City of Coral Gables City Commission Meeting
Agenda Items H-1 and H-2 are related
June 10, 2014
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission
Mayor Jim Cason
Vice Mayor William H. Kerdyk, Jr.
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada

City Staff
Interim City Manager, Carmen Olazabal
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia

Public Speaker(s)
Heather Encinosa, Outside Counsel on Assessment
Hank Fishkind, Fishkind and Associates, City Consultant
Mark Trowbridge, Executive Director, Coral Gables Chamber of Commerce
Marina Foglia, Executive Director, Business Improvement District (B.I.D.)
Javier Salman, Vice President with Stantec
Burdon Hersh, Architecture, Planning, Interior Design
Eddy Snow, Owner of Snow's Jewelers on Miracle Mile

H-1 and H-2 are related [Start: 10:09:27 a.m.]

H-1: A Resolution of the City Commission of the City of Coral Gables, Florida, relating to the Miracle Mile improvement project; describing the property to be included within the proposed Miracle Mile assessment area and the local improvements to be provided therein; determining the estimated capital cost of the Miracle Mile improvement project; establishing the method of assessing the project cost against the properties that will be benefited thereby; establishing other items and conditions of the assessments; directing the Finance Director to prepare a preliminary assessment roll; establishing a public hearing to consider

imposition of the proposed assessments and the method of their collection; directing the provision of notice; and providing for an effective date.

H-2: A Resolution of the City Commission of the City of Coral Gables, Florida, relating to the Giralda Avenue improvement project; describing the property to be included within the proposed Giralda Avenue assessment area and the local improvements to be provided therein; determining the estimated capital cost of the Giralda Avenue improvement project; establishing the method of assessing the project cost against the properties that will be benefitted thereby; establishing other terms and conditions of the assessments; directing the Finance Director to prepare a preliminary assessment roll; establishing a public hearing to consider imposition of the proposed assessments and the method of their collection; directing the provision of notice; and providing for an effective date.

Mayor Cason: City Manager would you take on Items H-1 and H-2.

Interim City Manager Olazabal: H-1 and H-2 are related and I'll read them into the record. A Resolution of the City Commission of the City of Coral Gables, Florida, relating to the Miracle Mile improvement project; describing the property to be included within the proposed Miracle Mile assessment area and the local improvements to be provided therein; determining the estimated capital cost of the Miracle Mile improvement project; establishing the method of assessing the project cost against the properties that will be benefited thereby; establishing other items and conditions of the assessments; directing the Finance Director to prepare a preliminary assessment roll; establishing a public hearing to consider imposition of the proposed assessments and the method of their collection; directing the provision of notice; and providing for an effective date. H-2 is a Resolution of the City Commission of the City of Coral Gables, Florida, relating to the Giralda Avenue improvement project; describing the property to be included within the proposed Giralda Avenue assessment area and the local improvements to be provided therein; determining the estimated capital cost of the Giralda Avenue improvement project; establishing the method of assessing the project cost against the properties that will be benefitted thereby; establishing other terms and conditions of the assessments; directing the Finance Director to prepare a preliminary assessment roll; establishing a public hearing to consider imposition of the proposed assessments and the method of their collection; directing the provision of notice; and providing for an effective date. I'm very excited today to talk to you about the Miracle Mile and Giralda Avenue Streetscape Project. As you are aware – we are calling in Heather Encinosa, which has been our legal advisor on this matter.

City Attorney Leen: Heather is our outside counsel for all special assessments; we would like her to be on.

[Note: The City Attorney telephoned Heather Encinosa, outside counsel, to be a part of the meeting].

City Attorney Leen: This is Craig Leen, how are you?- City Attorney, Coral Gables.

Speaker: I'm fine, how are you?

City Attorney Leen: Is this Heather?

Speaker: No. You need Heather?

City Attorney Leen: Heather Encinosa please.

Speaker: OK. Your name one more time please.

City Attorney Leen: Craig Leen.

Speaker: One moment Mr. Leen.

City Attorney Leen: Thank you.

Ms. Encinosa: This is Heather.

City Attorney Leen: Hi Heather, this is Craig Leen. You are on speaker at the City of Coral Gables Commission meeting and anything you say can be heard by everyone and on TV, so just be aware of that, and we would like you to give us advice on this item if any questions come up and I'm going to turn it over to our City Manager.

Ms. Encinosa: Very good.

Interim City Manager Olazabal: I'm very excited to be able to talk to you today about Miracle Mile and Giralda Avenue Streetscape Project. As you are aware and have been discussed in this Commission before, Miracle Mile and Giralda Avenue do not live up to their full potential. With this project we have the opportunity to put them back on the map; we have the opportunity to create a civic format that will become the focal point and a gathering place for the region. The item that is in front of you for your consideration today is an initial assessment or a resolution, it's one step of a two-step process. If the initial assessment resolution was to be approved today, then an initial assessment roll would be sent to the property owners and then a public hearing

would be set. For the City to be able to assess the properties a final assessment resolution would have to be approved by this Commission at the next public hearing. As you may recall, on February 25, 2014, there was a workshop to discuss a methodology of how the assessment was going to be calculated for the different property owners. Hank Fishkind was at that meeting and walked through the methodology. There has been some notification since that workshop and Hand Fishkind is here today to walk you through those notifications. In addition, we also have Mark Trowbridge from the Chamber of Commerce and Marina Foglia from the B.I.D. (Business Improvement District) is here to discuss the items. We also have a team of professionals who have been helping us with this item, we have Jeff Rattly, who can answer any questions we have regarding the process, including the posting and how we put the assessment on the tax roll. We have Jay Glover, who is our financial advisor and he can advise us in any matters regarding bond financing; we have Heather Encinosa on the phone, who can advise us on legal matters; and we have Javier Salman, who can advise us on any construction questions we may have, and how we reach to the construction cost estimates. So with that, I'll pass the floor to Hank Fishkind.

Vice Mayor Kerdyk: Before I'd like to ask you a question please. You know I want this to be a very productive meeting here today, but I do need to ask you a couple of questions as far as noticing provisions go, because I don't want to get down the line here and then have a lot of people come back to us and say, hey we never knew that this hearing was being held here. I know probably that we formally noticed it correctly, the question is how did we notice it to the independent owners of property on the Mile, behind the Mile where they are going to be assessed, Giralda, behind Giralda where they are being assessed. Let me just caveat that by saying that I manage several properties in that location and none of my owners have any notification, and so if you would address that and then we can expound upon that a little bit.

Interim City Manager Olazabal: That is part of what this initial assessment roll is trying to do. This is basically showing you how we got to a total of what we think the property owners should be assessed, assuming you agree with the methodology and how we are going about it, then an initial assessment roll will be sent, and then we will notify owners of when a public hearing will be heard regarding this matter, so the property owners haven't been notified yet, they will be getting.

Vice Mayor Kerdyk: But they haven't been notified now, so your methodology of doing it is to go ahead and come up with a concept of the assessment and then notify the owners at that point on a resolution, which only takes on reading, and then go to the owners and ask them and say, this is the way we are doing it, and at that point have discussion?- is that your thought process?

Interim City Manager Olazabal: Well the thought process is at that point they get to see the assessment roll and if there are any issues we can discuss, we can do a workshop as well if you'd like before taking it to a final assessment resolution.

Vice Mayor Kerdyk: Again, we've been doing this for a long time and believe me, I think we should have done it three years ago, five years ago, and I don't want to delay it any more than what is necessary, but I don't want to go all the way through this process and then have each one of us have owners calling us and say, what do you mean you've already assessed it?- or come up with a methodology, I had no idea that you were doing this?- and I can tell you, I've been sitting up here a while, I know that that is going to be a pushback that we get from the owners, and I want to listen to everybody, we'll talk about it, we'll discuss it, and I know at our last workshop we talked about having additional workshops with regards to this, and I was sort of interested when we just put this on the Commission role here, agenda, to seek approval without another workshop for the owners. So I think that what we need to do is we'll listen to the process, listen to the B.I.D. what they have to say and then make some decision on how we want to precede before we adopt this resolution. I think that's the way we should go.

Interim City Manager Olazabal: Right – We could potentially add a workshop if that's – to discuss it further.

Vice Mayor Kerdyk: We just want to make sure it's right. When we do it we want to make sure it's right.

Interim City Manager Olazabal: Absolutely.

Commissioner Keon: It's my understanding that our action today is to, after having the workshop, is to now look at this resolution and it is, what its saying is the public hearing to consider imposition of the proposed assessments, we are not imposing those assessments and I think that's important that everyone understand is that we are not imposing assessments. We have finally found or think that we have a viable financing plan for the renovation of the Mile. Now up until this point that has always been the stumbling block is that we have never ever had a financing plan in place where we could actually move forward, so up until now it has all been talk. We now have what we believe to be a financing plan in place that we believe can support the renovation of the Mile, so this discussion and this meeting today is simply to vet that financing plan. It is to discuss it, it's to get the reaction of the stakeholders on the Mile, and to hear the support from the individuals that have constructed this plan so that we are assured and we are comfortable that this is a viable plan, and then you will set a public workshop that will determine we'll get the feedback from the public, from the property owners, and the other stakeholders, from the residents of the City, or whatever, and after that at the outcome of that

will determine whether or not we actually impose the assessment, but today our intention is not to impose an assessment. It is to explain to bring forward and to make public a plan that we have that we believe is viable to do, to redo the Mile.

Vice Mayor Kerdyk: OK. I have a question. Can I just make a…..Yes and I appreciate the effort that has been put forth on trying to come up with a financing plan that's good. The problem is I don't think that we've ever agreed upon what the plan is, we have a number out there that we have figured what the streetscape is about, which is $14 million for one thing and $4 million for the other. I don't think you've ever even seen, as a Commissioner, have seen that plan come forward of what it conceptually looks like. I know we did two years ago, I know Frank Jim and I looked at it two years ago, but we have never sat up here and said, you know what?- I think we are going to take parking off the street and we are going to do exactly what Stantec has agreed and we agree upon that, or I think we should instead of putting oak trees there I think we need to put a better variety of – and instead of $14 million it's going to be $20 million. So I wonder why we are moving forward without even knowing what the exact plan is on the street.

Mayor Cason: Can I ask the Manager then to explain why we are going financing before the discussion of the plan. I think there is logic to it, but go ahead and…

Interim City Manager Olazabal: Well the logic of it is that we still need to take a few steps to get the financing in place and we didn't necessarily wanted to spend additional money on the design without knowing that we were firm and that we have a financing plan that will be able to fund the project some preliminary studies regarding the construction and we were planning on doing once we have the OK to move forward with the project, we were planning on vetting the design part with the Commission so that we would have some proposed plans that could be vetted here.

City Attorney Leen: Mr. Mayor, one issue on the legality issues. You know there is a discretionary component to what's being said and there is a legal component. Legally all notices has been provided that needs to be provided, I do want to be clear about that legally. This is an appropriate resolution, it can be considered at this time. In fact, it does set notice requirements going forward for the final hearing where the special assessment will be imposed. Now there is a discretionary element as well, which I'm not going to go into as much, it's not really my role, which is what the Vice Mayor is raising, which is you can also provide additional process or additional hearings if you like; and we did have a workshop previously on this matter, it was a Sunshine meeting, I believe at that workshop it was limited to the Commission, members of the public could come and see it. You certainly have the power and the ability and your discretion to provide more workshops. I would like to say though that if you do pass this today this is a necessary process in the ability to impose the special assessment. It doesn't actually impose the special assessment, but it does set the entire process, it directs the Finance Director to prepare an

assessment roll, and it sets the public hearing, so if that's going to be changed you would have to do it again.

