Mile is inextricably linked to our past, to our founders' and our community's DNA (Deoxyribonucleic Acid). It is our main street,

our business epic center, a gathering place where retailers can flourish, restaurants can prosper, and people can assemble in an attractive, open and special place. The time is now to ensure our downtown's long-term competitiveness and create a visitor- and shopper-friendly district that is unparalleled in Greater Miami and South Florida. The re-imagination of Miracle Mile will be a legacy project for each of you and a gift that you are bestowing upon future residents, visitors and businesses alike. Yes, we know that there are some who are concerned, and there is anxiety, and we all must do our very best to listen to and hear these voices and assuage these concerns. There must be no interruption to our businesses' operations. But we can all agree that this project will be a vast improvement over what currently exist and a true game changer for Coral Gables. It is not a painless process, we know. As many of our businesses are just beginning to regain their confidence after a long, painful, and destructive recession. Most of us are starting to grow again, hire again, and thrive again, and this project cannot and must not hinder that process. It must catalyze it. It must remain transparent, but it needs to happen now. As you know, this project has been one standing priority of our Chamber, dating back many years. We believe that great cities must have vibrant downtowns and memorable main streets that create a sense of place, combining architecture, lighting, landscaping, strong retail restaurants mix, and other special amenities. Great downtowns are often built around a strong business community, led by an active Chamber that has invested in making what is already good, extraordinarily great. This project is more than a streetscape project. It is an investment, an opportunity, a civic renewal, a legacy. I close with a more urgent reminder that many of us have invested in this plan for many years. And for me, it's been more than eight years, but for others, far longer. And we say thank you to each of you for your leadership and support. We also want to recognize our strong partners at the Business Improvement District and their leadership, as well as City staff and many others who have come before them, who have had the vision, belief and temerity to see this through. Let's step through that door together today. Thank you.

Mayor Cason: Thank you very much. Next, we'll hear from Marina Foglia of the BID, and Burton Hersh after that, or together, if you wish.

Marina Foglia: Hello. Good afternoon.

Mayor Cason: How are you?

Ms. Foglia: Good afternoon, Honorable Mayor, Commissioners, City Manager, City Attorney. My name is Marina Foglia. I am the executive director of the Business Improvement District of Coral Gables, referred to as the BID, 220 Miracle Mile. The BID would like to thank you for holding this workshop today and for giving all our stakeholders involved a chance to provide their input and be part of the process. We are grateful for the partnership that we have established with the City of Coral Gables and the Coral Gables Chamber of Commerce, and thank you for your time and efforts on this endeavor. I think it is fitting that I begin my remarks today with a quote from our founding father, George Merrick, and the vision he had for our City Beautiful. This is how Mr. Richard Heats also ended his presentation on January 27, 2011. George Merritt said, "Remember what we are selling here is not just land, not just a piece of ground in which to put a house or a building. We are really selling is romance, the stars, the moon, the tropics, the wind off the blue waters, and the perfume of flowers." There is much that we can garner from his visionary statements today. As you know, streetscape designs for both Miracle Mile and Giralda Avenue will address the physical environment as well as competitive economic challenges in order to position the Mile restaurant row and general Central Business District to be a world-class destination for working, living, shopping, dining, and entertainment, as well as maintaining the viability of a central business district to remain competitive with its neighboring urban business districts. It will create a downtown with a broader appeal that will attract new residents and businesses, a place where retail can thrive. We would like you to know that the BID, the board of director, and the stakeholders are very much in support of a streetscape

project. It has been our priority for many years, and we're finally at a point where we see this dream finally coming to fruition. On Thursday, January 27, 2011, the City of Coral Gables Commission approved this much-anticipated streetscape project for the downtown Coral Gables that would transport to the Miracle Mile and Giralda Avenue an urban, vibrant, pedestrian-friendly destination. During the same meeting, the BID went on record saying that it would support a proposed 50/50 split with the understanding that the common denominator included a larger tax base that would benefit from this much-needed transformation. That same day, another resolution was passed with a 5-0 unanimous vote and also supported by us under that understanding. More than three years have passed since that resolution. The purpose, you know we understand, of this workshop today is to discuss the financing of the overall cost of the streetscape project. We realize that the design timeline savings, et cetera, will be discussed in detail at a later date, and that the ultimate decision regarding the financing will be decided at the next hearing on August 26, 2014. In reviewing the recent Fishkind report, we have come to the conclusion the wild methodology used may have been correct -- you know, there's several methodologies that can be used -- the scope of the study is extremely narrow. Therefore, the recommendation is that it be broadened. It is as much -- inasmuch as this is an economic development issue, our goal is to work with the City as partners to address any issues that may arise in what could hinder the streetscape process. Having said that, Mayor, Commissioners, on behalf of my board and the members here today, we ask that you please consider alternate funding mechanisms that would offset the cost of the construction by expanding the tax base and by implementing a 25 cent parking increase to offset the cost of the construction and parking during construction and another 25 cents to reduce construction times and alleviate the burden on property owners and merchants. The City's recent parking revenue study, done by Timothy Haas and Associates, supports that the 25 cent increase would be of minor or no consequence and that our parking rates are, in fact, lower than all competitive -- competing municipalities in Miami-Dade County. The City would derive additional revenue from this as well. Furthermore, the BID board of directors

has passed a unanimous resolution in favor of increasing the parking to offset the costs. I gave copies to the City Clerk, and I hope that he will be giving copies to you. We also are collecting signatures from our properties and business owners to demonstrate our support. All morning long I was, you know, pounding the pavement, you know what I meant, with over 100 business and property owners, and I've collected signatures, you know, that they're all in support of streetscape, but they would like, you know, for the City to offset the costs by increase in parking. So whenever I get more signatures, I will be happy to present those to you. In closing, we are again very appreciative of the partnership and our (UNINTELLIGIBLE) between the BID, City of Coral Gables, and the Coral Gables Chamber. Mark, again, I thank you so much. You have been wonderful during my three-month tenure as BID director of the BID. It's been quite an exciting process these past months and very busy, I might add. But you know what; I want to thank you all. It's been -- it's an honor for me to be here, you know, representing my merchants. And at this time, I would like for my members, you know, to stand up, stand up, you know, to be recognized. If you could please stand up so they could see who you are. Thank you very much. Well, I just want to make sure that they know that they're all here, that this is regarding our members and our residents -- residents and members. So having said that, I urge you to please take into account the comments you have heard from the BID and its stakeholders at the June Commission meeting a few weeks ago during the workshop at Actors Playhouse and, you know, during today's meeting, in order to end up with the best possible solution for all. Thank you again, and I would be happy to answer any questions that you may have at this time.

Mayor Cason: Thank you. You've given us a resolution in favor of increasing parking fees and a petition which we'll read into the public record.

Ms. Foglia: Thank you very much.

Mayor Cason: OK, thank you. Next, Burton Hersh.

Burton Hersh: Commissioners, Mayor, City Manager, I had a lot to say, but really, everything that the president of the Chamber said, if you look at it, wraps it all up. We know what we need to do, and we know it's imperative that we do it; the sooner, the better. There are some concerns, and as long as we all talk together, I have no doubt that those concerns will be taken care of and by the time of our next meeting in August. So I have nothing else to say and just hope that we can get this done. Thank you.

Mayor Cason: Thank you.

Mr. Hersh: Thank you.

Mayor Cason: Next, Judith Weissel.

Judith Weissel: I (UNINTELLIGIBLE).

Mayor Cason: OK. Sabrina Robinson.

Sabrina Robinson: Good afternoon.

Mayor Cason: Hi.

Ms. Robinson: My name is Sabrina Robinson. I'm an attorney. I'm here with Jeffrey Mandler from Rennert, Vogel, Mandler & Rodriguez, and we're here representing two taxpayers that are affected by the streetscape assessment: the Colonnade Hotel and the commercial component of the Ten Aragon. Our clients believe the project has tremendous merit and would like to perceive a question, certain aspects of it, including the funding and the allocation of the assessment. From a legal perspective, the City is obligated to pay for those items which benefit the

general community. For instance, we believe it's the municipal's obligation to pay for the City's infrastructure, including parking, sidewalks, roads, curbs, lighting, et cetera. The obligation to maintain the infrastructure in a sound way is a municipal obligation that should be paid out of, we believe, general funds. It's clear from the images portrayed in the PowerPoint that we saw here tonight and I saw it last week, as well as just walking up and down the Mile, that the sidewalks are in a serious state of disrepair and there's clearly a drainage issue. In fact, when there was the workshop last week, there had been a rain, and the water was up to the sidewalks. In fact, we had to move our parking space because the entire front of the car was really reaching the waterline. It appears from our review of the budget that we were provided that a significant portion of that budget is allocated to roadway and drainage repairs, and that totals approximately \$7.7 million, and another \$1.2 million allocated to electrical and lighting. Our review of the budget indicates a little of the budget is actually going towards enhancements in those areas. By enhancements, I mean the sidewalks have maybe higher-end finishes than typically would be expected or, perhaps, they had some kind of deported signage instead of typical signage. These enhancements should be considered a special benefit, subject to assessment; however, not the general maintenance that we believe that's so strongly needed for some of the infrastructure here. We also believe that a 50/50 split of the overall project, including what we believe is general maintenance, is overly burdensome to the taxpayer and inconsistent with similar other high-profile streetscape projects in Miami-Dade County. We understand that Mr. Fishkind has experience in this area, but there are several major product -- projects in Miami-Dade County that are comparable to the subject that we believe should be looked at for guidance. The first one is Lincoln Road project, which took place sometime ago with a 1994 ordinance with a total capital improvement cost at \$17.8 million. Of that \$17.8 million, 27 and a half percent was borne by Lincoln Road property owners. It's important to note within that ordinance that the cost related to infrastructure were pulled out of the budget and the cost of the enhancements were split 50/50 between the City and that class of taxpayers. Additionally, Coconut Grove, there was a 2008 resolution.

