

**City of Coral Gables City Commission Meeting
Agenda Item H-2
January 26, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

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

City Staff

**City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Economic Development Director, Javier Betancourt
Parking Director, Kevin Kinney**

Public Speaker(s)

Agenda Item H-2 [9:38:04 a.m.]

A Resolution inviting selected proposers -- TC Gables, LLC (Scheme B); Coral Gables City Center, LLC; and GCP BE, LLC -- from Stage I of the two-stage Request for Proposals (RFP) for City owned Garages 1 and 4 on Andalusia Avenue (RFP no. 2014.10.23), to continue to participate in Stage II of the RFP process.

Mayor Cason: Madam Manager, do you want to do H-2 and H-3? Do we have somebody here?

City Manager Swanson-Rivenbark: It's at your convenience, sir.

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Agenda Item H-2 - Resolution inviting selected proposers from State I of the two-stage Request for Proposals (RFP) for City owned Garages 1 and 4 on Andalusia Avenue (RFP no. 2014.10.23), to continue to participate in Stage II of the RFP process.

Mayor Cason: Alright, let's do H-2 and H-3.

City Manager Swanson-Rivenbark: With that, I will call Javier Betancourt.

Mayor Cason: Starting with H-2.

Economic Development Director Betancourt: Good morning, Mr. Mayor and Mr. Vice Mayor, Commissioners. For the record, Javier Betancourt, Department of Economic Development. I would ask that the PowerPoint for H-2 and H-3 be placed on the screen. So, these two items pertain to the parking garage; 1 and 4 are redevelopment RFP. It's been in the works for a number of years. So, as a quick refresher, these are the properties we're talking about. You have Garage 4 at 2450 Salzedo and Garage 1 at 245 Andalusia. Garage 4 currently houses 285 permit spaces, 64 daily spaces, for a total of 349. Garage 1, we have 282 total spaces; 210 of those being permit spaces, 72 daily. Both combined provide a total public parking of 631 spaces. This RFP has been in the works for quite some time. This Commission first approved the resolution in May of 2013, allowing Abramson & Associates, the consultant to this project, to draft RFP. That authorization to issue the RFP was approved in May 2014. In May of 2015, the RFP was issued. Five proposals were received on August 14 of last year. The Evaluation Committee, which we'll discuss in a minute, met on November 13, and here we are today considering Stage I and moving into Stage II. For Stage I, in particular, as you recall, this is a two-stage RFP. We've been primarily concerned with Stage I up to this point. There are two primary criterion: the capability of the proposer and the development team, and that's based on experience, qualifications and the financial capacity of the firms, and consistency with the City's goals, including the feasibility and timeliness, enhanced parking supply, parking revenue generation and contribution to the vitality, amenity and economic activity of the CBD. In addition, the proposers were able to select between three options. Option one was to develop both sites in phases with public parking and private development, developing Garage 1 first with no less than 700 public spaces, including ground floor commercial, and then Garage 4, upon completion of Garage 1, with no less than 250 public spaces. Under option two, you'd be able to develop both