Vice Mayor Kerdyk: But you are setting it on what you think the plan is…

City Attorney Leen: Yes.

Vice Mayor Kerdyk:….so if it exceeds that then…

City Attorney Leen: In terms of the amount.

Commissioner Lago: But let me ask you a question Craig. I mean obviously you give us your legal expertise. This is a conceptual drawing, no construction documents have gone to the City, correct me if I'm wrong, these are conceptual drawings, so we are going to tweak the drawings to meet today's needs, 2014. Two years ago I saw the drawings, I had them in my office from when they were done; beautiful drawings, great job. Maybe what we need today is something a little bit different, but I think that the bones of the project, I think are still the same; the requirements are still the same. We may have a change in regard to a tree here or tree there, but I don't think it's going to be a 15 or 20 percent difference in what we have supposedly estimated today. Construction costs have gone up, but…

City Attorney Leen: This sets a maximum amount that you can assess through a special assessment as to those properties. It doesn't set a maximum amount for the project and Heather if you could comment on this further, please do so, Heather.

Ms. Encinosa: Yes. We address…to modify the plan so long as we do not exceed these amounts and so long as any modifications to that plan still provide the special benefit to the assessed properties.

Commissioner Keon: OK, so could I make it clear? It's like when we are looking at the tax rolls and we make that first vote, this is the numbers that are included in the documents here are not to exceed numbers, is that right?

Ms. Encinosa: That is correct.

Commissioner Keon: So these numbers bind us as not to exceed?

Ms. Encinosa: That is correct.

Commissioner Keon: OK.

Ms. Encinosa: If you wanted to go up you would have to reassert this process, this is all in accordance with the revised ordinance that you recently adopted.

Commissioner Lago: So basically, what we are looking at today and we are vetting today is just the vehicle to be able to impose?

Commissioner Keon: Yes – but it's not to exceed.

Commissioner Lago: Not to exceed, so it's kind of like a general maximum price – G-Max.

Commissioner Quesada: I think I can clarify a little bit here. Mr. Vice Mayor, in February or March of 2011, before the Mayor and I began, there was a conceptual presentation done by staff in conjunction with Richard Heapes of Street-Works for the conceptual design of the Miracle Mile Streetscape, that was approved at that meeting back in February or March of 2011, the conceptual design….to move forward, you would know better than I would, I wasn't on the Commission yet. My understanding of what we have here today, and if read the actual title of the resolution, it's a resolution described the property to be included, OK, within the plan; number two, determining the estimated capital cost, my understanding always was based on the conceptual plus a little bit more of the detailed analysis by Stantec which is attached to our agenda today, of what the conceptual plan that was agreed on by the Commission back in 2011, directing the Finance Director to prepare a preliminary assessment roll, establishing a public hearing to consider the imposition, and directing the provision of notice for the public hearing. So my understanding that I believe its proper here today to address it based on what I just explained, based on the fact that the conceptual design was approved by the Commission back in 2011, some more detail was given by Stantec. As far as no, we have not discussed the minutia of the details what's going to be here or there, that's my understanding.

Commissioner Keon: But it doesn't impose, it doesn't impose the assessment. All it does is begin the process with some numbers and a method to go forward, that's all this does. We have never – I've been here a year, but have lived here for 40 years, I have never seen a financing plan for this project ever come forward before and the project has never moved because of that. We have to establish a financing plan; this is a financing plan that we as Commissioners, as a City believe will work. I know that there are people out there that they may not agree with it and they will have an opportunity to speak to that at a public hearing. We do have to remember that that workshop was for us, it was not a public meeting, we didn't take testimony, we didn't whatever, because what we were looking at was a means of funding this program and a way that it could be paid for and we could actually collect the dollars, that's what we have now here before us. We

may set more than one public hearing, we may set three public hearings, we may set a public hearing for just property owners, we may set a public hearing for the merchants; we may set a public hearing for the residents who under this plan are also paying a significant portion of this out of our ad valorem taxes, so we can set as many meetings as we need to set. We can ask for as many documents as we need to get before we finalize this project, but we have to start somewhere and this is the start.

Mayor Cason: So why don't we start with an explanation of the process how we are going to reach this assessment, that was the main subject of our workshop, but I think a lot of people were not aware of what's going into the assessment, into the preliminary assessment.

Commissioner Quesada: Mr. Mayor, if you don't mind, I would like to ask the Vice Mayor a question. How would you like to see to carry out the process differently?

Vice Mayor Kerdyk: Well, I personally would like to ask one more question of the attorney, because we understood that that was a cap of the amount that we are approving, if we approve today, is if we move forward today is the methodology also the methodology of payment also something that is going to be approved and then quote/unquote, "set in stone?"

Commissioner Keon: What does that mean?- what do you mean by methodology?

Vice Mayor Kerdyk: The methodology – the 50 percent to the City and 50 percent to the owners, is that set in stone today?

City Attorney Leen: I'd like to pose the question this way. The Vice Mayor is asking whether the methodology of having 50 percent borne by the City as sort of a general benefit and 50 percent borne by the property owners as a special benefit, if the City for example wanted to increase its portion or increase its contribution because it wanted to do more work, it changed the plan or something like that, could it do that?- or do we have to start all over again?

Ms. Encinosa: The City could always agree to throw in more. What you couldn't do was increase the property owners 50 percent above the estimated capital cost that is already in here because that would affect the maximum they would pay.

City Attorney Leen: Also, I would think that if we changed the plan of what we are going to do, we might have to look again at whether the special benefit is the same.

Ms. Encinosa: Yes. You always have to keep that in mind – you have a lot of latitude though and I think the special benefit had been a portion to the properties are pretty flexible, Mr. Fishkind

could probably address that additionally, if you'd like it, but you always have to keep that in mind, but the type of improvement that you are putting in with the proposed plan are all fairly – I'm getting feedback, are all fairly flexible as far as the type of benefit that they provide.

Commissioner Quesada: Mr. Vice Mayor…?

Vice Mayor Kerdyk: Yes.

Commissioner Quesada: I think I can address your point. So if you look at this document, the initial assessment that's attached to our agenda today, this is a resolution and if you turn to page 14 of this document and for the public I'm referring to the Initial Assessment Resolution for Miracle Mile Improvement Project. The issue that you are bringing up really relate to Article 4, and specifically Section 4.01(b), which relates to the 50 percent, Section 4.02 and 4.03 are related to the points that – it's not imposing what the assessment is going to be, but it's discussing it. Maybe this portion of the resolution we hold off on, we make an amendment to the resolution after we hear all the public input and we determine this after the public hearing, because what I'm hearing from you is that's something that you want to leave open in the air which I'm perfectly OK with.

Vice Mayor Kerdyk: I just want to do it correctly. Listen, I'm supportive, I've always been supportive of doing something on Miracle Mile, I think that's our main retail spin of the City of Coral Gables, that's certainly our front door to City Hall, yes, I'm for that, but I also want to do it correctly. If I had my druthers I'd have a plan that I thought was acceptable that I remember to be perfectly frank with you, that I actually remember that we looked at and that you all have looked at. I looked at as you point out, three years ago, and then it came back again with revisions, I'd have that, then I'd notice – then I'd have my methodology of going to get my finance, which we already have somewhat in place now, I'd have a plan that had as best as possible with contingent fees, definitive numbers in there, and then I would notice the individual owners so that they would have the right to come here and speak to us and so they understood what was going on, and then I would move the process along. Yes, it's going to take time, I'm sorry, I really am sorry, and it's something that causes us great anx because we want this thing forward, but that's how I would do it if it was up to me. At this point, I'd like to think that we should listen to the presentation so we don't have to redo it again, but that's how I think it should be done.

Mayor Cason: And also in discussing that if the project in the end that we approved turned out to be $19 million how would we pay the overage?

City Attorney Leen: That's a legal issue. The City could not specially assess the properties for that additional amount unless it did another assessment or changed this; this would have to be changed. The City could bear the expense itself, so this is the maximum amount $7,370,232, is the maximum amount if you through with this process that you'll be able to specially assess those properties, anything in addition, if you add to the project will have to be borne by the City, so then the City will be bearing more than 50 percent.

Mayor Cason: OK.

Commissioner Quesada: Craig, I will defer to your interpretation, but I don't think the language of the resolution reads that way.

City Attorney Leen: In what way?

Commissioner Quesada: In that it's limiting to that maximum number.

City Attorney Leen: You would have to admit – I agree it's an estimate, but you would have to adopt a new project and we would have to deal with the resolution. I agree with you, we would have to increase the amount, but we could not increase the amount that is assessed, and that's the point I want to make. You are putting a maximum, to be perfectly clear, so no one that is being specially assessed will be able to pay more than what's being assessed today, pardon me, what's going into the preliminary assessment roll. Obviously, an assessment roll has to be prepared, the property owner can come to the hearing July 22nd and if they can demonstrate that they are not receiving that special benefit, it could be lowered individually, they do have due process.

Mayor Cason: You have something you wanted to ask?

Commissioner Lago: My question may be more geared toward Stantec. Would you like to come here?

Mr. Javier Salman: Good morning Mr. Mayor, distinguished Commission, very glad to be here, my name is Javier Salman; I represent Stantec with offices at 901 Ponce de Leon Boulevard.

Commissioner Lago: Also a resident of the City of Coral Gables.

Mr. Salman: Yes, I am.

Commissioner Lago: Can you expound a little bit in regards to the cost associated with this estimate and also contingency amounts, when were these numbers put together?- just so we can give the Commission a little bit of comfort in regards to these are actual numbers.

Mr. Salman: I'd like to begin by saying that we have actually prepared 30 percent, it's a little bit more than CD, than conceptual drawings, to base our cost estimates on, and when I say 30 percent we've identified all the peripheral scope that's going to be involved in the implementation of the improvements along Miracle Mile as best we could foresee based on the design, and we feel very comfortable that the numbers will withstand the process, and we foresee anywhere from a 3 to 6 month process where that process be acquired and put into place. We feel that our numbers are set with enough of a contingency and a scope contingency to be able to withstand that without increase. To answer your questions as to when these were prepared?- these have been prepared in the last six months with updates as recent as the last 60 days. So you have before you and in your package what we think is our best estimate of probably cost on the development of this project, including a lot of little contingent items, such as improvements between the edge of the right-of-way and the property owners, improvements that are required to bring where there are gaps between the edge of the right-of-way that is under the City control and the private property owner street frontage. This is not a regular street, this is a historic street in that it's been built over the last 70-plus years and alignments have changed, moved back and forth and those kinds of contingences are included in the project and are identified in the line items. Likewise, we've also included a series of ancillary improvements, such as signage and…that are part of the overall package of a delivered complete project, so if you carefully look at the scope and you should hopefully find it to be as complete as we could possibly make it. So, I could tell you in my professional opinion having done these types of projects before, the numbers that you have before you are good and ones that you can feel comfortable in moving forward with.

Commissioner Lago: You mentioned contingencies – did you also include a general contingency number, let's say a 5 percent, a 10 percent in regards to your overall.

Mr. Salman: That's correct. There is a 5 percent contingency, I believe, if I recall correctly. There was debate as to whether to move it from 5 to 3; I think we left it at 5.

Commissioner Lago: My main question and I think it goes back to what the Vice Mayor; it gives me a little bit of comfort knowing that these numbers are 60 day numbers. If you told me these numbers were two years old, three years old, I would be very concerned, and I would be we need to start from the beginning.