There was a \$14.6 million budget for that project, and 33 and a half percent was to be borne by the taxpayers that came in under that class. This was the case that 33 and a half percent were borne, even though taken out of that were Condo Hotel and residential buildings in that area. They were considered exempt. Next is the Flagler Street project, which is -- we believe most recently passed in March of 2014. It's a \$13 million project, and it's very similar to the project that we're seeing here. The project includes widening of the sidewalks for walking and dining, the addition of trees to a landscape area, and a redesign of the street drainage. In that instance, only properties on Flagler are assessed and they were assessed based upon a (UNINTELLIGIBLE). Of the \$13 million budget, only 7.6 percent, or \$1 million, is being borne by the taxpayers. The next issue we have is how would be it be on if assessment is allocated. The assessment, as it's currently presented, we do not believe is fairly apportioned. Clearly, the properties on the Mile are going to receive the lion's share of the benefit, and I would imagine that this was originally driven by the restaurateurs and the retailers on Miracle Mile, which would make perfect sense. Benefits to those off the Mile are modest. The benefits to the project in (UNINTELLIGIBLE) and to the entire project really to those on the first floor of an improvement as opposed to above a first floor and vertical buildings. The upper floors are gaining really no benefit greater than a general benefit which is appreciated by the general community; yet, the share of the assessment seems to be disproportionate. For instance, the Colonnade Hotel, which has no frontage on the Mile but it is vertical and contains 100,000 square feet, is responsible for 5.6 percent of the total cost to be borne by the taxpayers. That just seems to be disproportionate. It's our opinion that it would be -- we understand that there are many ways to divvy up the equity of this, as Mr. Fishkind stated, but we believe it would be more equitable to assess the properties based upon the square footage of either the footprint of the building or on the lot size and then make an allocation. I believe Mr. Fishkind uses 70 percent to the Mile, 30 percent to the adjacent property owners. The other thing that was just raised in the prior person's argument was that maybe the space should be expanded. It's arguable that the properties adjacent to the Mile, with the exception

of those two properties that actually run through from Miracle Mile to the back street at Aragon or Andalusia, do not gain really a more significant benefit than the general population. However, if you've made a determination to include those properties on Andalusia and Aragon to the assessment class, it really doesn't seem equitable to only include half the block. There is no differentiation that we see on the one block of Aragon or Andalusia versus other side of the block, with the exception of those properties that actually run through the entire block, including both sides of the street would also have a -- have the (UNINTELLIGIBLE) effect of broadening the tax base. The other thing that was just mentioned, which was -- raised a question was the Biltmore Way project. Apparently, there was some money earmarked for another project; Lover's Court we just heard, and I don't know how much was earmarked for that, but I hear that it's being asked that you reconsider and that it be earmarked \$4.5 million to complete this Biltmore Way project, and we're just wondering if there was any consideration to earmarking those funds to help fund this project itself. Thank you for your consideration.

Mayor Cason: Thank you.

Ms. Robinson: Much appreciated.

Mayor Cason: Jeffrey Mandler. OK. Bob Gallagher, and after Bob Gallagher will be Wayne -- I can't read the handwriting.

Wayne Eldred: I'll wait for (UNINTELLIGIBLE).

Mayor Cason: OK.

Mr. Eldred: Thank you.

Mayor Cason: And then after that, then will be Steve Speed. No. Lauren Coll and

Cristina Coll after that. Go ahead.

Bob Gallagher: Thank you. Mr. Mayor, Commissioners, City Manager, Mr. Clerk. My name is Bob Gallagher. I reside at 1137 Campo Sano Avenue, Coral Gables; family owns property at 245-247 Miracle Mile. I join with the other members of the BID, the Chamber, the public who spoke in favor of moving this project forward. My concern is with the allocation of costs. At the end of the City's presentation, they suggested that 4.5 million for the beautification of Merrick Park should be considered a City contribution to the development of Miracle Mile. Well, the City owns the City Hall and it owns the park. I don't think you can then say that that's a benefit to Miracle Mile, and it certainly is no more of a benefit to Miracle Mile than if Sears did something on their site to Miracle Mile, and it's the allocation of costs. I've confirmed with the City of Miami for the Flagler Street, that the property owners/business owners are only absorbing about 16 percent of that cost, and on the City of Miami Beach, Lincoln Road, less than 5 percent is being absorbed. A significant portion of the benefit to be derived by the widening of the sidewalks will be truly realized by the City, because it's going to have more sidewalks that it's going to be able to license, lease to the merchants for an immediate benefit, and yet, ourselves as property owners and with the businesses that we're involved with, hopefully there will be more people, hopefully there will be more shops, but the one real benefit will be to the additional leasing. So I encourage the City to go back and relook at the reallocation of the project. Thank you for your time.

Mayor Cason: Thank you. Lauren Coll.

Lauren Coll: I'll waive (UNINTELLIGIBLE).

Mayor Cason: All right. Thomas Dixon.

Thomas Dixon: Commissioners, my name is Tom Dixon. I'm a real estate broker.

And I've been asked by the Ten Aragon residential condominium units to look at what is being proposed and its impact on the residential units. As part of my research, I looked at the BID in Coconut Grove, which is enacted in 2008, and that basically states that the condominium hotels, known as the Commodore Inn, the Mayfair Inn, the Sonesta Beach, the Mutiny Hotel, and the Ritz Carlton, and residential properties are exempt, specifically exempt from the assessment for the Coconut Grove BID. Also, in looking at the Coconut Grove BID, they're showing revenues of approximately a million four hundred thousand dollars to operate. Of that million four hundred thousand dollars, nine hundred and seventy-one thousand is being contributed by the City. It's being contributed in the form of income or revenues from parking, revenues from the waiver of what people have to do to pay for the phantom parking garage, sidewalk café fees, and things of that nature. I think that if you look at the 66 percent which is contributed by the City, consider for a moment that you are going to decrease the number of parking spaces, you're going to encourage more activity on the Mile and, therefore, you're going to generate more revenue for the parking garages. So the City is going to benefit by the contributions of the property owners by increased revenues. So, perhaps, the property owners should benefit from this additional revenue. I also looked at the 2012 Florida Statutes as it relates to Chapter 170. And it basically says in Section 3, Any municipality subject to the approval of a majority of the affected property owners may levy and collect special assessments against benefited" -- "against property benefited for the purpose of stabilization and improving, 'A,' retail business districts, 'B,' wholesale business districts, and 'C,' nationally recognized historic districts." I don't see anything about residential. Now, will residential be enhanced?-they're going to be assessed under Fishkind's analysis. But will residential properties and Ten Aragon benefit from increased traffic, lights that are going to be on in the middle of the night or later, increased noise? You've indicated that you want to make it a vibrant place to go to. You want to enhance it? You want to make it like Lincoln Road, like Las Blombas (phonetic)? You want a lot of activity?-and then you're going to -- is it going to really enhance the value of the residential? So I would point

out to you that, number one, in Coconut Grove they do not assess residential properties, and number two, special assessments do not deal with the benefit to residential properties, and number three, the City is going to benefit, perhaps, more than the residents at Ten Aragon, who I represent. Thank you.

Mayor Cason: Thank you.

Commissioner Quesada: Mr. Mayor, you want us to take a break?

Mayor Cason: Yes.

Craig Leen: You know, this is a V-tail district and our -- Mr. Fishkind, who I believe is here, you know, made an opinion that these properties would be increased in their property value. And you know, it doesn't -- according to the case law, special assessments, as long as it could hypothetically increase the value of the property for any possible use, it doesn't mean that it has to for the specific use; in this case, residential. Now, he's right, you do have the dis -- you could conceivably remove it. The question, though, is that fair to everybody else if you make the finding that the property value is going to be increased? And, you know, Mr. Fishkind is saying that -- Dr. Fishkind is saying that they would be, so -- but that's ultimately a decision for you.

Mayor Cason: OK. Eddie Snow.