sites in phases with public parking and private development with each garage to have 500 public spaces. And option three would be to develop only one site. None of the proposers opted for option three. They're all either option one, two or some variation thereof. We received five different proposals, and these are provided to you as Exhibit A. They are in no particular order. GCP BE, Florida East Coast Realty, TC Gables, an affiliate of Terranova, Coral Gables City Center, and American Land Ventures. A summary of each of those proposals is provided in your package as Exhibit A. As stated before, an Evaluation Committee met in November. That committee was composed of one member each from five City advisory boards, including the Budget & Audit Advisory Board, the Economic Development Board, the Parking Advisory Board, Planning & Zoning Board, and Property Advisory Board. Each of those boards selected one of its members to participate on the Evaluation Committee. The committee met on November 13, deliberated for a number of hours. It heard -- each of the proposers was able to provide an overview of the project. And after much deliberation, the committee ranked the proposers as follows: From one to five, we have TC Gables, Coral Gables City Center, GCP BE, Florida East Coast Realty, and American Land Ventures. The Evaluation Committee recommended to advance all five proposers to Stage II, with the condition that parking garages be built in phases. Some of the proposers had, against the wishes of the RFP, proposed to build all the parking garages at once, which would take all that parking offline at once, which is not something we desire. Subsequent to the Evaluation Committee, staff, including the Economic Development Department, Planning and Zoning Department, Parking Department, Procurement, and the City's consultant, Barry Abramson, met on several occasions to discuss the proposals. We had two objectives in mind in terms of our recommendation. One is to further streamline the process moving forward, and secondly, to advance proposers that more closely align with the RFP's stated requirements, preferences, and objectives. As a result of those deliberations -- and you could see that as Exhibit A to your packet -- we recommend inviting the Evaluation Committee's top three proposers to advance to Stage II, those being, again, TC Gables, Coral Gables City Center, and GCP BE.

Commissioner Lago: Do you want me to save my question until the end or...

Economic Development Director Betancourt: I have one more slide.

Commissioner Lago: Okay.

Economic Development Director Betancourt: Just one, might as well. So, H-2 deals with Stage I and advancing the selected proposers to Stage II. H-3 really deals with Stage II and authorizing the City Manager to issue the Stage II of the RFP, as provided in draft form in your packet. The submittal requirements for Stage II are more detailed development proposals, a management plan and financial proposals, so you're really getting to the (INAUDIBLE) of the concepts in Stage II. We also added some refinements, including allowing for changes to the development team, with City approval, not the primary proposer, but any other members of the team at this point, if they want to bring additional team members in or change out some of the team members, they would be allowed to do so with our approval. We want to reemphasize the consistency with the Zoning Code and the Comprehensive Plan to the extent possible and practicable. We want to reiterate that the two garages should be built in two phases. Again, some of the proposals were to take the parking offline at once, something that we found detrimental to the needs of downtown. We're still asking for a minimum of 1,000 public spaces overall. We've somewhat tweaked how that would be distributed between the garages. Under option one, we're asking for 700 to 800 public spaces. Under options two and three, for Garage 1, we're asking between 500 and 800; and then Garage 4, between 200 and 500. It allows the proposals to -- a little more wiggle room under those scenarios. And finally, we asked the proposers to anticipate the possibility of some changes to our parking regulations, shared parking, et cetera. That's really the end of my presentation. I would ask, for the record, if I could make one correction. There's a scrivener's error on page 8 of the consultant's memo, which is Exhibit A. And it should say 6 feet and 70 feet allowed on the Mile, not 700 feet on the Mile. We certainly don't want to encourage 700 feet on the Mile.

Mayor Cason: Are all of these -- were all five financially sound or do we have any problems with their ability to, if there's an economic downturn, go?

Economic Development Director Betancourt: We found all five proposers to be qualified and, you know, they all have a tremendous amount of experience in building these projects. They have the financing. They have the financial capability. Absolutely, they're qualified. I think where we found some discrepancies is the extent to which each proposer met or the proposal itself was consistent with the City's goals for downtown or for parking.

Mayor Cason: Did any of the five say that moving forward they couldn't adapt their original proposal? Any of them say that, if we move -- if you don't change your views, we'll drop out, or are all five of them...

Economic Development Director Betancourt: To some...

Mayor Cason: Ready to make the modifications and move forward?

Economic Development Director Betancourt: I think to some extent they're all able to evolve, you know, to the City's needs. We did ask that question in the Evaluation Committee, and on a few occasions, they did say that certain changes would be problematic, but they didn't quite shut the door on any of them.

Mayor Cason: You mentioned on your first point streamlining. What does that mean?

Economic Development Director Betancourt: It means moving forward, we're getting into a lot more detail, a lot more analysis. Frankly, it makes for a better process if we have three projects moving forward than four or five.