Mr. Salman: We have been in constant communication with the City Manager's office throughout the process and updating as we go along, modifying, reviewing the scope in very careful detail, and again I think we feel very comfortable.

Vice Mayor Kerdyk: But it's on a plan – I don't remember, actually I really don't remember what the plan is. I remember like lowering the street level – it's a plan, it's a plan that we haven't seen, you've seen and you've been working back and forth with staff, but I have not seen it. Javier when was the last time you presented that to the City Commission?- the plan, not the financing plan, the plan – how long ago was that?

Mr. Salman: Commissioner Lago brought it up when the last time that we presented was over two years ago.

Vice Mayor Kerdyk: Over two years ago. I think that at some point you need to give us the plan, so we can remember what the plan was again on both streets. We happen to focus on Miracle Mile…

Commissioner Keon: I've seen it.

Commissioner Lago: I have the plan, I have it in my office and I reviewed it last night and again, I defer to the gentleman who's done the conceptual drawings, but like he just said, we are not talking about even conception anymore, we are talking about 30 percent CD's, and there are elevations, there are site plans. Again, can you take the excavator out there and start constructing and digging pipe?- I wouldn't.

Mr. Salman: I wouldn't.

Commissioner Lago: But can you make a concerted effort to give a proposal which would give some sort of certainty in regards to where we are and regards to a cost analysis?- yes and I've done it before. So I think that we have something here – do I agree with the Vice Mayor?- yes, do we need to go back have a workshop, get the input from the business owners?- 100 percent, but that's why we don't have 100 percent CD's. If we had 100 percent CD's, we are going for permitting and we are breaking ground in three months, God willing, if it works out.

Mr. Salman: Our office would be happy and proud to represent the project to you, to go over the finer points and the specifics.

Commissioner Lago: I would love it.

Mr. Salman: That's not an issue.

Commissioner Keon: I think would be perfect as a workshop.

Mr. Salman: If you want to do it in a workshop…

Mayor Cason: Yes.

Mr. Salman: One more point because you brought it up and it triggered my mind. One of the issues that were very important in the City Manager's office both then and now was the actual implementation, and I want you to know that the implementation has been considered and there are some options that have been given, but they are considered in the development.

Commissioner Lago: I'm happy you brought that up because I've talked, I think its twice with the City Manager in regards to staging, staggering of construction, ideas on how to less impact the business owners, what are we going to do in regards to the parking garages, those are things that I've been talking, because we have similar backgrounds, so it's an interest for both of us.

Vice Mayor Kerdyk: I'd just like to say one more thing, this is it and we're good, go to Hank. Has the plan ever been presented publicly?- not to us, we may know it, has it been presented publicly?

Mr. Salman: It was presented publicly at that presentation.

Vice Mayor Kerdyk: In 2011.

Mr. Salman: In 2011.

Vice Mayor Kerdyk: Three years ago.

Mr. Salman: 2011 – yes. That was the last that I recall that it was presented.

Vice Mayor Kerdyk: OK. Thank you.

Mayor Cason: Let's have Hank come up and for the benefit of everybody what the elements of what would be going into the preliminary assessment.

Mr. Hank Fishkind: Good morning Commissioners, Hank Fishkind, Fishkind and Associates. We were asked to develop the assessment methodology. Assuming you have a plan that you wish

to construct. We do have a good cost estimate for it, certainly consistent with most special assessment cost estimates that are not fully designed at this stage in the process. The process is the standard statutory process under Chapter 170 of the Florida Statutes. It's a little difficult to notice people when you don't have a concrete plan that you are asking them to pay a specific amount for, so that's why the statutory process is set up in a way that it is, it doesn't at all preclude you from additional workshops, and if you are not comfortable today then don't pass a resolution we have a workshop, but from my experience this is the typical process of these special assessments. Couple of things that you perhaps could consider from my perspective as your consultant. There are two things that you need to find to be able to have a valid special assessment under Florida law; one is, is there a special benefit to the properties that are going to be assessed, and is that cost of the project apportioned in a fair and equitable fashion consistent with the amount of benefit that the properties pursue, so for a special benefit, they are going to get more benefit than it costs. Florida Statutes and case law indicate that special benefit is measured by increased use and enjoyment, increased market value or lower insurance premiums. I don't know about insurance premiums, but in terms of increased use and enjoyment clearly you could make that finding. It's a beautiful project, it will change the whole nature of the entry way and the whole ambiance of this part of your City. There is no doubt that it is a wonderful project that would increase the use and enjoyment in terms of market value. There is significant literature about that; I'll discuss it only very briefly, it's my report. The first thing to thing about is that the City under this plan would pay for 50 percent of the cost, so already the property owners would be assessed are only being assessed the 50 percent of the cost of the entire project. Secondly, there is a significant amount of literature based on redevelopment in Florida streetscape projects in Florida that indicate that property values increase very significantly, well above the cost of the projects. Commissioner Kerdyk asked me if I could give specific studies of retail. There are very few such studies because the retail data is proprietary. I was hoping I could find something a little more concrete. The couple of studies that do exist are of the survey type, the merchants who are assessed do they believe that the sales went up?- the answer was yes in the two studies that I could find, the two published studies. More generally though property values certainly have increased significantly, there are a number of studies now from Florida CRA's, there were studies that our firm has done on the redevelopment of Winter Park Village and southbound in Orlando that are also supportive of the fact that these property values did go up very significantly, much greater than the amounts of those assessments. Values – commercial buildings generally are determined on the income approach to value which would be consistent with rising retail sales, not exactly on point, but pretty close I think. There have been recent studies of the enhancement to property values from streetscape and particularly trees, and just looking at the trees and this project and the amount of the landscape would support the finding that there is special benefit in excess of the cost. So I think on all of those bases you could feel comfortable making that finding. As I said, I don't need to go through my entire report; the documentation and the studies are in the report. So assuming that you find special benefit then

the next step is how to apportion the cost. The suggestion that I make is that the frontage properties, those directly fronting be assessed, and those within the block but behind also be assessed, because I do think there is some benefit that accrues to them. In order to determine the relative share, we did econometric analysis of the value of the frontage and that econometric work indicates 70 percent to the front 30 percent to the non-front, I rounded but that's a good classification that's what you have to find not exact mathematical certainty, there is strong statistical evidence to support that, so given a cost pool of 70 percent to the front divided by 2 is really 35 percent of the total project cost. I propose that it be allocated using three methods, three pieces; the amount of frontage, front feet, size of building, and value, because if there is an increase in market value clearly value is an appropriate metric. A bigger building with the same square feet, I'm sorry, a bigger building with the same front feet will get more benefit than a smaller building with the same front feet, so size is appropriate and then front feet is appropriate for the front. I think that gives a very equitable distribution. Reasonable people can and will disagree with these assessment methodologies. If you find that the methodology that I've described as reasonable, proportioned then that is all the needs to be found.

Mayor Cason: Question – In the other streetscapes that you've been associated with, is this the standard mix?- are there others?- what's the experience in Florida?

Mr. Fishkind: Most use simple front feet, but I think – but most of the time in those projects there is a uniformity of height and sort of uniformity of size. Here we have such differentiation that I think a more finely grained allocation is more equitable given these fact situations.

Mayor Cason: Thank you.

Mr. Fishkind: Thank you.

Vice Mayor Kerdyk: You're using adjusted square feet too of the Miami-Dade tax records, right?

Mr. Fishkind: Yes – because that's what the tax assessor provides as data on a consistent basis for residential and non-residential properties. I know there are a few property owners that had some concern about that, should you wish to go forward as staff want to understand the questions, research them on your behalf, they would have the opportunity to come before you and argue their case and we as your staff and consultants would also bring forward our opinions to help you to have enough information to make whatever decision that you make at that final hearing is binding, and that's why there is this process to address the peculiarities of every single property owner, particularly in a situation of a buildup urban area.

Vice Mayor Kerdyk: Because when you take adjusted square feet and you start looking at the Colonnade and you start looking at the 150 Alhambra Building, both major structures as I explained to you at the last hearing, those encapsulate square footage in the parking garage, for instance, and I hope you've extrapolated that out and have now applied more rentable square footage in those large buildings there.

Mr. Fishkind: I have not because we can't get consistent rentable square footage for all the other buildings, so I think that that is best addressed…

Vice Mayor Kerdyk: OK. At the….OK, it's only fair; we want what's fair here.

Mr. Fishkind: Or before that Mr. Vice Mayor, but until we have a preliminary assessment roll it's kind of premature to go do that, but as your consultant, and I know I have the support of your staff, we will certainly look at that in some detail, along with any other property owners so that we treat everybody equitably and look at the particularities in advance to the extent that we can, to the extent that people want to show that with us so you have the most information to ultimately make that decision.

Vice Mayor Kerdyk: The reason I bring it up, those are such glaring differences.

Mr. Fishkind: Sure.

Vice Mayor Kerdyk: For instance, the 150 Alhambra Building, I happen to know it well, has 105 rentable square feet, but it's on the tax roll at 230,000 square feet, so that is something that we'll have to consider as a City Commission at some point.

Mr. Fishkind: And 10 Aragon is a condominium, but it has common space, so once we start to think about…

Vice Mayor Kerdyk: Figure it out…

Mr. Fishkind: Absolutely. Oh absolutely we will, I'm just simply making the point we don't want to pick on one and make an adjustment without thinking through all the others and coming to some coherent and consistent recommendation for then your ultimate decision.

Commissioner Keon: Can I ask just one question. Along Andalusia which is the street just immediately south of the Mile, on the north side of Andalusia, three blocks, at least almost three blocks of that are City owned property that are parking garages and the Palace, is the City then

assessed also in that in addition to the 50 percent the City pays?- do we pay an assessment based on those garages and the Palace?

Mr. Fishkind: Certainly on the Palace, yes, and you pay on any City owned property that is leased to a third party.

Commissioner Keon: OK.

Mr. Fishkind: But City owned property that you own is kind of like you are assessing to pay yourself, so we exempt those because it doesn't really make any economic sense.

Commissioner Keon: OK.

City Attorney Leen: Just so you know, with the leases that we have we pass through the special assessment to the lessee.

Commissioner Keon: OK.

Mr. Fishkind: Very good question.

Mayor Cason: Any other questions on methodology? What do you want to raise next?- anything else? Thank you.

Commissioner Lago: Thank you sir.

Interim City Manager Olazabal: We also have Mark Trowbridge to present from the Chamber of Commerce.

Mayor Cason: We have four speaker cards, Mark you want to…

Interim City Manager Olazabal: And Marina Foglia as well.

Mayor Cason: And Marina.

Mr. Trowbridge: Good morning, Mark Trowbridge with the Coral Gables Chamber of Commerce.

All: Good morning.

Mr. Trowbridge: I also want to recognize that our Chairman is joining us today, Perry Adair and members of our Executive Committee. We are pleased to continue to see the process moving forward and I appreciate the conversation that you all are having here, I know that you can't do that because of Sunshine Law and so a lot of that happens here in the public eye, and so for us its positive to see that to Commissioner Keon's point that we need to see something in writing, see something moving forward; and so the Chamber as it has for a number of years continues to stand in strong support of the redevelopment of Miracle Mile. You heard me make a rather impassioned speech to that back in February, we still stand behind that and thank you very much for continuing to move things forward, and I want to commend the City staff, the City Manager, and certainly Cindy Birdsill for continuing to do that. We'll be here if you have any other questions. We have as I mentioned quite a few members of our Executive Committee here today in support. Thank you.