Eddie Snow: Good evening, everybody. I'm Eddie Snow. I own Snow's Jewels on Miracle Mile. I opened my business in 1974. The biggest thing that we have in common from 1974 to 1994 is people complain about lack of parking when they shop on Miracle Mile. They will come to Miracle Mile, they'll look for a spot; they can't find it. They'll go around and around, hopefully, until they find one. And if they don't, sometimes they'll go in the parking garage; other times they'll call me and

they'll say, "Eddie, I couldn't find a spot to park. I'll come back another time." You ask anybody in here who has shopped on Miracle Mile about this parking situation and, basically, that's it; they're looking for parking on the street, and they can't find it. Oh, by the way, could we put up that first picture of this new -- Javier, your photograph of artist landscaping or the picture of what Miracle Mile is going to look like? Can we put that up? Oh, there we go. Take a look at that. To the left you see the front of the car -- I think front of a car, big parking place. See the white flooring; big space in front of the white flooring. Look across the street; lots of places to park. It's beautiful. There's no doubt that it's beautiful. Now, here's the thing. That is a gross misrepresentation of what the street's going to look like. There won't be an empty spot. You see all those spots across the street. They won't be like that. They'll be packed. And the thing is the only thing this really represents is a well-lighted Miracle Mile at about four in the morning when there's hardly any cars here. So I really think that you need to reconsider the parallel parking versus angle parking situation. I mean, it doesn't take long in the morning for every parking place on Miracle Mile to be full. And you want to eliminate 35 percent of the parking spaces? To me, it just doesn't make any sense. And I have to tell you, I am like a positive guy. I am for renovating Miracle Mile. I'm for all these things. I just think this one portion, the change from angle parking to parallel parking, that segment, I think, is a mistake. And then the other thing is this: We're talking about drainage. You know, it rains five days later; there's still water there. I think at the last minute, somebody said, "Well, the draining wasn't bad. They just had to fix something underneath." Well, what happens if you expand the sidewalk? You're going to have to redo the drainage, which means you're going to have to tear up the street. And I just hope -- hope this isn't a done deal where you're going to do this, but I have to tell you, if something like that happens, there's a good chance Miracle Mile is going to look like Alton Road. You can't help but tear up the street to change the drainage. Anyway, thank you for listening to me. I appreciate your time.

Mayor Cason: Thank you very much. And finally, Stephen Bittle -- Bittel, excuse me.

Stephen Bittel: Thank you, Mr. Mayor, Commissioner. After being born in Miami-Dade County 58 years ago Saturday, this is the first time I'm ever in this room and addressing the Commission. Thank you for that privilege. I am here as the chairman of Terranova Corporation. We operate the properties owned by -- what's the name? -- Gables Miracle Mile. We own eight buildings on Miracle Mile now for over 10 years. I think that makes us the largest retailer in -- on the street for this entire time. A member of our firm also is on the executive committee, as well as the board of directors, the BID. So we have a huge interest in what is happening. Matter of correction, our executive vice president, who had another commitment today, asked me to speak as it relates to the pavement of Worth Avenue. In fact, the property owners did pay for the improvements on the sidewalks, but the overwhelming amount of the costs for the infrastructure improvements to the street, primarily drainage, that was a hundred percent paid by the City of Palm Beach. We know that because Minnie Mc Elroy met with the president of the Business Improvement District last week of Worth Avenue at the time that work was done. The speakers here today reminds me of what I learned in a freshman's economics class when the fame Judge Lerner Head said, "Don't tax him. Don't tax me. Tax the guy behind the tree." Everyone is -- I just don't believe a single one of those speakers believes that an enhanced, fabulous Miracle Mile will not increase the value of everyone square foot of office space, of which I own some, every square foot of hotel space, and every square foot of residential space. It will be a more wonderful place for all of those activities, and they will all be worth more. How do I know it? Well, everyone keeps mentioning Lincoln Road. Our firm happens to also own seven buildings on Lincoln Road, one building right behind it, two parking lots, and two office buildings; again, making us the largest retail owner on Lincoln Road as well. Not only was that work done in 1994, but we have paid every year of our ownership there a special assessment that is being collected for years and is now going to be

spent on improving Lincoln Road. Still again, needs to be done, everyone's going to benefit, and we're all going to pay. So I'm telling you, I stand here today happy to support to project and happy to help pay for the project, and anyone who doesn't want to should be a seller today, but to shirk their responsibilities as a taxpayer, as a member of our community is simply wrong. To suggest -- there are parking issues. Lincoln Road has the highest per square foot rent of any place south of New York City. Recent rents have touched just above \$325 per square foot. Do you know how much parking there is on Lincoln Road? None. Not a single spot. But we have surface parking lots and parking garages all around and everyone seems to find their way to the stores in an area that we in Coral Gables might be envious of. Certainly, the Lincoln -- the Coral Gables property owners are envious of those rents. I have two issues in the assessment problems; really, more questions for you to deal with than complaints. First, the City of Coral Gables owns a lot of property around here. Just merely suggests that -- which is buried in a footnote in the financing plan that they are excluded I think is unfair. You own parking garages. You own City Hall, and I think that you need to really look at what the percentages are with and without that and come back to everyone. The second issue is the part of the allocation of the cost based on assessed value. We have a very byzantine formula in Miami-Dade County on how we tract assessed value. While the state law provides that we should be a full assessment state, nobody does it. You buy a new property; you tend to be assessed at about 80 percent of the price. There are some wonderful firms that appeal property taxes every year. In fact, Mr. Mandler and his firm has spoken today; they have represented our firm in the appeal of property taxes throughout the state of Florida for 20 years? -- 25 years, and they do excellent work. We will look forward to continuing to use them. But the reality is if Jeff Mandler does a great job on one of my properties one day, I get a little assessment. But the guy next to me may not have been smart enough to hire Jeff and he gets a high assessment, and there's no equity. I ask you to come up with a formula that's equitable. Does a square foot of retail is the same as the value as a square foot of retail. Just 'cause we bought our properties 10 years ago and other friends in the

room have owned their properties for multiple generations in the same family, they're vastly different assessments. That's just unfair. I want a level playing field. I'm mostly done. I want to thank you for your leadership and vision. Let's get this done. When we bought 10 years ago, there was a big discussion about getting this streetscape. If you had told me 10 years ago that we would still be standing here -- or you fortunately sitting -- and still talking about this and we hadn't started yet, I would have been shocked. Let's get this done.

Commissioner Quesada: Mr. Bittel, before you sit down.

Mr. Bittel: Yes.

Commissioner Quesada: We heard -- and I apologize; I forget your name. I didn't write it --

Ms. Robinson: Sabrina Robinson.

Commissioner Quesada: Ms. Robinson mentioned the Lincoln Road streetscape plan a few years ago. I believe she mentioned it was 1994. Were you a property owner at that time?

Mr. Bittel: I was not.

Commissioner Quesada: OK. So you don't have any additional detail what the participation was from the property owners?

Mr. Bittel: I don't. As of today, I have been appointed by the City of Miami Beach to sit on the Review Commission for the next round of improvements. They published a request for qualifications that design firms from around the world have applied to, and we will be meeting, I believe, on August 6 to pick the firm.

Commissioner Quesada: OK, thank you.

Mayor Cason: And the last is Alberto Manrara.

Alberto Manrara: Thank you, Mr. Mayor, Commissioners. I come here to speak both as a resident of the Coral Gables, as a former merchant on Miracle Mile, as a former president of the Miracle Mile Merchants Association. In fact, it was at the time when the trees were put up, but unfortunately, your consultant doesn't have his dates correct, because it happened in the early 1980s, not in the '70s, when those trees and the sidewalk was last redone. But I'm also here to speak singly as a member of your Economic Development Board. And in all of the eloquent talks we have heard here today, other than for the merchant Eddie Snow, we have not really talked much about the merchants, which is really how this whole meeting or this whole process began, which is we have a lot of vacancies. We need to improve the quality of the merchants, because without good merchants, you could put gold on these sidewalks and people will not come. Merchants is what it's all about. And unfortunately, even though it is the unspoken 800-pound gorilla in the room, the people who are going to pay for this, assuming you approve this allocation to the property owners, is not the property owners; it is the merchants, because every single lease includes a pass-through of any tax that you assess; it will be paid by the merchants. Now, the merchants in this situation is your weakest link. They're the ones who are in the most tenuous of positions. Their margins are incredibly the type. They're facing competition from very sophisticated mall operators, like at Merrick Park, and future ones that you know are coming at Pond Circle. So what I suggest to you is consider not necessarily charging the merchants for this. Now, you can do this in a couple of ways. One way would be by saying, since Miracle Mile is so important to the whole City of Coral Gables, since it is the main artery of our lungs, or maybe the main artery hooked up to our hearts, that it should be paid for people who live in the Gables Estates or in Deering Bay, as well as the people like myself who live only three blocks

from here, and I came walking to this meeting today, by the way. I think that would be -- because all of us benefit from a vibrant Miracle Mile, all of us will live in a better community, and deep down, all of us know that a vibrant Miracle Mile supports the most important part of our tax base, which is our commercial property tax base. And if you don't find that that will be an important thing to do to protect the retail merchants, then I suggested at the last meeting on July 15, I think it was, or the 14th, to the City Manager, to consider doing your assessment in such away -- and where there are attorneys, ways can be found -- to assess this so that it cannot meet the requirements of the leases that the landlord use so that it would be passed on to the merchants of Miracle Mile, and they might be done in a such a way that it could be that this is a special assessment (UNINTELLIGIBLE) real estate and cannot be passed on to the tenants who are using that and who become the important lifeblood of Miracle Mile. I'm all in favor of the streetscape. I think it's over -- you know, it's been long delayed and it's an important thing. I'm not necessarily happy with the fact that parking is going to be impacted for about three and a half years from the moment you begin to work on Miracle Mile until the day -- and this is just based on City projections, assuming there's no overruns -- to the last day of the last garage is finished, it's three and a half years, and that will have an impact on Miracle Mile. And as a part of your Economic Development Board, I do not hear good news there. I am concerned. Because if Miracle Mile is damaged, it won't be long before the rest of our core begins to get damaged also. So I urge you to look for innovative ways to not put this burden on the merchants of Miracle Mile and their businesses. Thank you.