Mayor Cason: The two that didn't make it, do you have doubts about their willingness to make changes to come up with a good product?

Economic Development Director Betancourt: You know, one of the restrictions of this process is you're not open necessarily to those types of conversations. Again, they haven't shut the door on the possibility of making those changes, but we haven't had conversations as to their willingness to do so. They are certainly qualified firms. Some of the -- one of the proposers in particular proposed a concept that was a little -- more than a little outside of our comfort zone from a planning perspective, but if they're amenable, you know, to evolving in Stage II, I think we would be open to that, but I don't have that commitment from them at this time.

Mayor Cason: You had a question.

Commissioner Lago: No, I mean, my question was more geared toward some of the comments that you made. The Evaluation Committee decided to move all five candidates forward. Staff feels confident that they're more than capable in reference to delivering what the City of Coral Gables is requesting. I like to keep my options open. And if you have five credible firms that are willing to move forward on this very detailed and arduous process, I want to make sure that we can bring them before the City and listen to all ideas. So, to me, I looked at the scoring and the scoring was -- the difference was minute. You're talking about 98 to 96, 95, you know. Your reassurance in regards to their financial capabilities and their interest in potentially tweaking, for example, a two-phased construction versus one-phase construction -- I just want to make sure that we keep our options open. And if the Evaluation Committee said move all five of these firms forward, I have faith in the individuals that we've chosen to represent us, as long as you feel also that they're capable. I don't want to move anybody forward that, for some reason, maybe the Evaluation Committee missed out on that point or they're flawed in regards to something financially and that wasn't caught during the Evaluation Committee's analysis.

Mayor Cason: I think one thing we need to discuss, give you some guidance, is this idea of cantilevering over Actors' Playhouse because a couple of them -- at least one proposed that, which I don't like that idea. I don't like building over top of Actors' Playhouse. I like two separate garages, but that's something we should discuss and give guidance for those that are moving to Stage II. Do we want them to come forward with that as an option even though, you know, there's going to be some opposition?

Economic Development Director Betancourt: Just one point of clarification. I mentioned there are five proposers, but there are actually six proposals. One of the proposers submitted two schemes, Scheme A and Scheme B. And in our staff recommendation, we were recommending that we move forward with Scheme B.

Mayor Cason: Okay. Anyone else?

Commissioner Slesnick: Javier, did it say in here which garage you proposed starting first?

Economic Development Director Betancourt: There was a strong preference in option one to start with Garage 1.

Commissioner Slesnick: Which is over near Bulla's.

Economic Development Director Betancourt: Yes, the 200 block.

City Manager Swanson-Rivenbark: We call that the Miracle Theater parking garage, although it's not theirs.

Commissioner Slesnick: Okay.

City Manager Swanson-Rivenbark: And I really appreciate this conversation at the dais. The staff looked at it long and hard. We chose to bring in the citizen members through the Evaluation Committee well represented, deliberately did not choose a member of the BID because there is leadership from a company that is leadership of the BID. We wanted to maintain a full distance from that. And so, as long as the -- all well qualified -- message is the quality of the architecture, the availability of the public parking, the willingness to involve your design with staff, so that we know coming forward all five -- a very expensive Stage II process, that all five can be winning projects for the Commission's consideration, then we'll take your lead. But I think it's a very important statement on the issues and concerns that staff has provided that the potential bidders pay attention to the concerns that staff has already flagged.

Mayor Cason: And we've made, throughout those couple years, we want it to be LEEDs, we want it to be highest technology. We want the possibility of valet. We want, to the extent that the technology can tell you, go up to the third floor, parking number 106 is open, that sort of thing. And some really good quality amenities for the City, which is I think one of the issues.

City Attorney Leen: I need to add something. Just for the record going forward, the Commission, at phase one, made it very clear that you retain the full discretion at the end of the process to choose any one you like, including someone that wasn't even part of the process, or the City or anyone else. So, I just want to make that clear to all the proposers that the Commission has that authority. And I do want to add a sentence to that effect to the resolution. I was looking at this again last night and I do think that there should be a sentence in the resolution and I want to add another -- potentially another sentence to the RFP, if you don't mind.