Mayor Cason: Thank you Mark. Marina Foglia, Executive Director of the B.I.D.

Ms. Foglia: Good morning to all. Mayor, Commissioners, City Manager, my name is Marina Foglia and it is a pleasure to come before you today on behalf of the Business Improvement District as the Executive Director. Our mission is to promote commercial vitality for Miracle Mile and downtown Coral Gables and to act as a strategic catalyst for the overall improvement of the area. Our highest priority is the planning and implementation of the both streetscape improvement plan for Miracle Mile and Giralda Avenue and downtown Coral Gables. The B.I.D. is to advocate for the interest for more than 160 retailers and over 70 restaurants and property owners, many of them are here today with us. We support the advancement of the streetscape plan and greatly appreciate your support that we are here because we would like to discuss in more detail the financial impact that the assessment will have on the property owners and ultimately the retailers. We are thrilled really and we've been working and advocating for this for many, many, many years, we are thrilled to have the opportunity to transform this center and location and to ensure that we will remain competitive for years to come. As you know our downtown is an important economic driver that generates countless jobs and generates close to 50 percent in taxes for the City and it is important that the business in this area are being considered, especially those small businesses that struggle day-in and day-out, so this is our major concern. I am here today not speaking for myself, I have this great responsibility; I am here to speak for my property owners, for my merchants, restaurants. You know you've been out there Miracle Mile, we've been talking about this for 20 years, many of them are struggling so we want to make sure that they are being taken into consideration. The B.I.D. at this moment, at this time kindly request the opportunity to hold workshops with the City to discuss various other funding mechanisms, such as grant subsidies and parking fees. I believe these have been discussed previously throughout the many years finding alternative funding mechanisms. We would like to request a dialog with the City and its Manager, Assistant Manager to further

discuss streetscape funding and to be part of the process. It was our understanding on the February 25th meeting that several workshops would be held with our property owners and with the public to address some of these issues and they really want to be part of this dialog and really fully understand and comprehend what this means for all of us. We would also like the opportunity to address the issues, such as expanding the benefiting areas to be assessed, Mr. Fishkind was presenting today, also possibility of increasing meter parking by 25 cents to offset the cost of the construction and increase meter parking by another 25 cents to ensure 24-hour and evening construction. Also, we want to ensure that the property owners are given a grace period after construction before payments are due and before final decisions are made, so we really want these to be considered. You know the streetscape project is something that has been discussed for 20-plus years; I know you will agree that it's extremely important for the overall welfare of our downtown. We really appreciate the City's support, but we feel that more dialog is needed to do this the right way. It is imperative that this is done the right way, we do not want to slow down the process by any means, we are the first advocates to push this forward, but we must ensure, Commissioner, like you were saying, let's do this the right way, so we don't have to come back and address any issues later. So with that I thank everybody, the Manager's office, Cindy who has been great. I'm new to the process and everybody has been more than wonderful, gracious, providing all the information when I have asked for it, you've been there with all the information. You've been willing to meet with me and I'm learning the process, but like I said, I'm not here for myself, I'm here for my merchants who have been fighting for this for many, many years and want to see this happen the right and correct way, and they want to be part of the process, they want to understand what they are in for. So we respectfully request that any votes that will be taken today either be tabled or amendments made so that we are allowed to have several workshops, have several workshops take place that merchants and property owners are able to provide the input. So with that I thank you very much.

Mayor Cason: Thank you and I think for the record there is a two-year grace period, if I'm not mistaken, after construction where there will be no charges to the merchants.

Vice Mayor Kerdyk: I think we need to discuss that because I think last time when we had the presentation with Mr. Salerno as City Manager, I thought the concept was as soon as we took the financing out was when we were going to start that two-year period, not when the construction, so that's another conversation that we need to have within amongst ourselves here.

Ms. Foglia: I believe that the report said that the notices were going to be going out November 2016, so that was some of the questions that we had in terms of why that exact date, we don't know when the construction will begin when it will end, so those are some of the things that we would like to be part of the process and the concerns that we have.

Vice Mayor Kerdyk: That's a very good point. We need to find out when that two-year grace period will start.

Commissioner Keon: It starts with funding. It starts as soon as we begin to incur a cost.

Vice Mayor Kerdyk: Not the construction?

Commissioner Keon: No. It's for the funding, it's when we go for the bonds and we receive the…Diana.

Ms. Diana Gomez: Good morning, Diana Gomez. The two-year grace period would start from the time of the funding so when we take out the bonds the first two years of interest payments would be paid by the City and then the idea of putting it on the November 2016 tax roll is so that would be the first – we would have the money for the first principal payment in approximately April of 2017, so we are collecting the money, if not we would have to wait for the following tax roll in November of 2017 and the City would have to pay more. The idea was that the construction would be done or almost done by that point in time before the November 2016.

Vice Mayor Kerdyk: That's the question I was going to ask. How long is construction going to take? Javier is that a two-year period, so essentially we are – when the property owners start paying it's essentially when the construction has finished on the Mile. I know Javier, you could answer the question by saying some blocks are going to be done at one time, some blocks are going – the whole construction for the project assuming nothing really goes sideways will take how long from start to finish?

Mayor Cason: And depending on is it one shift or double shifts, I mean nighttime?

Mr. Salman: Those are issues that were brought up for discuss most recently. We estimate the standard construction process which would involve a little bit of nighttime work, especially when we have the last little bit in front of the actual merchants that work would be done at night to allow for access all during construction. We estimate that process which would be considered the normal process not accelerated would be about 12 months.

Vice Mayor Kerdyk: And then how long would it take you once there is a plan agreed upon to get the working drawings there?

Mr. Salman: About six months.

Vice Mayor Kerdyk: About six months.

Mr. Salman: And about two months for permitting.

Vice Mayor Kerdyk: OK. And Diana you would withdraw the funding, start the funding – when would you do that?- just after they had gone through construction drawings?- is that when you would ask for the funding on this?- or just get it before that?

Ms. Gomez: The funding, if we stay on the plan, on the schedule approving today and moving forward on the schedule that we have, we would be pulling the funding, I want to say by the end of September.

Vice Mayor Kerdyk: OK. So we get the funding…

Ms. Gomez: Because we need to have the funding in place before we can issue purchase orders and the like to do…

Vice Mayor Kerdyk: OK. So you get the funding in September, October 1st let's say, then we give the go ahead to hopefully we have a plan that's approved and ready to go and then we give Stantec the approval, they get the working drawings, that's another six months, couple months thereafter, and then you have another year, so basically the plan is going to be finished, the construction is going to be done, it's going to be about a two-year period, maybe a little bit less and then everybody will start paying, the owners will start paying.

Commissioner Lago: Vice Mayor if I could just interject just one second. My understanding again, Stantec can correct me, their job was to provide conceptual drawings. We have to go to the street, we've got to prepare an RFQ, then we've got to vet the firms, the architectural firms that provide interest, then they've got to provide us with a bid and then we chose the architect. That doesn't mean that Stantec can't be involved, but Stantec is not going to be the firm that's designated as of right now to provide construction documents. Just want to make sure, am I correct?

Interim City Manager Olazabal: Right. So the idea is once we get a final assessment resolution approved whenever that happens, at that point we would issue an RFQ, so that we can start the process of selecting a firm that would do the design. We are expecting that if we go with an RFQ, takes one month to advertise or so, one month to select, within two months we would have a design team on board and then after that point it probably takes about six months to get construction documents and then about two months of permitting.

Commissioner Lago: That's a good thing is if you can run concurrently; you run concurrently right now you save yourself about two months and then during that time that you had mentioned in reference to the workshops with the residents and the business community that's what you really do, correct me if I'm wrong, but you really focus on the workshops during the design process, during the beginning of the design process and that like as an ongoing evolution of the plans.

Vice Mayor Kerdyk: I think the workshops have to be on several fronts, not only the plans, but it has to be on the financing package of the deal because that's what Marina is saying is one of the big issues for the owners is the fact that they are concerned about how much they are paying.

Ms. Foglia: We haven't seen the timeline staging – we need to understand exactly…

Vice Mayor Kerdyk: We can solve that in the workshops.

Commissioner Lago: I just want to make sure you understand – everything you've told us is going to be taken into consideration, like the Vice Mayor said, we waited 25 years, 20 years for this, I haven't been here 25 years, but we've been waiting as a City for a very long time. I promise you that we will do everything in our powers so that the merchants get their just due. We are not going to leave you out there hanging to dry with the construction project going on, which basically blocks your front door and you can't do business. If I have to walk outside, which I do every day on my own job sites I'll do it, I'll make sure of it. So there are a few things I've discussed with the City Manager in regards to that and I know that everybody up here understands a little bit of construction, we are not going to allow a giant construction disaster going on, on Miracle Mile. I give you my word on that.

Mayor Cason: And it won't be the whole Mile at the same time.

Commissioner Lago: It's not going to be the whole Mile at the same time, it's going to be staging, no one is going to have five yards of film in the front yard where you can't walk into the property.

Ms. Foglia: I know that we are working with the City to ensure that also we are educating our merchants as to the process.

Commissioner Lago: Of course, but you also have to remember too, the merchants have to be understanding, they've been very understanding in regards to their current situation they have on the Mile, but during this time it's going to be a little difficult, we have to come together and really work hard throughout this process, so like Mr. Salman said, you are talking about 12

months, do nighttime maybe 10 months, 11 months, but it's all in the betterment of the City as a whole.

Ms. Foglia: Thank you. I really appreciate it.

Mayor Cason: Thank you.

Commissioner Quesada: She brought up a few points that I wanted to address. One of them was a 25, adding 25 cents to the parking. I had asked the City Manager about two weeks ago, if she could speak to Tim Haas to see what kind of impact that would have on foot traffic on Miracle Mile if we added 25 cents an hour and also what the financial impact would be. You have that information?

Interim City Manager Olazabal: Yes. Miracle Mile, on the meters of Miracle Mile we collect around $600,000-$700,000 per year, so if we were going to increase the fees on the meters by 25 percent we will be able to get about $150,000-$175,000 a year.

Commissioner Quesada: What are currently per hour it's $1.25 right now I believe, is that correct? What does that compare to other comparable cities?- Miami Beach, South Miami, City of Miami.

Interim City Manager Olazabal: I don't know off the top of my head.

Commissioner Quesada: Can you speak to Tim Haas, because he's the one who did our parking study to find out if increasing it to $1.50 is going to be prohibitive for foot traffic or it's going to deter any kind of movement on our downtown, which I think is an answer we need to know before we move forward. Something that we haven't discussed and I think this is a question for Mr. Fishkind. The parking garages that are coming online, they are going to be adjacent to Miracle Mile, in your analysis and I didn't go folio by folio, are you including in your analysis that the new parking garages whoever the owners are, are going to be included in that assessment?

Mr. Fishkind: If they are private owners they would be included, if the City is going to own the garages then they are not included because you'd just be assessing yourself.

Commissioner Quesada: That's interesting. What if we did a 99 year lease?

City Attorney Leen: There is more information about that.

Mr. Fishkind: Private property is not…

Commissioner Quesada: Diana won't you stay out there just in case.

Ms. Gomez: Those garages are not included in this assessment.

Commissioner Quesada: They're not.

Ms. Gomez: They're not. They are City property now and that's what we are doing the roll based on what it is now, so they are not included and we can't change it later on because we are setting the maximum today.

Commissioner Keon: But we said the Palace is, that's what we asked, the Palace is.