Mayor Cason: Thank you. Thank you very much.

Mr. Leen: Mr. Mayor, can I just received a note, that the last speaker was speaking for herself, but technically, not speaking on behalf of the Economic Development Board, so that's (UNINTELLIGIBLE) point, and it's required by our code -- our ethics code. I just have to state that. But he's perfectly -- he is on the board, and he's

allowed to say his own remarks and (UNINTELLIGIBLE) capacity.

Mayor Cason: OK, all right. Well, does staff want to say anything else? I mean, we've -- I think it's been very helpful to us. There'll be multiple opportunities still for --

Mr. Leen: Mr. Mayor, I also received a message from Commissioner Keon wanting me to let the audience know that she is listening to this remotely. She wanted me to let you know that. And then also, Commissioner Quesada, there were -- I was on the phone regarding -- with Steve Helfman on a couple issues, so was there any legal issues that --?

Commissioner Quesada: Oh, no. It's just that the conversations had begun, and I just wanted -- I thought it was important to be here.

Mr. Leen: Oh, thank you. Thank you for letting me know.

Mayor Cason: Cindy, you have anything else you want to say?

Carmen Olazabal: Yes. I would like to call Hank Fishkind again to talk a little bit about the different cases and also to talk about the benefits to property owners, whether residential or commercial. And then I would like Glenn Pepper to talk about parking and how much parking is lost in the Mile and in general. And (UNINTELLIGIBLE) about the drainage portion of the project and the logistics behind that.

Mr. Fishkind: For the record, I'm Hank Fishkind. With respect to the different projects and the amounts they pay, it's important to compare "apple to apples", through streetscape through streetscape. I'll review all of the information provided tonight and make a report to the City Manager. If there should be some update, I'll

certainly let you know.

Commissioner Quesada: Mr. Fishkind, for your notes, on that point, we have some documentation that was given to us now, so if you can take a look at the 1994/1999 Lincoln Road Streetscape, the Coconut Grove Streetscape, Flagler Street. Now, the Flagler Street, I actually -- we've been speaking to the City of Miami. I know Cindy Birdsill and myself, we've reached out to them, and actually, this morning I got an update, but that's not confirmed yet. That's something that the merchants or the property owners are requesting or the County to provide \$6 million for that. That's not finalized yet. I don't know if you guys have any updated information. But I heard -- that's what I heard directly from the City of Miami this morning. I don't know if that's changed or not, but I still think it would be important for you to look at, as well as the Worth Avenue project; that Mr. Bittel mentioned it earlier. I definitely would like to hear some feedback on that from you. Because one of our first meetings where you spoke, you addressed this topic, and you said it was really out of the ordinary that a city would be paying 50 percent. Obviously, I think it's important for us, for our final decision, if we had some clarity on that topic from you.

Mr. Fishkind: Sure.

Commissioner Lago: Yeah. Doctor, I wish -- I hope it's -- for our next meeting -- our next meeting is the August 26 one, correct?

Mayor Cason: Yes.

Commissioner Lago: That's final. Just to dovetail off what Commissioner Quesada said, I would really like to see if you can give an example of previous projects where you've been involved in the allocation methodology, like you provided us here with regards to the special assessment programming, give us examples like you mentioned in regards to the City being generous where we're paying over 60 percent of the

overall project. That's number one. Number two, I'm a little bit concerned, and I want to also get a little bit further background in regards to the residential component, because one of the individuals that was here --

Commissioner Quesada: Mr. Dixon, yeah.

Commissioner Lago: -- was mentioning Ten Aragon. I'm not sure exactly how many residents or how many units there are. I just want to make sure that we're basically falling in line with what other -- I'm sorry?

Mr. Dixon: A hundred and eighty-six.

Commissioner Lago: I want to make sure, if 186 individuals are living or renting in that building, that we're, you know, falling in line with what we've seen in regards to others streetscape projects in regards to the financing, so if you could just give me some clarification or examples where --

Mr. Fishkind: You'll have it well in advance of your 26th meeting, sir.

Commissioner Lago: Thank you, sir. I appreciate that.

Commissioner Quesada: Do you have any initial thoughts on it right now from what you've heard?

Mr. Fishkind: In terms of residential?

Commissioner Quesada: Or whether you apply the residential component to the houses.

Mr. Fishkind: I believe that the residential received the special benefit. I think it's

clear from the data on the value of the residential as they move away from the Mile. If the Mile did not confer a special benefit to the fronting properties, we wouldn't see the values as close to the Mile as high as they are compared to similar properties, all other things being equal. So to me it's pretty clear, data clear. But I'll provide additional information in that regard, too.

Commissioner Quesada: In that same breath, Mr. Bittel mentioned the City parking garages.

Mr. Fishkind: Yes, sir.

Commissioner Quesada: And why -- you know, where aren't they being assessed? What are your thoughts on that, if you have an immediate answer?

Mr. Fishkind: Yes, sir. They're not being assessed because the City's contributing 50 percent of the project costs. We could flip it around and have all of the properties pay the cost, but I think it is better to exempt City properties and then have the City make contributions, sir.

Commissioner Lago: Where you also -- in lieu of the August 26 meeting, would you also just maybe prepare a simple table if we were to include city-owned properties in the equation, what the breakdown would be in reference to the 50 percent?

Mr. Fishkind: Yes, sir. We would be happy to do that, to provide that information, and again, we'll do it well in advance of your meeting. I don't want you to get to the 26th and have that amount of things to deal with.

Commissioner Lago: I'm just giving you --

Mr. Fishkind: You're going to have enough to deal with --

Commissioner Lago: I'm asking a lot. I'm asking a lot, so I want to make sure you have sufficient time to -- because I wrote into some of the owners --

Mr. Fishkind: Yes, sir.

Commissioner Lago: -- like Mr. Manrara had stated before, some of the individuals who are leasing property, and they told me, you know, "Why doesn't the City charge its own buildings?" And I want to make sure that our answer is, OK, if you want us to change your own buildings, you know, the number's 35 percent versus, I think is the number is 63 percent.

Mr. Leen: Commissioner -- yes. And then I would defer to the Manager, too, on this. But the -- you know, from a legal perspective, why that's usually considered preferable is that if you do it as a general benefit and the City just provides money, you have a sovereign discretion how to do that. By subjecting yourself to the special assessment -- These properties are held for the benefit of the public. The increase in property value doesn't necessarily benefit these properties the same way, and to have the taxpayers pay through that and have to go through a hearing when you could just, for example, increase the payment of the City, that's good thinking; it gives you more discretion.

Commissioner Lago: Craig.

Mr. Leen: It doesn't mean that you --

Commissioner Lago: No, I understand 100 percent. But what I want to do is I want to lay that to rest. On the dais, I want to make sure that everybody's clear in regards to why the City has decided not to include its own properties in regards to the assessment.

Mr. Leen: Yes.

Commissioner Lago: We want to put it on the record.

Commissioner Quesada: Let me just explain it.

Mr. Leen: No, no.

Commissioner Quesada: You want it in writing additional detail.

Commissioner Lago: Yes.

Commissioner Quesada: I don't know if you were going to speak ahead. More points that I wanted to address with him.

Interim City Manager Olazabal: I kind of had a question of exactly what you're looking for, Commissioner Lago, because if you want us to run the assessment numbers, including the City properties, but without doing the, you know --

Commissioner Lago: Yes.

Interim City Manager Olazabal: It's double -- you know, which is a 50 percent from the City and then (UNINTELLIGIBLE) properties, we're kind of double counting a little bit. Or just do the assessment as we were doing the 50 percent (UNINTELLIGIBLE) and assess our properties.

Commissioner Lago: Perfect. That's exactly what I want.

Interim City Manager Olazabal: Do that one.

Commissioner Lago: Exactly what I want.

Interim City Manager Olazabal: OK, we can run --

Commissioner Lago: I want to be very, very clear on the record.

Interim City Manager Olazabal: OK.

Commissioner Lago: I want to show if whether the City is truly providing value because -- and then Dr. Fishkind is going to provide us with a detailed synopsis of other municipalities and what they have done in regards to -- like the attorneys who spoke so eloquently before; We have Lincoln Road, we have Coconut Grove, and we have Flagler Street, which is still up in the air with that \$ 6 million contribution from the County. But I want to make sure that we just put it all on the record and we answer these questions, because these will continue to come up.

Interim City Manager Olazabal: Right.

Mr. Fishkind: We'll get it done promptly, sir.