Commissioner Quesada: I don't know if I agree with that, if we should handle it that way.

Commissioner Keon:…to assess yourself.

Commissioner Quesada:…because if we are, if we have these two large projects that or one large project, whatever ends up happening there, we don't know at this point, we could sell the property or it could be a 99 year lease, again we don't know, we've left that door open there.

Commissioner Keon: You could…

Commissioner Quesada: I understand what you said.

City Attorney Leen: There is nobody to assess right now that can come and speak, so yes, you're right there are people that for example, might lease there and maybe we would have assessed them if they were in existence today, but they're not so we can't. We could assess the City although the problem with assessing the City is that then we having to pay our own assessment.

Commissioner Quesada: OK.

Commissioner Keon: And we are already paying 50 percent.

Mayor Cason: Paying 50 percent.

Interim City Manager Olazabal: And we probably don't have the square footage as it's proposed or the…

Commissioner Quesada: Thank you. Thank you. Another follow-up question, I have a few I'm working through here. We have discussed doing the construction day and night; the construction timeframe right now we were just talking about the permitting, the actual build-out time period, what is it right now if we were just to conduct a normal schedule of working during the day?- how many months?

Commissioner Lago: Twelve (12) months by Stantec.

Commissioner Quesada: Twelve months. If we were to do construction, perform construction day and night what are the additional costs, if any?- which I'm assuming there are, and what's the additional speed that we pick up?

Interim City Manager Olazabal: I had consulted Javier Salman on this, but basically if I remember correctly and he can correct me if I'm wrong, the time would be reduced from 12 month approximately to about 9 months approximately.

Mr. Salman: Eight (8) or 9 months, there is an incremental cost to being able to work at night. Some of that is actually partially borne by the reduction in the overall time and cost, for what we call general conditions, of a job site, but you are basically taking that money and piling it on top, then there are the premium to be paid for the overtime work, we estimate somewhere between 25 and 30 percent if that were the City's desire to do so, we could probably get the job done between 8-9 months.

Commissioner Lago: Just to give you an idea. If you have a schedule right now, 12 months and you knock it down to let's say what 10 months?

Commissioner Quesada: Eight (8) to 10 months he said.

Commissioner Lago: You are talking about saving about 3 or 4 months in general condition cost, which could possibly fund that extra 25 percent of working at night. I'm searching for money.

Commissioner Quesada: I understand. I understand.

Mr. Salman: The actual increase in cost would be more than the 25 percent.

Commissioner Lago: But in your general condition your timeframe would be less, so your supervision would be less, your insurance would be less.

Mr. Salman: Let's say it takes 10 hours to move 10 blocks from here to there. That same 10 hours doesn't go away, but if you stack it and you say I'm going to do it all in 5 hours with double the effort your cost is more or less the same plus the extra cost.

Mayor Cason: Would the extra cost fit within the notion of the budget that we've been talking about?- would you be able to squeeze in benefiting the owners by speeding up the work, but the extra cost with your contingencies and so on, would it still fit roughly within the $15 million whatever the number is, we notionally think it will cost to do this?

Mr. Salman: I would think not. I would be remiss is I said yes. There would be an incremental cost. I would be remiss if I said that you could do this on an expedited basis for the same cost that just is not the case. There will be an incremental cost if you try and accelerate it beyond what I had described previously where there will be some night work in order to make that 12 month schedule work and minimize the impact to the merchants. However, it can be expedited by increasing the amount of labor assuming that we can get an implementation plan that's approved by the merchants and the City so that we have a critical amount of construction going on in time so we can actually do this work, then there will be an incremental cost for the night work because it cost more to work at night. Now some of that, as I said, is borne by the reduction in general conditions, but the premium is not, so you still have to pay that premium if you try to accelerate it beyond where I had just said. Now that can be mitigated, we do have contingencies in the budget for that and there may be some scope adjustments that we can make to make that happen, but I'm here at the direction of the Board if that's what they want to do then that's something that is possible and viable, however something is going to have to give.

Vice Mayor Kerdyk: Javier have you looked at the logistics of the parking situation now that the City is going out for RFP on the two parking lots on Andalusia?- and how we would accommodate the parking issues with Miracle Mile as we begin construction?- have you thought that one through or is that outside your scope?

Mr. Salman: We have looked at the parking. As part of our initial review of the project, we did an overall parking assessment for the Commission on a separate track and then we did a parking assessment for the area, to determine the amount of parking spaces. For our portion of it we actually found an excess of parking if you count all the parking garage spaces that we have there underutilized. We feel that a reduction on the actual surface parking right on the Mile is not going to have the kind of impact that some people pretend it to be, we think that there is more

than enough parking and given the fact that it will be an open valet station where you can drop off, pick up anywhere on it, it actually alleviates some of that parking demand requirements.

Mayor Cason: But if you raise the parking fees you're probably going to have fewer demands and more people might be going to the garage.

Mr. Salman: That would probably be an effect but I'm not an economist and a parking consultant, but my common sense tells me if you increase the fee on the street people are going to be looking for the parking garages, which are by the way a great bargain.

Vice Mayor Kerdyk: Are you answering that question with regards to after Miracle Mile is complete?- or are you answering that question with regards to as Miracle Mile?

Mr. Salman: As Miracle Mile exists right now it has an overage, after completely we'll still have an overage.

Vice Mayor Kerdyk: OK. I'm good with that, but the issue is that we are constructing these parking garages, there is a good possibility we are constructing these parking garages that are utilized a lot for parking now on Miracle Mile overflow. The question is, during the process what are we going to alleviate that parking issue with now that we are going to be taking these two, possibly taking these two parking lots out of play on Andalusia, how are we going to mitigate that for people shopping on Miracle Mile?- that's the question.

Mr. Salman: That's a very good question, that's one that actually the City Manager and I were discussing earlier this morning as to how the project gets implemented without removing parking that's currently unavailable, and the answer is one of timing. If we do this one first it's going to take a longer process to actually do the parking garages, which will actually augment the parking that's on the side, but if we can get this project done prior then that stock still remains viable during that construction and you really can't do both, so it's the "chicken and the egg", you do this now or you do it after the parking garages are done.

Vice Mayor Kerdyk: So you are saying don't run them concurrently…

Mr. Salman: No.

Vice Mayor Kerdyk:….go ahead and do this if you decide to go forward here first, do that, and just delay the parking proposal until after that, not delay the proposal but delay the….

Mr. Salman: It will automatically be delayed because the process for the parking garages is going to be longer and its further behind than this process, so my conversations with the City Manager were that this be implemented using the current parking stock which is actually in excess of the current need and allow for this to be completed so that the parking garages then be phased in afterwards.

Commissioner Lago: Javier maybe just one final question maybe a statement. As we move forward and we eventually do some sort discussion amongst us all and you come before us again, do you think we can discuss MOT, our MOT plan in reference to construction?

Mr. Salman: What Commission Lago is referring to; MOT is maintenance of traffic plan, and all major projects Publix project, the parking garages and this project will have to have maintenance of traffic plan as part of the development of that project. Now usually those are developed in conjunction with the stakeholders so that we can minimize impact, and I'll give you a very clear example. You have a card shop, for whatever reason you have a greeting card shop, well February is your biggest month, you don't want to implement their construction in February to remove any type of obstacle for them making their most profit. Just like every commercial resident on that street or every merchant has different high seasons and low seasons, we want to get that kind of input in and build that into the MOT as much as possible, the maintenance of traffic so that we minimize that financial impact to the merchants. So that is part and parcel of the design work. Now we allowed for what we conceptually came up with for the maintenance of traffic, which is included in the cost estimate as of right now.

Commissioner Lago: Another thing about the MOT, which I imagine that you will be covering is the issue of it pushes parking, it tells you, if you want to stage, if you want to park to need to head in this direction, which is essential so you don't have people just going around the block, around the block, and around the block looking for parking.

Mr. Salman: Part of the general conditions is some construction way-finding, you see that similarly on state roads where they put the signs, this is this shop, this is this shop, this is this shop, parking available at Andalusia parking garage, or valet station 100 feet.

Mayor Cason: So you have the options with using the trolley, using valet, and since we'll be doing this block by block you can – you are not going to do it in front of the shop that sells flowers on Valentine's Day, for example.

Mr. Salman: Bingo.

Commissioner Lago: The reason why I bring up the MOT is because like what the B.I.D. had mentioned before, we are trying to alleviate the impact of construction, even if we are going to stage certain portions of this construction, we'll start at the second block, or third block, the whole point of the MOT is to give a plan which the City will have a copy of, the architect will have a copy of and the contractor will have a copy of, and make sure that they notify the people who will be impacted a few days before, so that they can make the necessary adjustments on all fronts.

Vice Mayor Kerdyk: I have one question to follow-up on – Frank's asked the question regarding the permitting garage assessments because I'm trying to come up with a methodology of doing that. Would it be possible that we assess ourselves just for those parking garages knowing that something is going to happen with that, so that we could pass it through to that, and I'm saying that because the first two years are no payment anyway, so why would we not come up with something, it will help alleviate some of the financial burden to the taxpayers and it will be something that we feel is a fete-a-compli and sooner or later somebody is going…

Commissioner Quesada: That question really is for the City Attorney, so are we creating a precedent or can we carve this out in a way that it's so specific to the situation that we are in that we can do this.

City Attorney Leen: What I'd like to ask Heather – Heather are you still on the phone?- Heather?- no. The concern I have I want to take a look at the other City properties to see if we could carve one out and not the others unless you are prepared to pay the assessment for all the City properties. Let me get back to you in two minutes.

Mayor Cason: We have three more people and then we can make a decision.

Commissioner Quesada: I'm sorry, before we move on since we have Javier Salman, I just wanted to ask you a follow-up question that I asked the City Manager and this is related to parking. In your experience, I know you haven't specifically studied it in this regard or I know we used Tim Haas, but in your experience working with the City and your knowledge of traffic and parking, if we increase 25 cents now to help offset some of those costs for the construction, do you think there will be a great negative impact in traffic coming into Miracle Mile?- is it really going to affect our foot traffic?- is it really going to negatively impact our downtown an increase of 25 cents right now?

Mr. Salman: The incremental cost you are talking about actually still keeps you below what are some of the higher rates in Dade County. My honest gut opinion is that it probably won't have an effect at all.

Commissioner Quesada: OK. That's all I needed. Thank you.

Mayor Cason: Burton Hersh.

Mr. Burton Hersh: Mr. Mayor, Vice Mayor and Commissioners, thank you very much, it's always great to be here talking about my favorite project the streetscape. I'd just like to take the opportunity to bring back a little history because really when we undertook the streetscape project it was only Commissioner Kerdyk was here at the time. I just want to review quickly, very quickly. In 2006 the B.I.D. borne – understood that it had been the downtown was under a lot of pressure from its neighbors in respect to remaining as a viable community, as a business district as a great place to be, largely because of its infrastructure and the B.I.D. undertook to form a committee of designers, planners, of about 12 people, 12 professionals and retained experts from the University of Miami, Jaime Correa and Dr. Chuck Bohl, and we came up with a conceptual design. We took that conceptual design to the City, before we did that we met with our partners at the Chamber to see how they felt about it, and they were fully on board, and we also went to all the different, we went to the Board of Architects, went to Planning, went to Economic Sustainability, and everybody had signed up. We then asked the City to take our plan and to develop it and they voted 5-0 to take that plan and develop it and since CT3S, now Stantec was already on board as a miscellaneous contractor, they could take it and they had agreed to retain the designer from the University of Miami that was on our committee to work that out, and largely then when the City Manager came in he wanted to make sure it was correct and correct design, Richard Heapes vetted it and came up with, yes that is what we want to do, so it's been vetted and we are happy to get to a point now of how to fund it. We have a lot of ideas on how that could be done and I know the City has some ideas. The 25 cent hike in rates, we were really hoping it would be more the district than just one street. When the parking garages are developed the downtown is going to be a wonderful place to be, because really it's all about place-making; and at this time things are difficult for us, business is not that great, but we know that when this gets done its going to be fantastic, the City is going to do well, the property owners will do well, and we just want to thank you for moving this forward and for allowing us to be part of the process to determine how this lending will go forward.