Commissioner Lago: Thank you, sir.

Mayor Cason: What about the issue of raising the parking rates 25 cents or 50 cents?

Mr. Fishkind: That's completely your discretion, sir. As an economist, I can't give you the policy guidance. Obviously, there were other City needs. You're already -- you're contributing 50 percent of the project costs. Yes, you could raise parking revenues. Yes, you could pay for more of the project, but that would leave you less revenues to do other things. I think it's an important policy decision, and

regrettably, you're going to have to be the one to balance that out. I can't give you that much insight.

Mayor Cason: OK.

Vice Mayor Kerdyk: What's -- no, just real quickly. Broadening the base -- broadening the base in which you (UNINTELLIGIBLE), why'd you put the point of demarcation in the middle of the street? Does that not include one side (UNINTELLIGIBLE) the other?

Mr. Fishkind: Because the property values fall very non-linearly as we move forward. Wherever you draw the line, somebody's going to want the line in a different place.

Vice Mayor Kerdyk: But you see -- you see a distinctive difference being on one side as opposed to the other?

Mr. Fishkind: Yeah.

Vice Mayor Kerdyk: OK.

Mr. Fishkind: There's a distinctive difference in the data. Is it a policy call? Yeah.

Vice Mayor Kerdyk: Yes.

Mr. Fishkind: Sure. Is there a rational, reasonable basis in data?

Vice Mayor Kerdyk: Right.

Mr. Fishkind: Yes, there is.

Vice Mayor Kerdyk: OK.

Commissioner Quesada: A few follow-up questions. Ms. Robinson also brought up a few other points that I want to hear your thoughts on. She was discussing the allocation of benefits --

Mr. Fishkind: Yes.

Commissioner Quesada: -- and the methodology.

Mr. Fishkind: Yes.

Commissioner Quesada: And she discussed -- I don't want to say two different alternatives -- two different ideas. One is that the higher floors receive either less or no benefits for the properties on Miracle Mile or off Miracle Mile. Tell me if that's correct. If I'm --

Ms. Robinson: (UNINTELLIGIBLE) general benefits to the rest of the City.

Commissioner Quesada: If -- Ms. Robinson, if you don't mind, can you come up here to the microphone? I just -- you brought up a lot of good points that I hadn't thought of before, and I just want to make sure we fully flesh them out with Dr. Fishkind since we have him here. So if you can first address that point, and then I'll have a follow-up for you.

Mr. Fishkind: Sure. The lady makes a good point. I respectfully and professionally disagree with it. Again, I would look at the values and how those values differentiate themselves as one moves from fronting to the next property

behind in back. And so if the other properties on the higher floors didn't receive significant benefit from that frontage, then their value profiles wouldn't be as high. No one can say that there's all kinds of issues with property assessments and frailties, and I understand that. I've been a consultant to the Department of Revenue for years. Yes, there are all those things. But I think in -- and there can be individual issues with particular properties, but we have a large number of properties, and generally, the biases are pretty consistent. So the issue then would be is any property unfairly burdened? I don't think so. I don't think that there's a general benefit to the higher floors. It would be inconsistent with the data that I know.

Commissioner Quesada: And what about the assessment based on lot size or building square footage, as she had suggested?

Mr. Fishkind: I've included that in the formula. I think lot size -- I think building square footage is the more appropriate measure as one of the components. I think front feet is an important component, and even with the frailties of the value, it's one-third of the formula, and I think there is a relationship between special benefit and value. So I would prefer to include all three. I think it produces a more finely grained assessment that is more consistent with special benefit.

Commissioner Quesada: Ms. Robinson, any responses or any other comments on that?

Ms. Robinson: I would suggest that including market value. I think Mr. Bittel raised a point. We -- this is what we do. We do tax appeals for commercial properties (UNINTELLIGIBLE). Mr. Bittel pointed it out very --

Commissioner Quesada: Can you -- the mike.

Ms. Robinson: Mr. Bittel pointed it out very succinctly, actually. You can have

two neighboring properties. They can be almost identical in size and identical in what they do. They could be two restaurants side by side. They could be built about the same year, but perhaps, one property owner has challenged the property values.

Commissioner Quesada: Yeah.

Ms. Robinson: The neighboring owner has not. Then the one property owner that has hired the firm that has been successful is going to benefit from the lower market assessment, and it really isn't -- if -- you're not comparing then "apples to apples" because it's not fair to include, then the market value on properties when the assessment's been so varied. I would also mention --

Mr. Fishkind: No, no, no.

Commissioner Quesada: No, no, please finish.

Mr. Fishkind: Excuse me.

Ms. Robinson: That's OK. I would also just mention that off the Mile, the properties on both sides of the street on Aragon, the County does mass appraisal. You're looking at both sides of the street for similar type properties. I would venture a very educated guess; they're going to be assessed very similarly per square foot.

Commissioner Quesada: Now, you've dovetailed a little bit into another topic, which is, as you correctly pointed out what Mr. Bittel had brought up on the assessment. I know you and I had discussed that in the past. As far as that -- going into that -- I know the conversation you and I had last time you were here before this Commission, I was asking you why, why can't we work off appraisals. And I believe your response at that time was related to the fact that, well, then, this can become a

battle of appraisers, you know. Tenants are going to want to have -- or property owners are going to want to have one appraisal; City's going to want to have another, and then it becomes that type of battle. And this is the typical -- from what I understand -- actually, I'm not a -- I don't want to put words in your mouth. What are your thoughts on that point?

Mr. Fishkind: Yeah. I mean, the lady raises a very good point. And certainly, there are instances where --

Commissioner Quesada: And if I'm sorry; if you could speak up a little bit.

Mr. Fishkind: You know, certainly, there are instances where a property owner will hire a firm and get a lower assessment. That happens. No doubt. But remember also, the property tax assessor is required by state law to submit a roll where he swears that the properties are within 90 percent of market value. Now, we can, you know, papoo that. We could say what we wish. That's state law. The state of Florida proves those rolls. So there is a reasonable basis for you to then act and accept that as a reasonable estimation of value. There's no perfect measure of value, but I think when we're talking about an assessment program of this magnitude where there are a large number of properties, that you are on better grounds, and I believe and I am comfortable with, including a portion of for the front -- for the properties, a portion relates to value. Because, remember, we measure special benefit in terms of an increase in market value. So to exclude market value, philosophically, is, I think, a bit problematic, even with the frailties that have been correctly pointed out to you.

Mr. Leen: And Mr. Mayor, if I may? The -- you know, this was looked at by our outside special assessment counsel, and I looked at it as well, and you know, the standard is actually not that high in terms of what needs to be shown, and Dr. Fishkind is a well-respected economist. But you know, there needs to be substantial competent evidence supporting this. Market value -- pardon me -- appraised value --

assessed value by the property appraiser is a sufficient basis legally to base this on. So, you know, ultimately, you have a policy decision, whether you want to include it or not, but legally, I would say this, this is legally sufficient.

Commissioner Quesada: I know. (UNINTELLIGIBLE).

Mr. Leen: -- sufficiency (UNINTELLIGIBLE) --

Commissioner Quesada: But we're not really looking at sufficiency here, and I think that's what Ms. Robinson was saying; the rest of the crowd was saying. We're trying to do what we think is --

Mr. Leen: No, but the -- there is a legal --

Commissioner Quesada: -- equitable (UNINTELLIGIBLE).

Mr. Leen: But when they say that it's a general benefit, that is saying that it's not legal, because if it is a general benefit, you can't assess it. And I'm giving you a legal opinion, that it is legally sufficient. Now, whether you -- now, they can -- if, individually, they think their property is not affected appropriate -- is not specially benefited, they can come to the hearing, they can present evidence, they can -- and you can make a decision and rule on that issue, but it is -- we've given an opinion that is legally sufficient. I don't even think it's really a close question, legally.

Commissioner Quesada: You have any additional thoughts?

Ms. Robinson: One other issue that you mentioned as to the upper floor; I don't think I addressed that. When we said the upper floors do not claim as much of a benefit as the ground floor, the first instance is that I think this whole streetscape was spearheaded probably by the retailers and the restaurateurs on Miracle Mile, which

makes sense because those are the ones that front the Mile. You want to draw more customers in, you want to draw more diners in to be able to enhance it and have wider sidewalks for outside café dining. You're going to likely draw more diners in. As to the upper floors, though, what I saw on Dr. Fishkind's report -- and he can correct me, certainly, if I'm wrong -- is that I think the comparison was being made to single-family homes having uptake in value because of landscaping being done, and I don't know if that correlates really to the upper floors and a hotel that I'm not clear that any anybody's going to be able to have to charge a larger -- a greater average daily rate for the hotel room because the streetscape is -- been beautified on Miracle Mile and this property doesn't sit on the Mile, for instance. And offices, for instance, on upper floors, generally offices, you're negotiating more longer term leases. You're not going to be able to give them an uptick now in what their lease rates are. And I don't know really that it's appreciable on the upper floors any differently than what's generally in the community.

Commissioner Quesada: OK. Dr. Fishkind, any thoughts on that?

Mr. Fishkind: I respectfully disagree.

Commissioner Quesada: OK.

Mr. Dixon: Commissioner Quesada, can I comment?

Commissioner Quesada: Well, it's the Mayor's call.

Mr. Dixon: Mr. Mayor?

Mayor Cason: Go ahead.

Mr. Dixon: My name is Tom Dixon, and I've been doing real estate appraisals, and

I've been in the real estate industry. And the comment about the -- a portion of the assessment being based upon the value of the properties, imagine two properties: They're identical physically, but I've taken good care of mine and it's assessed for a million dollars. My neighbor has not taken care of his and it's assessed for \$500,000. Who's going to pay greater amount towards the BID? The man that has the property assessed for a million dollars. Is that fair?

Commissioner Lago: Well, let me --

Mr. Dixon: Has he benefited --

Commissioner Lago: Let me answer your question.

Mr. Dixon: -- twice that other man?

Commissioner Lago: That being said --

Mr. Dixon: Yes sir.

Commissioner Lago: -- what option do you bring to the table, that is, better one than what Mr. Fishkind has brought forth?

Mr. Dixon: I think what you could do is look --

Commissioner Lago: Give me an idea so we can explore it --

Mr. Dixon: Very simple.

Commissioner Lago: -- before August 26.

Mr. Dixon: Very simple. Very simple. What are they doing in Coconut Grove?

Commissioner Lago: OK.

Mr. Dixon: What are they doing on Flagler Street? In Coconut Grove, if the lot is vacant, they charge one lot one rate for the land. If the property is improved, they charge a rate based upon the size of the improvements. Simple enough. The size of the improvements based upon the adjusted size according to the property appraiser. So if you have two identical buildings of a thousand square feet each on a 2,000 foot lot, the amount that they would pay towards the BID would be identical. It's very easy to administer. It doesn't change every year as the assessment does. It's easier to understand. It's easier for the taxpayer to know what his obligation is, because it's going to be at a rate per square foot of land if it's vacant or a rate per square foot of a building if it's improved. So you can look at what other cities are doing.

Commissioner Lago: How is that rate attained?

Mr. Dixon: How is the rate arranged?

Commissioner Lago: Attained, attained. How do you get that number?

Mr. Dixon: Well, what you do is exactly what Dr. Fishkind has done. You say what is the total amount of vacant land in the BID? What is the total amount of the improved buildings in the BID? And then you allocate between the two that proportion that relates to the vacant land and that proportion that relates to the improvements.

Mayor Cason: Doctor, how much vacant land do we (UNINTELLIGIBLE)?

Mr. Fishkind: Well, hold on a second. But -- I mean, Mr. Dixon is making a, I

think, slightly more general point. So, perhaps -- let me go back first to the first point, which was his example of the two different properties, and if you have a property worth \$500, property worth \$1,000, if they each go up because of the improvements by 10 percent, obviously, the \$500 property went up 50 bucks, the \$1,000 property went up 100, so you know, the values work proportionately, and I think it is appropriate, with all due respect. With respect to different allocation methodologies, most special assessments are done across vacant property in the state. It's very easy for me to go out to farm fields and put special assessments on them. It is much more difficult in complex urban environments with very differentiated properties, with different values, with different sizes, and different frontages, and that's why I think a more finely grand methodology makes sense. That's why I suggested it to you. Yes, it's more complicated. This world is complicated. (UNINTELLIGIBLE) Miracle Mile is (UNINTELLIGIBLE) for goodness sake. It's not easy. It's not a bunch of houses that are all the same with some uniformity. It's the size of property or type or anything of that nature. So that's why I think you would want to have a more sophisticated methodology. That's it. I'll step back for a second, and I'm not the attorney, but I've testified as a expert witness 40, 50 times on these matters. You got two things you got to establish: Is there a special benefit? And is it reasonably allocated? And the case law says if reasonable people disagree, that's going to happen. And that there's no mathematical exactitude in this either, as good as we're going to try. Ultimately, it's a policy decision. You have to weigh it with competent substantial evidence, his advice, mine, and then you have to make a decision.

Mr. Leen: In fact, Mr. Mayor, the case law actually says I think on the borders that sometimes it will appear arbitrary, because you could draw the line here or here, and there's always going to have to be a line. But as long as it's a cohesive -- and this is a block basically.

Mr. Fishkind: Yes.

Mr. Leen: -- so it's a cohesive unit. It makes sense. It can be explained. So my opinion is a court would uphold it and say that it makes sense, as much sense as any other, and in fact, more based on the opinion of Dr. Fishkind.

Commissioner Quesada: Mr. Mayor. Thank you, Mr. Dixon.

Mr. Dixon: OK.

Commissioner Quesada: I would like to call up Cristina Coll. She had filled out a speaker card, and I saw her signaling that she wanted to say something. Would you -- do you still want to come up or not?

Ms. Coll: No. (UNINTELLIGIBLE).

Commissioner Quesada: OK. Thank you.

Interim City Manager Olazabal: Just -- Hank, I have one more question. Hopefully you'll know it off the top of your head and get it (UNINTELLIGIBLE). How much is -- sorry. How much is the value that a properties being assessed per square footage? I think your report mentioned --

Mr. Fishkind: It's about 27 cents for the assessor's per square foot. It's about 0.19 percent of the market value.

Interim City Manager Olazabal: And this is in the annual? This is for the whole year?

Mr. Fishkind: Correct.

Interim City Manager Olazabal: That's the --

Mr. Fishkind: Yeah.

Interim City Manager Olazabal: OK. So for the typical property, what is the --?

Mr. Fishkind: Well, it's not a typical property. But if we make up a 3,000 square foot property with a reasonable frontage on Miracle Mile, it's about \$3,000 a year.

Interim City Manager Olazabal: About how much?

Mr. Fishkind: Three thousand dollars --

Interim City Manager Olazabal: Three thousand dollars.

Mr. Fishkind: -- a year is what we're talking about, which would be about 70 cents a square foot for those properties that are right on the frontage.

Mayor Cason: Two hundred and fifty dollars a month, yeah. I mean, that's what --

Commissioner Quesada: Two hundred and fifty dollars a month.

Mayor Cason: Two hundred and fifty dollars a month or --

Mr. Fishkind: Yes, sir.

Vice Mayor Kerdyk: Hank, let me ask you a question. We've talked about this under the previous meetings, and it has to do with the buildings that have large square footages for parking garages.

Mr. Fishkind: Sure.

Vice Mayor Kerdyk: And we know that, of course, those (UNINTELLIGIBLE) not attributing. What have we decided to do as far as those go?

Mr. Fishkind: Leave them alone. I'll speak to the property owners in the intervening time periods so that we can get some detailed information and decide and give you our analysis, their analysis, and a recommendation.

Vice Mayor Kerdyk: OK.

Mr. Fishkind: And that's what the -- that's what this next 30 days is for.

Vice Mayor Kerdyk: OK. So actually, I just saw Carlo Lopez-Quintero leave. He owns 150 Alhambra Circle. We've talked about this.

Mr. Fishkind: Sure.

Vice Mayor Kerdyk: His general square footage is 105. I think he's on the tax roll records for 210,000 square feet, all attribute to this garage. He would talk to you and deal with it as with anybody else that had the same scenario.

Mr. Fishkind: Absolutely.

Vice Mayor Kerdyk: OK.

Mr. Fishkind: I mean, that's why (UNINTELLIGIBLE) here.

Vice Mayor Kerdyk: This is the 30-day period.

Mr. Fishkind: Right, and that's because his properties are so differentiated.

Unidentified Speaker: No. That's --

Mr. Fishkind: And so we want to encourage that. We're open-minded, and we want to bring the best product we possibly can.

Vice Mayor Kerdyk: I think I knew the answer to that, but what I wanted to make sure is everybody else knew there --

Mr. Fishkind: Yes.

Vice Mayor Kerdyk: -- was a mechanism that they could take place in the next 30 days to really address their assessment --

Mr. Fishkind: Good question.

Vice Mayor Kerdyk: -- so that we can have a recommendation when we meet again August 26.

Mr. Fishkind: That's right. And that's why we're publishing the roll. That's why you're required to send direct mail notice to them.

Vice Mayor Kerdyk: Right.

Mr. Fishkind: So there's no question about what's intended.

Vice Mayor Kerdyk: OK. Are you putting in the direct mail a portion that would say, if you have any questions or anything, please contact --?

Mr. Fishkind: Yeah. There'll be --

Vice Mayor Kerdyk: OK.

Mr. Fishkind: -- a contact number for them.

Vice Mayor Kerdyk: All right.

Mr. Fishkind: Yes, absolutely.

Vice Mayor Kerdyk: OK, very good.

Commissioner Quesada: I only have one last question, I promise, and that's not of Dr. Fishkind.

Mr. Fishkind: Thank you.

Commissioner Quesada: This is for Mr. Salman. Eddie Snow asked a question related to the drainage, which I think he brought up a good point that I hadn't thought about. Because we're moving the sidewalks out, does that mean we're going to be ripping up the street as well? I mean, if it passes. That assumption.

Mr. Salman: You bring up an excellent question, because --

Commissioner Quesada: It's not --

Mr. Salman: -- I want to be able to --

Commissioner Quesada: It's Mr. Snow's question, not mine.