Mayor Cason: Great. Thank you very much. The last person that would like to speak is Eddy Snow.

Mr. Eddy Snow: Good morning everybody, I'm Eddy Snow, I own Snow's Jewelers on Miracle Mile, I've been a merchant on Miracle Mile for 40 years. Parking in Coral Gables really and truly has never been better. We have the new parking garages, we've got valet parking, we have tenant parking lots, everything is great as far as parking goes, except ask the shopper who comes

to Miracle Mile what their biggest complaint is, the common denominator is parking on Miracle Mile. So the new plan is we are going to eliminate, correct me if I'm wrong, eliminate the angle parking, turn it into parallel parking, we are going to eliminate 30 to 35 percent of the available parking places on Miracle Mile and I have the problem trying to understand how efficient, how important and what a good move that would be, makes no sense to me. Also, what about handicap people?- are they going to have to parallel park?- get out of the car in the traffic lane?- I don't know if anybody has really thought all of this out, it just doesn't make any sense to me. The other thing is this, it was already mentioned earlier, when they did the median on Miracle Mile, what a terrific thing it was, they did most of the work at night, there was hardly any business interruption to Miracle Mile, and it was mentioned earlier today, I would hope that they would consider a lot of the work to be done at night so we have less business interruption. The other thing is the sidewalks, that has to do with the parking also. It seems to me that you want to expand these sidewalks so you can have parallel parking, going to have more seating for the restaurants, to me it doesn't make that much sense. It's almost like shooting ourselves in the foot for getting people to come to shop at Miracle Mile, shop, dine and enjoy Miracle Mile, it just seems counterproductive. Then the last things is, I just would hope and it was sort of touched on earlier, just hope we don't turn Miracle Mile into Alton Road, just keep it in mind, putting businesses out left and right, whether Alton Road or Biscayne Boulevard, just got to really be aware of it and that's it. Thank you very much for your time.

Mayor Cason: Thank you. Do we have anything else anybody would like to raise?

City Attorney Leen: Mr. Mayor, I have the answer from Heather. She was on the phone but for some reason she wasn't able to be heard, so I spoke with her and one suggestion she had, which I think is an interesting one is right now the special benefit is 50 percent and the general benefit being borne by the City is 50 percent. One thing she said could be done is to when we do have – after we finalize what we are going to do with the parking garage, we could include in the lease a payment that's required from our lessor that requires that basically makes them pay the amount that would be a special benefit and that would go to the City's portion the 50 percent, it would be part of the financing, and that's something you might even be able to include in the RFP, I don't know if it needs to be in the RFP, but it's something you could consider including, so that's one thing. Two, she did say that if you want to do it now though and we think – we'd have to look at two issues; one, there are other City properties that are not going to be included in the assessment including the feeder, so we would have to put some sort of definition in here that would apply to the parking garage, but not to the other City properties. She thinks it could be done and I do too, but it would require us to redo the resolution and come back, so it couldn't be passed today.

Commissioner Quesada: Hold on a second. So if I wanted to make a motion right now saying that whoever is the ultimate tenant or property owner of the parking garages, either one of them

or both of them, I'm referring to the Andalusia parking garages, that they make a onetime payment or they make a payment in a way that works out and a way that we are agreeable to we have to do it at a separate meeting?

Commissioner Keon: No. We could do that in the RFP for the garages.

City Attorney Leen: You could do that as part of approving this, but that would be part of the 50 percent that's the City's, that the City is taking on itself and then City staff would have to include that in any lease, that they have to, the lessor would have to make that onetime payment or yearly payment or whatever you decide.

Commissioner Quesada: I want to make a specific motion just as to that.

Commissioner Keon: On the garages.

Commissioner Quesada: On the garages.

City Attorney Leen: Which is a separate resolution.

Commissioner Quesada: Separate from the rest of the resolutions that are before us today.

Commissioner Keon: I would also like someone from City staff to talk with the county. I know that the county set up a program to assist merchants along county roadways where there is construction and there is some benefit to the merchant or the property owner because they know that there is – it does affect their traffic and it does affect their income during those times of construction, and look into it and see what it is and if it can apply to the Miracle Mile, it is a county – is it a county road the Mile?- or is it a state road?

Interim City Manager Olazabal: My understanding is that it is a City road.

Commissioner Keon: No, we assume the maintenance, but I don't think we assume the road.

Vice Mayor Kerdyk: Javier knows. Javier what is Miracle Mile, what kind of road?

Mr. Salman: State road but the City assumes all maintenance.

Commissioner Keon: We assume the maintenance on it. Does it come under the county at all?

Mr. Salman: Not that I recall.

Commissioner Keon: Can we look into that anyway?- would someone look into.

Interim City Manager Olazabal: Ernesto Pino is here.

Mr. Pino: Miracle Mile is a City-owned road.

Commissioner Keon: Is it City-owned or is it City maintained.

Mr. Pino: City-owned and maintained road.

Vice Mayor Kerdyk: I think we did that when….

Commissioner Keon: I didn't know they conveyed the whole street to us.

Mr. Pino: It's County, I believe east of Douglas…

Commissioner Keon: Right.

Mr. Pino:…and it's county west of LeJeune Road.

Commissioner Keon: Right – I knew it was a county road.

Mr. Pino: It's City-owned.

Commissioner Keon: I didn't know they conveyed the entire road, I thought they conveyed the maintenance. OK. Thank you, so it doesn't apply.

Mayor Cason: Your motion.

Commissioner Quesada: My motion was specifically related to whoever is the end-user of the parking garage on Andalusia would have to incur some sort of cost related to – assessment related to the streetscape project and I would ask the City Attorney and the City Manager to write it out in more detailed fashion.

Vice Mayor Kerdyk: Something that would correlate to what other similar properties would pay.

Mayor Cason: And what they would pay if they had owned it now.

Commissioner Quesada: Correct.

City Attorney Leen: If it's a private user, a private user would bear the….the City, we wouldn't.

Commissioner Quesada: We may end up not awarding the RFP to anyone on the parking garages, but assuming the opposite is the actual result then we want to have that in place.

City Attorney Leen: Understood.

Commissioner Quesada: So that's my motion.

Vice Mayor Kerdyk: I'll second it.

Commissioner Keon: That goes into this….

Mayor Cason: Separate motion.

City Attorney Leen: Separate resolution.

Mayor Cason: Commissioner Quesada made the motion and the Vice Mayor seconded.

City Clerk

Commissioner Quesada: Yes
Commissioner Keon: Yes
Vice Mayor Kerdyk: Yes
Commissioner Lago: Yes
Mayor Cason: Yes
(Vote: 5-0)

Vice Mayor Kerdyk: I'd like to just make two statements if that's OK. The first one has to do not with actually Miracle Mile, but at the end of Miracle Mile, we brought this up on several occasions and someday it's going to get done right in front of City Hall, which is essentially the beginning of Miracle Mile. I think it's very appropriate that we galvanize that and make that public space. I'm not talking about shutting Biltmore Way, but what we need to do is, we need to make pavers out in front of City Hall here and then put billiards up at nighttime like on Friday nights at 12 o'clock and bring them down again on Sunday at 5 so that you can utilize that space as common space for the public of the City of Coral Gables.

Commissioner Keon: Biltmore Way between here and the park and Merrick Park.

Vice Mayor Kerdyk: I think we need a whole plan to see maybe what we can do to make that more of a focal point in the City of Coral Gables and this is a perfect opportunity to really look at that. Now that doesn't mean we are assessing any owners of other properties that's a City issue, but that is something that we really need to have something done there. I think this could make this a very special central location in the City of Coral Gables.

Commissioner Quesada: And Mr. Vice Mayor, that's something that was discussed in February of 2011.

Vice Mayor Kerdyk: I know.

Commissioner Quesada: It would be ideal to put electronic bollards for Farmers Market and other events.

Mayor Cason: That's very common in Europe, all the European cities.

Commissioner Lago: It just makes it so much more conducive to have outdoor markets outdoor events and it's really, like you said, it's right in front of City Hall, it's just a no-brainer.

Vice Mayor Kerdyk: Could we maybe ask staff to talk to maybe Stantec or somebody that can develop a conceptual plan and move this thing forward.

Interim City Manager Olazabal: That's definitely something that can be looked at. It's separate from….

Vice Mayor Kerdyk: It's separate since we are talking Miracle Mile this is a good time to bring it up.

Interim City Manager Olazabal: I think it will compliment very well the Miracle Mile project.

Vice Mayor Kerdyk: Would you look into that and bring something back to us in the foreseeable future of what we can do; and of course I've talked about the necessity to have workshops and if I'm going to support this I certainly think that we should get with the B.I.D. to make sure they have adequate time to meet with their constituents and also to review the roll that's being presented…

Mayor Cason: And the Chamber.

Vice Mayor Kerdyk: And the Chamber and then at that point then set a meeting for when we can hear this in finality and in an open setting where the City can hear.

Commissioner Quesada: Mr. Vice Mayor, I'm going to make a motion and I want to incorporate what you brought up and I think this works, but I want to keep things moving, so ideally July 22nd I still want to have the public hearing or we can finalize the vote and move forward.

Commissioner Keon: I'm sorry, why do you want to do it in that period of time? Do we feel that is an adequate period of time?

Commissioner Quesada: Because really the first time this was discussed was in 2001, which was related to Commissioner Anderson's Charette. I was going through it for that reason.

Commissioner Keon: I understand that. I'm only asking if that gives us what?- about six weeks, that gives the community, the B.I.D., and the Chamber a period of six weeks in mid-summer to have a discussion and to get the feedback and all that we need in order to have this discussion. Even if you move it to July, I mean to the August meeting you'll have the ability to catch more people in and out of town or whatever. Any time we do anything mid-summer it usually comes back to haunt us because everyone will talk about how nobody was around and nobody is here to participate with people's travel schedules, and I don't want to delay it. I truly understand what you are saying, but I do have a concern maybe we can ask them if they feel that's adequate time.

Mayor Cason: Mark and the B.I.D. would you have enough time in six weeks to get your people together…

Commissioner Quesada: Let me finish with my motion…

Commissioner Keon: OK. I'm sorry.

Commissioner Quesada:….because I think it will address those points. So my proposed motion is I'm going to move to approve what was presented to us today, however within three weeks I want staff to set up a public meeting so there can be a presentation that should be televised if Richard Heapes is available and Stantec and whoever else is involved in the conceptual designs to present a public meeting, to present the design as was discussed the conceptual design, I want that out there; and at the same time within the next three weeks to have staff sit down on a truly workshopping session be with the B.I.D. and the Chamber, other property owners on Miracle Mile so they can actually have a true back and forth, so that's part of my motion, so ensure those two meetings occur within the next three weeks and then on the July 22nd again have this before

us so that we can make the final determination. Now Commissioner Keon the reason I want that timeframe is, the time is already moving with the RFP's on the garages, we don't want overlap, this is something that we discussed. Publix project is moving forward, we haven't seen anything yet, but from what I've read in the papers it's moving, so if we don't move quickly we are going to run into a problem that we are I think shooting ourselves in the foot. Considering this project has been discussed since 2001, the conceptual design was approved in February of 2011 and considering that Hank Fishkind gave us his financial information related to this in March of this year, I think there has been sufficient amount of time for everyone to really vet this. Again, ideally summer is not the best time, but we run into more problems if we delay it with all the overlap.

Mayor Cason: Would you be available, would you be able to get your people ready to participate?

Mr. Trowbridge: [Inaudible – off mic]

Commissioner Keon: Is the intent of these workshops to have this discussion with the property owners or is it with the residential community as well?- who is it directed at.

Commissioner Quesada: I think it's anyone who wants to be there, it's anyone who wants to be there so that they can really be heard, and really they'll have two opportunities; they'll have an opportunity at that workshop as well as the public meeting on July 22nd, so we are giving them two opportunities.

Vice Mayor Kerdyk: I think we need to notice, I guess we have to notice the owners of the property whether it's July 22nd or August 31st or whatever it is.

Commissioner Lago: What do you think about putting it may be on E-NEWS?

Vice Mayor Kerdyk: Yes everything.

Commissioner Lago: Let it go above and beyond what's required in reference to notice. So it goes to what Commissioner Keon was saying, let's leave no stone unturned so later there is no issue, you can't come back and say, well we didn't receive a notice, we were left out.

Mayor Cason: And the B.I.D.'s in the best position, they know who's who and they've got at least three more weeks to notify them to come to this – speak now or forever hold your peace.

Commissioner Quesada: So the most important question Madam City Manager is, is it crazy what we are asking for?

[Laughter]

Commissioner Quesada: I'll take that as a yes.

Interim City Manager Olazabal: Well let me first try to understand everything that you're proposing, you know what it is you want us to do.

Commissioner Quesada: Number one – go ahead.

Interim City Manager Olazabal: Are you looking for a workshop, which is a City Commission type of workshop where we discuss financing options and the design that's for properties, is that what the workshop would be about?

Commissioner Keon: I think it's a public workshop.

Interim City Manager Olazabal: It's a public workshop

Commissioner Quesada: Yes, yes it is.

Commissioner Keon: No, but I think it's a workshop in a public – I don't know if you have more people than this that you would have it here in the Chamber?- or is it a workshop that is actually a public presentation by staff to the community.

Commissioner Quesada: Similar to what we had Somerset when I was getting elected, we were in the election process, the Mayor and I, Somerset had a presentation at their school and there must have been 200 or 300 people that showed up and they opened up the floor to questions and thoughts. At the beginning there was a presentation, something similar is what I have in mind. So we televise our meeting, we have either Richard Heapes or Stantec present the conceptual design, we have Mr. Fishkind here present as well, and once we are done with the presentation we open up the floor to questions, we give residents anyone who wants to speak 3 to 5 minutes what we've typically done, any thoughts that they want to come up, and it could be an hour meeting, it could be a five hour meeting…

Commissioner Keon: It would be each setting…

Commissioner Quesada: It would be in a similar setting as this – yes; however, the Commission not necessarily we don't have to be there, but it's obviously we can be there to hear the comments, if not everything gets recorded by the City Clerk and its provided to us and we can watch a video of the meeting later on, so on July 22nd we have the benefit of watching that meeting, getting that input and also allowing additional input at the July 22nd meeting.

Mayor Cason: OK – that's your motion?

Commissioner Quesada: That my thought so I want to hear staff's response.

Interim City Manager Olazabal: There are a lot of people that has to be involved in those presentations and analyzing all those options, so let me check back with staff and make sure that there is a three week period that works, if not then we are going to shoot for having it on the July 22nd meeting, and….

Vice Mayor Kerdyk: I think you need to have separate workshops. I think if anything you just have to push it to August to do in front of the Commission in August, if it can't be done – just get the workshops done. Again, let's make sure we have this done where at the end of the process here we want to make sure we have the proper notice, proper workshops, and if it gets delays a month its, again it's in the heat of summer, there are a lot of people out of town, we want to make sure everybody has the opportunity to speak on this issue, it's a big issue for the City.

Commissioner Keon: And people come and go – and I'm going to tell you traditionally in Miami things that you didn't want anyone to know about….so let's….

Commissioner Quesada: Well let's do this. So are you against having the workshop in the next few weeks….

Commissioner Keon: I would like to give you enough time, I would like for everyone to have enough time that we would set up for August, it would be on the August agenda, so people have plenty of time to have that discussion and you can come up with a plan. Now there may be a way that you could have the draws, the drawings posted here at City Hall, someone can come in and look at them any time of day or night, I mean they can come in anytime during the day and look at those.

Commissioner Quesada: Why don't we do this?- we'll post the link on the front page of the web page so that anyone can access it if you can make that readily available. I know we've done it in

the past. I know the conceptual design from Streetworks, Richard Heapes is located at the shopcoralgables.com website, but let's put that on the City's website.

Mayor Cason: And give a copy to the B.I.D. to provide to all of their members because there may be some new businesses that weren't here in 2011, so they'll see it, and decide whether they want to participate/comment.

Commissioner Quesada: OK. So here's my motion. My motion is to follow the approval of staff as written in the resolution, as written on the agenda, and it is amended to include that a workshop be had prior to the August meeting, the first meeting in August, is there one or two?- OK, so prior to the meeting in August. So there'll be one workshop prior to the meeting in August and the public hearing in August, that's my motion.

City Attorney Leen: So right now the public hearing in the resolution says July 22nd, so that's going to be amended to state the August meeting.

Commissioner Quesada: To the August meeting.

City Attorney Leen: And then all dates regarding notice will be amended accordingly.

Commissioner Quesada: Correct – and actually you know something, it might work out better because we are going to have the FPL issue on July 22nd, which will likely be a long meeting – FPL.

City Attorney Leen: Oh yes, of course.

Commissioner Quesada: So that's my motion.

Mayor Cason: Do we have a second?

Commissioner Keon: I'll second it.

Mayor Cason: OK. Commissioner Quesada makes the motion, Commissioner Keon seconds it.

City Clerk

City Attorney Leen: If I may before you vote. We would like separate votes on each of the two items.

Mayor Cason: This will be on H-1.

City Attorney Leen: This will be on – OK.

Commissioner Quesada: The motion is on H-1.

City Attorney Leen: And if it's OK, I'm going to prepare a separate resolution related to – we are going to amend this to have the right dates, do you want us to put the workshop in this resolution?- or do you want us to have a separate resolution regarding the workshop?

Commissioner Quesada: Whatever you deem best.

City Attorney Leen: OK. Thank you.

Mayor Cason: City Clerk

Commissioner Keon: Yes
Vice Mayor Kerdyk: Yes
Commissioner Lago: Yes
Commissioner Quesada: Yes
Mayor Cason: Yes
(Vote: 5-0)

Mayor Cason: H-2.

Commissioner Quesada: Same motion.

City Attorney Leen: Same condition.

Mayor Cason: Commissioner Quesada makes the motion, Commission Keon seconds it.

City Clerk

Vice Mayor Kerdyk: Yes
Commissioner Lago: Yes
Commissioner Quesada: Yes
Commissioner Keon: Yes
Mayor Cason: Yes
(Vote: 5-0)

Mayor Cason: Let's take a 15 minute break.

City Attorney Leen: By the way Commissioner, I just want to put on the record that our outside counsel Heather Encinosa agrees that that's legal.

Commissioner Quesada: Thank you. So for items H-1 and H-2, I didn't realize right away that I don't think it came out very clear. Two specific items, number 1 is when we bring on, assuming we award the RFPs on the Andalusia Garages, that money that they would bring in, those tenants or property owners, I want that amount to be offset by the amount, not of the City's amount of fifty percent, but what the public would have to pay, the other fifty percent, the property owners.

Vice Mayor Kerdyk: That was my intention.

Commissioner Quesada: That was my intention as well.

Vice Mayor Kerdyk: To help the property owners.

Commissioner Quesada: So I guess any of the Commissioners or the Mayor, do you have any problems with that?

Vice Mayor Kerdyk: No.

Commissioner Keon: I don't have any problem with it, all I would ask is that you really look at the ability to do an assessment based on that and who do you…do you take it and spread it across every property owner on the Mile?-or whatever, because when you look at, and I don't want this to be taken wrongly by the people that we are accessing, but if you look at the total annual assessment here for the property owners, the total annual assessments range from as low as $200 annually up to, there are some that are $4,000 that are large property owners, and that are large partnerships or whatever. You know when it is not coming out of your pocket yourself it is easy to say that it is not significant and I do understand and it is not my intention. Is that is not significant because anything that adds to your cost is significant to you when it is your pocket, but in the overall scheme of things I would really hope that the value for many of these people once that street is redone and it is more attractive than it is now. I would hope that the value of those properties would certainly increase more than what this assessment is on an annual basis. By the time you spread that, whatever that assessment is against that property which is maybe, I don't know, a couple thousand dollars across all of these properties, is it significant enough to…

Commissioner Quesada: Yes. At our March 2014 meeting Hank Fishkind first provided the numbers to us and told us that there would be a minimum bump of least 10 percent of any

property that is within ½ a mile. Oh no, I am confusing the two with the Agave Project, but he did say at that March meeting that there would be a bump. Absolutely.

Commissioner Keon: Their property values would increase. All that I am asking you is for Diana maybe, how do you spread that number across all of these property owners?

Commissioner Quesada: That is actually in the assessment report that Hank Fishkind gave us,

Commissioner Keon: Right.

Commissioner Quesada: And it goes into that analysis unless there is something else

Commissioner Keon: I mean how many property owners are on…

Mayor Cason: There is a list of them.

Commissioner Quesada: The entire list is there, I don't think…

Commissioner Keon: So how many property owners are there approximately, do we know?- I mean how many people are being assessed…

City Attorney Leen: [Inaudible]

Commissioner Quesada: I opened up items H-1 and H-2. Again I want to make two amendments that I don't think came out clear.

Commissioner Keon: I thought maybe 100, maybe 100 property owners or something, about 100, and you are going to spread a couple thousand dollars across the 100 people is $2. Is that significant that is what I am asking.

Commissioner Quesada: I think yes, I think every bit helps.

Commissioner Keon: $2 per year.

Mayor Cason: Whatever it is.

Commissioner Quesada: It is not going to be $2 per year.

Mayor Cason: What would you like to do?

Commissioner Keon: If you take the couple thousand dollars that the City may get on that project maybe $2,000 or $3,000, when you look at this. I mean I don't know what the square footage is because it doesn't tell us that, but I am looking at the vast majority of these assessments are in the two or three hundred thousand dollar range. I guess as we get to the Mile there are some that are three or four thousand dollars. I am sorry those I think are in the backstreet. So you know $3,000 or $4,000 and there are like 100 properties that are being

assessed. If the assessment that the City has to pay, if the cost to the City even if it is $3,000 a year spread across these 100 properties, is it proportionally or is it evenly, I mean does everybody get the same amount or is it proportionate to what they are paying?-is it a percentage of what they are paying?-I mean I don't know how you intend to do that.

Commissioner Quesada: What I would ask is that I would have Hank Fishkind, our outside economist who has done this many times before to give us the most reasonable method in which to spread out the benefit gained by adding those two parking garages, whether that is prorated pursuant to. Again, he has analysis on market values plus the adjusted square footage and there is another aspect in his analysis to work it in that way.