Mr. Salman: It's still a great question. Great, thanks. I want to be very clear that the capacity of drainage on Miracle Mile is not sufficient. The surrounding drainage in the area with Miracle Mile contributes. It's part of the study that we did through our civil group. It's sufficient to handle all the rain. The issue here is one of pitch, where the trees have grown and have swelled the sidewalks. They've also swollen the roadway and destroyed the pitches that allowed the water to move to the drains. The warping that is foreseen in this project is specifically having to do with correcting that, and where the catch basin structures are remote -- create another remote location for another catch basin, which would then drain into the --

Commissioner Quesada: So there's no access to the catch basin needed just, I guess, for lack of a better term, ingress and egress (UNINTELLIGIBLE).

Mr. Salman: I'm not a civil engineer, but I sort of play well on TV (Television) enough to know that that's not a big deal.

Commissioner Quesada: OK.

Mr. Salman: All right. And we're not talking about huge volumes of --

Commissioner Quesada: I believe, just before the August 26 meeting, can you get further clarity, so we have a detailed opinion from an engineer on that?

Mr. Salman: Absolutely.

Commissioner Quesada: OK.

Mr. Salman: I'll be happy to.

Commissioner Quesada: Thank you.

Mayor Cason: I have a question of the City Attorney.

Mr. Leen: Yes, sir.

Mayor Cason: The suggestion that we apply the Lovers Court money, which is a part of the streetscape program separate bonds and everything else we've agreed on three or four years ago. Is it legally possible as an alternative for us to consider to apply that money toward the streetscape?

Mr. Leen: You know, my understanding is that that's pledged. You know, the bond, it has to be detached to that improvement. In fact, we were looking at even changing the -- potential changing the name, and we were concerned about it because we wanted to make sure that that improvement was connected to that money. Now, whether we could go to sunshine state and ask them to attribute it, I would have to defer to the Finance Director, whether she would think that was possible.

Diana Gomez: Good evening. Diana Gomez. So the NRP project -- the funding under the NRP project had been assigned to the projects already identified in the plan. They can be used for those types of capital projects. The Sunshine State Loan doesn't allow us to add a project or change a project, as long as we come back to the Commission and add that project to the NRP plan, which is what we were doing with the \$4 million originally designated for Lovers Court; now going to -- hopefully going to Biltmore Way. So if the Miracle Mile project was added to the NRP plan, it could be assigned to the NRP, but then there would be no funding for the Biltmore Way project.

Interim City Manager Olazabal: Is Heather here just to confirm that? Heather (UNINTELLIGIBLE).

Mayor Cason: Ms. Tillman.

Interim City Manager Olazabal: OK.

Ms. Leen: Is JoLinda Herring? We'll --

Ms. Gomez: Yeah, we'll get JoLinda, but I -- we've already discussed it because --

Mr. Leen: You want me to call her? We talked about this.

Ms. Gomez: Exactly, because we are moving the project for Biltmore Way so that --

Mr. Leen: Because this can't be done here. It would have to be done through a process. I want to talk to her; do a -- we do another resolution.

Ms. Gomez: It's a reso -- it's similar to the resolution that we were switching it from Lovers Court to.

Mr. Leen: That we did earlier, yeah.

Ms. Gomez: That we're going to do; they haven't done it yet.

Mr. Leen: That we're going to do, pardon me. It was continued. So it would be -- but I signed off on it.

Ms. Gomez: Yes.

Mr. Leen: And I talked to her about it. So we could do that again at the next meeting, if that's what your will is.

Mayor Cason: We don't have to bring up -- we don't have to decide on this resolution on the use of the money for Biltmore Way today?

Mr. Leen: No.

Mayor Cason: All right.

Mr. Leen: You don't have to decide -- what -- in terms of -- today, it's just a workshop.

Ms. Gomez: No, no. We do have a resolution with this workshop to pass that Lover -- changing the Lovers Court program to Biltmore Way.

Mr. Leen: OK, the one I sent out.

Ms. Gomez: And there is a resolution in the agenda packet for this workshop to go -- to do that. So if you choose not to do that, then we just can't allocate those.

Mayor Cason: We could do it August 26?

Ms. Gomez: Sure.

Mayor Cason: OK, no problem.

Mr. Leen: We could. Or you could do it and then you could move to reconsider August 26.

Mayor Cason: All right.

Mr. Leen: You have -- you could do it either way.

Mayor Cason: I think we need to research it and see --

Mr. Leen: That would be my recommendation. We should talk to (UNINTELLIGIBLE).

Mayor Cason: Yeah, whether it could be taken in an NRP (UNINTELLIGIBLE).

Mr. Leen: Then I would -- you know, I would defer to the Manager, 'cause I don't know. Do you have a plan for this? Was there a reason why you wanted it today?

Interim City Manager Olazabal: Well, then, the plan was to use it in the Biltmore Plaza project.

Mr. Leen: Yeah.

Interim City Manager Olazabal: Obviously, if it's not used there, it's used somewhere else. Something has to hit. But if -- oh, shoot, I had another --

Mayor Cason: But we don't have to decide it today?

Interim City Manager Olazabal: No, we don't have to decide. Oh, the question I had was if we were going to use this money (UNINTELLIGIBLE)...Miracle Mile, how does that affect -- it would affect how the properties get assessed, so we would need to drop that down in the equation. It may affect the timeline --

Ms. Gomez: Correct.

Interim City Manager Olazabal: -- with the notices, and I'm not sure how it affects the timeline for getting the financing plan in place. It basically changed the number

for each of the property owners, because now there's a contribution that goes (UNINTELLIGIBLE). See what I'm saying?

Mayor Cason: No, I don't.

Mr. Leen: No.

Interim City Manager Olazabal: You would have to understand the logistics.

Mayor Cason: More complex (UNINTELLIGIBLE).

Interim City Manager Olazabal: Yeah.

Unidentified Speaker: Yeah.

Vice Mayor Kerdyk: You know, we got to look into it.

Mr. Leen: You could approve it. You could approve it, and we could look into it, and you could always move to reconsider it at the next meeting. Under our Code, you're allowed to do that.

Interim City Manager Olazabal: Right. What we need is direction regarding what notification is staff supposed to send, option one or option two?

Mayor Cason: True.

Interim City Manager Olazabal: Or is it a letter saying option one or option two is going to be considered, and then we're going to need more time because what we have -- this plan -- we know (UNINTELLIGIBLE) notification that's going to be sent, and we know what money goes with that, but if we -- the numbers are going to change.

We're going to have to do some research. We're going to have to change the notification and all of that, so that's -- it just -- we're going to need more time to, you know, change the notification. That's just --

Mr. Leen: Well, we can reduce the amount assessed. We don't have to -- that's just a maximum, so we can -- I don't know if we would have to change the notice.

Interim City Manager Olazabal: Oh, OK.

Commissioner Quesada: I think I could clarify that for you guys real quick.

Interim City Manager Olazabal: That's a good point.

Mr. Leen: We would stay with the maximum.

Interim City Manager Olazabal: OK.

Commissioner Quesada: I'm going to clarify it real quick. I want to let Ms. Coll speak first, but I would like you to make a motion to approve -- to confirm that approval from staff and also to -- for us to be able to reconsider at the next meeting to clarify any kind of notification issues. That way, if we decide at that time that we're not in favor of it, we want to change it around, we can do that, and there are no issues with the notification.

Mayor Cason: All right.

Interim City Manager Olazabal: And we're going to aim to do this and get it done by August 26 --

Mayor Cason: Yes.

Interim City Manager Olazabal: -- but understand that there's a lot of priorities on the table and we, you know --

Commissioner Quesada: Understood.

Interim City Manager Olazabal: Hopefully, August 26, we'll have all the information you need.

Mayor Cason: OK.

Commissioner Quesada: Ms. Coll, thank you --

Cristina Coll: I had -- Cris Coll, and I'm the owner at 110 Merrick Way. I am --

Mayor Cason: Speak close to the microphone.

Ms. Coll: I beg your pardon?

Mayor Cason: Get close to the microphone.

Unidentified Speaker: Closer to the microphone.

Ms. Coll: I understand, absolutely, and I understand as an attorney, OK, the broad base that you have -- that the City has to tax people.

Commissioner Quesada: Ms. Coll, I'm sorry; I can't hear you. Yeah. You really got to speak into it.

Ms. Coll: I understand that the broad base that the City has to tax, to do a special

district, but at the same time, for example, I looked at Dr. Fishkind's study, which I think the methodology is excellent. I have issues, because I think it's a little bit narrow, but for example, I don't think it was entertained. If you look at 150 Alhambra and if you look at 110 Merrick Way, our back is toward Giralda. And so when you told me to talk about hypotheticals -- and I'm just giving you a hypothetical, apple to apples -- if we, for example, wanted a restaurant in our building, the first thing that we would probably get is we don't have -- we're not in the area where the synergy is. We're not in the area where they developed the broad sidewalks. We're not in the area where they have the trees. So what ends up happening is not only do -- we can address the special benefit, but we can also -- we're very clearly at a competitive disadvantage, and I proposed some kind of redress to that, and what I suggested was that at least we be able to grandfather in the rights to the signage that we have so that we can maintain our signage that is properly permitted. And we spoke with the BID, and they were in favor of it. And we've spoken with Commissioners and each one has been in favor of it. And we've even drafted a small -- a provision because -- at the request of the BID. And I'm just bringing that up now so that we can state it publicly.