City Attorney Leen: That is not something that you have to address. Obviously you can address it now, but it is something that is going to be down the line, where we get this money through these leases and perhaps. I am going to call Heather right now, but perhaps we can pay part of their assessments it is just that logistically it seems like it would be difficult. I don't know if we should affect this Resolution by trying to put that in there. Instead I would amend your Resolution about the leases to tell us that we should try to make that attributable to the 50 percent if possible, if legal.

Commissioner Quesada: That is my amendment, as far as the details they could come back to us on July 22nd with a detailed plan.

Commissioner Keon: But I think maybe we should consider would it be more helpful to those property owners along the Mile if we use whatever the value of that assessment because it is coming to the City, if we set up some sort of a fund that would assist in either promotions along the Mile, I don't care if it is a loan program, to update frontages. It is for something that it would be, that maybe they could tell us they need on the Mile.

Mayor Cason: But if it is only $3,000 we can't do much with that…

Commissioner Keon: Spread across so many people is not as a significant amount of money.

Commissioner Quesada: We you know, you are assuming it is not.

Commissioner Keon: I don't know, you are right.

Commissioner Quesada: Because the highest one I am seeing here is $86,000 per year which is the Colonnade. So it is different footprints that we are talking about here. There are significant footprints in these garages as of right now, I think that whether you agree with my amendment or not as far as the details I think it is more appropriate when we have Hank Fishkind here, because I see he left. We didn't realize that I was going to bring it up again, have him analyze it and give us feedback and we can make a better informed decision if not we are going to be spinning our wheels a little bit right now.

Commissioner Keon: The parking garage that you are referring to is the one across from Publix that will have some private use.

Commissioner Quesada: Potentially, that one

Commissioner Keon: That is the one, the Miracle Theater is a limited private use based on…

Commissioner Quesada: We don't know what is going to end up happening.

Commissioner Keon: No, no. I do.

City Attorney Leen: I spoke with Heather, explained her the situation, she says it is no problem if we get this money in the future through the leases to have that reduce the special assessments after the fact that there are ways to do that to attribute the money to the property owners, but for now the assessment should still be the maximum amounts and then that is something that would be addressed after the fact and you would just modify your Resolution on that to say that we should look to do that when we receive those lease funds one day.

Commissioner Quesada: Got it. I know the City Manager was itching to say something.

Interim City Manager Olazabal: No, I just wanted a question, but it was already answered.

Commissioner Quesada: That was item number 1. Item number 2 is I didn't realize that because this is a Resolution, it is not going to come before us on a second reading and I want to add, I had a discussion related to the 25 cents increasing the 25 cents to help offset the construction cost here because my goal I think from what the rest of the Commission was saying throughout this meeting is really to have the shortest time period possible during this construction build out. So I want to amend the Resolution and based on the input that I heard from Mr. Salman and other input that we have had basically that our parking rates are lower than the rest of the County, to increase it by 25 cents now not just on Miracle Mile, but for the entire CBD the Central Business District to help offset some of those costs.

Commissioner Keon: Well I think the Chamber had made a comment or Mark Trowbridge had made a comment that the concern was the amount of money that you would raise through that and we would have to talk to parking to decide how much money we would actually raise by doing that, the 25 cents an hour as to how much it would raise. You already, because of the construction and everything else along the Mile, you also are putting a lot of pressure on there the likelihood is that they are going to start to do work. They are going to remove meters and different things. So they are not going to be there to increase the cost anyway and you are making it more expensive in an area that is already under stress so you have to decide whether…I truly understand, but your desire is to lessen the burden on the property owners, but I think that maybe some of the solutions that we are discussing it is a kind gesture and I am not sure how much you really would generate from that. I mean I think that once the Mile is done

and everything is back in place we can raise the revenues in the garages. We can look at how we go back and share some of that cost. We always have the ability to reduce it; we just don't have the ability to increase it. Is that right?

City Attorney Leen: Yes.

Commissioner Keon: We always have the ability to decrease the assessment; we don't have the ability to increase it. So at some point once those garages are completed and they are there primarily to serve the CBD those garages and I think that you can create a priority parking program where you can charge more for parking in the CBD than you do in the outlying garages and the outlying areas and there can be that raise that incremental and that could actually go back to helping with the debt payments on the streetscape and everything else, so I think we have the ability to do that later.

Commissioner Quesada: We don't.

Commissioner Keon: Yes you do.

Commissioner Quesada: We don't.

Commissioner Keon: Why not?

Commissioner Quesada: Pursuant to Article 4, Section 4.01B of the Resolution that we voted on today it establishes the method of assessing the project cost against the properties that will benefit thereby and it goes into estimated capital and project cost and because this is a Resolution we either have to throw out the Resolution later on…

Commissioner Keon: We can come back; can we come back with another Resolution?

Commissioner Quesada: Let me tell you how I am going to amend it, and I think it will address your concerns and address my concerns.

Commissioner Keon: OK.

Commissioner Quesada: I want to address Section 4.01B and Craig I need you there, the total estimated project cost of Miracle Mile…

Commissioner Keon: What page are you on?

Commissioner Quesada: Page 14, and it is the Resolution document. Section 4.01B the second sentence says fifty percent of the project cost will be funded by the City and the remaining project will be funded through the imposition of assessments against property located in the Miracle Mile assessment area and I would like to amend this to say and other funding

mechanisms to be considered by the City Commission including parking revenues, or other areas of funding that that the City Commission and staff deemed sufficient.

City Attorney Leen: I am concerned because that would be fine if you wanted that to be part of the portion funded by the City, but by making it part of the portion funded by the special assessment you are lowering in a sense the special assessment and we don't know by how much.

Commissioner Quesada: Why are we trying to close the door on potential funding?

Commissioner Keon: But I don't think that we are, I think that all this is saying is that this is the maximum assessment that can be assessed to those businesses. Once the Mile is completed, once those parking garages come online, if we want to increase the revenues we could by action of this Commission go back, increase the parking rates in those garages that are along the Mile or that really serve the CBD to be able to use this to help offset the assessment or the charges to the merchants. Can't we do that later, Craig?-or can we never do that? We could lower it.

City Attorney Leen: You could lower it, what Heather said and my understanding of the law here is that you can lower it later. You can end up in a sense contributing more from the City which would lower their assessments, but I am concerned about putting it in the sentence. It might be better to say that if you want to include it in this Resolution that City staff is requested to look for additional funding mechanisms that would reduce the portion paid by the property owners, but it doesn't require it so they are still going to be assessed the…they can be assessed up to the maximum value. Otherwise it calls into question what the maximum value is.

Commissioner Keon: We can go back later and do that.

Commissioner Quesada: It is not as easy as other situations that we have been in.

Commissioner Keon: Why is that?

Commissioner Quesada: Because we would have to open up the Resolution later on, which is not like an Ordinance, it is my understanding.

City Attorney Leen: You can do another Resolution. The most recent Resolution would take precedence over the older one, but we need to do that with the assistance of our special assessment counsel to make sure, this is a very technical area of law and I just want to make sure we are doing it correctly. I am concerned about anything that makes it unclear as to whether that is going to be 50 percent or not. Right now you have a finding in here that is equitable that 50 percent fee funded by the properties and 50 percent funded by the City, it could be equitable as well that the City to pay 53 percent perhaps. Once you find other funding mechanisms, but right now what the whole purpose of this Resolution is to set up a hearing in August whereby you are going to be able to assess values at the maximum amount that is stated in here and if it is questionable what the maximum amount is now. It may call the whole thing into question, and it

hasn't been betted through our special assessment counsel the language, so I prefer any language to be instead of mandatory just ask staff to look into finding other funding mechanisms whereby they could in the future reduce the amount of the special assessment and I would even prefer that more in your separate Resolution, but you could include that here as long as it is permissive.

Commissioner Quesada: OK. Then I am I going to do a separate motion then, directing staff to look for other funding mechanisms and to specifically request the imposition of an additional 25 percent charge on parking meters for the Central Business District, not just Miracle Mile.

Mayor Cason: Cents not percent.

Commissioner Quesada: Cents.

Commissioner Keon: Do you want to do that now, starting immediately?

Commissioner Quesada: I want to do it, starting at the moment we start construction.

Commissioner Lago: I am a little nervous about that.

Commissioner Keon: I am too. I would really rather evaluate everything and do it once it is done. I am afraid that by increasing the cost of parking in that area in an area that that is already burdened, where there will be limited parking it would only make people say, "You know, I am not parking here anymore".

Commissioner Quesada: We have already heard today that we are lower than other cities when it comes to parking and that Miracle Mile parking…I don't have the correct word that Javier Salman used…

Commissioner Keon: I don't think that we were any lower than anybody other than Miami Beach. I mean I thought that Miami Beach was the outlier in the cost of their parking which is very high we are actually less than the Grove. The Grove I think it is 25 cents for fifteen minutes we are 25 cents for 12 minutes. We are a little bit higher than the Grove, and I don't know what other commercial areas are around us. Downtown Miami I think is the same as we are, aren't they? I think they are $1.25 an hour. I thought that was what Javier said, I know that Miami Beach is more, but I thought the other areas were less. I think that once we have a great product to sell I think that it is very easy to raise parking rates.

Commissioner Quesada: And I understand that, but I just don't want to cripple the business and the property owners that have to pay this assessment, is what I am looking for and this is based on the information that we have heard today. We heard from Mark Trowbridge, we heard from Javier Salman that we are lower than the others if you guys want the detailed data I am OK with that, I would propose…

Commissioner Keon: We haven't looked at…I don't know what the revenues are.

Commissioner Quesada: That is fine, what we heard was that just on Miracle Mile it would give us an additional $150 to $175 thousand per year increasing 25 cents just on Miracle Mile. If you want more data that is fine, I am OK with that. Then I'll do a separate Resolution requesting staff to look into additional funding mechanisms for the project including an analysis of what the impact of increasing 25 cents throughout the Central Business District, what the impact would be comparing that to other similar municipalities and similar downtowns, so that would be my separate resolution, actually separate motion, and that is my motion.

Commissioner Keon: So it would be to create a Resolution related to that.

Commissioner Lago: and I would second that motion.

Mayor Cason: OK. So we have a motion by Commissioner Quesada, Commissioner Lago seconds it City Clerk.

Commissioner Lago: Yes.
Commissioner Quesada: Yes.
Commissioner Keon: Yes.
Mayor Cason: Yes.

Commissioner Quesada: And then I'll also make a motion revising H-1 addressing the change that the impact would benefit the property owners and not the City.

City Attorney Leen: For that one you are not amending the Resolution on the special assessment, it is your separate Resolution on H-1, and you are moving to clarify I guess that, that is to be applied to…

Commissioner Quesada: Yes.

City Attorney Leen: But to be clear these initial assessment Resolutions for Miracle Mile and Giralda are remaining the same.

Commissioner Keon: Right.

Commissioner Quesada: Yes.

City Attorney Leen: Because these are separate Resolutions we are discussing,

Commissioner Quesada: OK. Then I'll do a separate resolution.

Commissioner Keon: Thank you.

City Attorney Leen: So we need a vote on that Mr. Mayor. And is there a second?

Commissioner Quesada: So that is my motion.

Mayor Cason: Commissioner Quesada makes the motion, and Commissioner Keon seconds it. City Clerk.

Commissioner Quesada: Yes.
Commissioner Keon: Yes.
Commissioner Lago: Yes.
Mayor Cason: Yes.