Mayor Cason: OK. Thank you.

Commissioner Quesada: Thank you very much. I appreciate it. Thank you. So, because it's a workshop, we're not voting on the actual assessment today or Dr. Fishkind's report.

Mayor Cason: Right.

Commissioner Quesada: So I will make a motion on the item that is before us today, and it is to adopt the recommendation of staff on the four -- I'm sorry; give me the exact monetary amount -- the four million dollar amount, and that's my motion. And also included in that motion is an amendment so that we can reconsider it, and I guess

final confirmation of that amount, the net allocation --

Mayor Cason: Four point five.

Commissioner Quesada: I'm sorry; \$4.5 million.

Mayor Cason: OK.

Mr. Leen: What I would recommend making it subject to -- you know, if staff goes and does this research and comes to you, you can put it back on the agenda for reconsideration. But if we come back and it can't be done, for example, then it doesn't need to come back for reconsideration.

Commissioner Quesada: Well --

Mr. Leen: But we wouldn't sign it --

Commissioner Quesada: -- if it passes, anyone who voted in favor of it, we'll be able to reconsider it at that time.

Mr. Leen: That is true.

Commissioner Quesada: OK.

Mayor Cason: That's the way to do it.

Commissioner Quesada: And for notification purposes, I think this is the cleaner way to do it, so everyone has an idea that's being discussed.

Mr. Leen: Understood.

Commissioner Quesada: It doesn't mean -- I guess, implicitly, we will know that we could potentially reverse that decision. You know, so that is my motion.

Interim City Manager Olazabal: I have a question for Diana first.

Commissioner Quesada: Yes.

Interim City Manager Olazabal: So the resolution basically adds the ability to use the bond money towers, the Biltmore Plaza project, but that doesn't mean that it has to be used for that money. It just allows us to use the money for the projects that are included in the NRP.

Ms. Gomez: Right.

Commissioner Quesada: Understood.

Interim City Manager Olazabal: So if you, on August 26, want to add another project to the NRP list, then the bond money can also be used for that money.

Commissioner Quesada: OK.

Interim City Manager Olazabal: Can you move money from one project in the bond issue to another?

Ms. Gomez: Yes.

Interim City Manager Olazabal: OK.

Ms. Gomez: So the resolution is -- actually, there's only \$4 million in the NRP

allocated for the Lovers Court.

Commissioner Quesada: OK.

Ms. Gomez: So the project at Biltmore Way is estimated 3.5, so the City would have to come up with the other \$500,000.

Commissioner Quesada: Understood.

Ms. Gomez: (UNINTELLIGIBLE) will not cover the whole thing, but, yes. This resolution, all it's doing is adding the project Biltmore Way instead of the -- you know, the Lovers Court was identified as a -- you know, as a parcel or property elsewhere on Miracle Mile. It's just adding this project instead of that. So it's just adding a project. You can add another project to it and then you can move the monies within the project --

Vice Mayor Kerdyk: But the issue is, though -- I mean, the fact is is the reason we passed that was to create green space or open space or public space, you know, there, and that's why we added that (UNINTELLIGIBLE). We can't identify a piece of property in the City of Coral Gables that meets that criteria. The reason why we're doing Biltmore Way is it's going to be a centerpiece or a place -- public place where you can participate and have all sorts of things. So there is some equality between the two, whereas, you're taking it and saying, "OK, I'm going to, you know, apply it here." It's a whole different reason of doing that. So I'm going to tell you, I'm going to have some problems if that's the motion later on, is to move the money from there --

Mayor Cason: Because, basically --

Vice Mayor Kerdyk: -- to something that is not a public place.

Mayor Cason: Yeah. Because, basically, we couldn't find a place on Miracle Mile, so you can call this a new Lovers Court.

Ms. Gomez: Right. Absolutely correct.

Mayor Cason: So it's just removing it to the end of Miracle Mile because we couldn't find a place to put --

Ms. Gomez: Right

Mayor Cason: -- after three years.

Commissioner Quesada: To be clear, the point of my motion is to keep the conversation active so that we can get additional public input on the 26th; we'll have additional feedback from Dr. Fishkind, then we'll be able to, you know, have a more fully vetted, you know, discussion on the 26th. So --

Mayor Cason: All right. So Commissioner Quesada's made the motion; the Vice Mayor seconds it. City Clerk.

Walter J. Foeman: Vice Mayor Kerdyk?

Vice Mayor Kerdyk: Yes.

Mr. Foeman: Commissioner Lago?

Commissioner Lago: Yes.

Mr. Foeman: Commissioner Quesada?

Commissioner Quesada: Yes.

Mr. Foeman: Mayor Cason?

Mayor Cason: Yes.

Interim City Manager Olazabal: I think Diana had something.

Ms. Gomez: I just wanted to -- for clarification and direction --

Commissioner Keon: I (UNINTELLIGIBLE) Commissioner Keon.
(UNINTELLIGIBLE) also.

Mayor Cason: OK.

Mr. Foeman: Continuing roll call, Commissioner Keon?

Mayor Cason: What say ye?

Vice Mayor Kerdyk: Oh, she has to vote.

Mayor Cason: Are you going to vote, Commissioner Keon?

Commissioner Keon: I wasn't called.

Vice Mayor Kerdyk: Commissioner Keon, do you vote in favor?

Commissioner Keon: Yes, but I wasn't called.

Mayor Cason: Thank you. OK.

Ms. Gomez: So for the notices that are going to go out early August, they are going to go out as -- with the current financing, which is -- a maximum amount does not include this reduction or potential reduction by this \$4 million, so it would be a higher number. We are -- after republishing notices, we can come down, but we cannot go up. All right.

Commissioner Quesada: Understood.

Ms. Gomez: So we just want to get clear that we're going to do it based on what we currently have. OK.

Commissioner Quesada: Understood. Thank you.

Mr. Leen: Mr. Mayor, just to give an interpretation, just because it's not really in our Code. For a motion for reconsideration, which is based on Robert's Rules, I'm going to give an interpretation, that that can be done at the regularly scheduled meeting, so the special meetings in between do not serve as a opportunity to stop that, so you can go all the way up to next regularly scheduled meeting to move for consideration.

Interim City Manager Olazabal: I do have another question, and I'm sorry, 'cause I know what time it is. But at some point, we were contemplating assessing the garages related to the RFP project -- the RFP for the garages. Are we still considering that option? Because we need to understand how we go about that before we issue the RFP for the garages. So if we have -- we're considering other options for financing and are not considering this one, we can go ahead and issue the RFP for the garages. It's just a different mechanism of -- it ends up being a contribution from the City. It's just a different way to fund it. So I don't know that it makes that much of a difference. I wanted to get direction as to whether you think

it's OK to not use that as a financial (UNINTELLIGIBLE), assessing the garages.

Vice Mayor Kerdyk: I thought we had instructed Hank to bring back an analogy of how much we would get by assessing the garages. I guess you could do it as --

Interim City Manager Olazabal: OK.

Vice Mayor Kerdyk: -- they currently exist and as they would possibly exist --

Interim City Manager Olazabal: OK.

Vice Mayor Kerdyk: -- if you did a maximum development.

Interim City Manager Olazabal: So that's still -- OK. All right, so we'll --

Commissioner Quesada: That was what Commissioner Lago requested.

Vice Mayor Kerdyk: Yes, Commissioner Lago had said.

Interim City Manager Olazabal: OK. So on August 26, we'll have that information and we can make it a determination --

Vice Mayor Kerdyk: Yeah, then we can make a decision, yes.

Interim City Manager Olazabal: -- as to whether -- OK, got it. OK. So then --

Vice Mayor Kerdyk: And then the 25 cents was another issue that was (UNINTELLIGIBLE).

Unidentified Speaker: Yeah.

Vice Mayor Kerdyk: Because that might be --

Interim City Manager Olazabal: OK. So we'll wait until then, and then figure out whether, you know, we're ready to --

Commissioner Keon: (UNINTELLIGIBLE). What -- before recessing, Mayor Cason, may I ask for a specific (UNINTELLIGIBLE), please?

Mayor Cason: I can't hear you.

Commissioner Lago: She wants to ask a question.

Mayor Cason: Yes, go ahead.

Commissioner Keon: I (UNINTELLIGIBLE) also like to see the numbers on what are the infrastructure improvements and the costs that we would normally incur with regard to any sidewalk on any street in downtown district, so I know the difference between what would be our responsibility as infrastructure and what are enhancements.

Interim City Manager Olazabal: OK.

Mayor Cason: All right. You come up with that?

Commissioner Keon: OK, thank you.

Mayor Cason: OK, thank you. Thank you all for coming, for your input. I encourage anybody else that has input to come on the 26th. We always accept e-mails (electronic) as well. Thank you.

[End: 7:35:22 p.m.]