Mayor Cason: Vice Mayor, you had a question. You were going to say something.

Vice Mayor Quesada: Yeah, I disagree with forcing the requirement of phasing the development of the garages. There are some savings that a developer could have if they do both at the same time. And I think our ultimate goal is to have the best possible product. So, if it's -- if we are

going to force phasing of the development of those garages and we're going to suffer a detriment in the final quality of the project because of it, you know, it gives me some concern. Other concerns are market considerations. My opinion is that we are -- obviously, we're past the peak. I think most people can agree with that and we may be experiencing a little bit of a trough, a little bit of a valley that we're going into considering what the stock market's been doing. So, I - - if you have to phase out projects, that means you're in construction for a lot longer period of time. That means you are -- we can't go to market right away, and that means that our downtown and all the traffic going through there is going to be suffering with construction for a longer period of time. So, to foreclose the idea and to not allow them to at least give us an option of being able to do both in a certain amount of period of time, I think is a bad idea in that regard. Other than that, I agree with everything else, and I agree with Commissioner Lago in the sense that I think we should have all five move to the second round. Just those considerations with the phasing concerned me a little bit. You know, we'd have the headache for a longer period of time, and you're causing the developer and the contractor to rent vehicles twice or bring construction crews out twice and have them out there longer, and I think it's more costly for them and it's a detriment to anyone who has to traverse through downtown.

Mayor Cason: I think the only tradeoff is the parking you lose. And do you have any analysis given the five dollar valet and some of the other things you're doing that might suggest that we don't need that parking, that we can get through?

Vice Mayor Quesada: So, in other words, we lose 300 -- worst case scenario we're doing the phasing under the rationale as proposed by staff, if we do one project at a time, it's -- we lose three -- at most, 300 parking spaces at a time, 329, I think it is.

Mayor Cason: Plus, we lose -- I'm going to ask Kinney, but we -- plus we lose then, I think 91 -- roughly 91 on the Mile, right, during the construction?

Commissioner Lago: But also, don't forget, I mean, it's not only the parking spaces, it's also the amount of money that we could potentially save. Because if you don't have a job that, let's say, lasts an additional five to six months, you're saving those general conditions.

Mayor Cason: Yeah.

Commissioner Lago: There's a significant amount of money when you're talking about -- again, I'm not giving a budget, but I'm saying a job that could...

Vice Mayor Quesada: Stop for a second because you said something I don't understand. What general conditions?

Commissioner Lago: General conditions are basically your monthly overhead costs, your professionals that are running your job.

Vice Mayor Quesada: So, you're saying the City would save money...

Commissioner Lago: Yes.

Vice Mayor Quesada: If we did both at the same time?

Commissioner Lago: Yes. I think the City Manager wants to say something.

City Manager Swanson-Rivenbark: The contractor will save money, and that money savings will be passed on to the developer, and in turn, potentially, the City.

Mayor Cason: Because you're trying to make the argument that -- and then potentially it could produce even a higher quality building.

(TALKING ALL AT ONCE)

Commissioner Lago: I was going to go in that direction. Because if you -- for example, if you don't have -- if the job is done in two phases or not, or it's done altogether, you -- you know, the length of the job could potentially be cut by five or six months. Javier, I mean, I'd love your input on this, but you could see significant savings because the general conditions are calculated based on the magnitude and the size of the project, so it's (INAUDIBLE) multiplier.

Vice Mayor Quesada: I just want the construction in that area to be as short as possible and to get the best possible project out of it.

Mayor Cason: What's the parking implications for that?

Parking Director Kinney: Well, the big implications are -- and Commissioner Quesada is correct. You know, essentially, if we phase it, at the worst, we're down 350 spaces at one time over what we're proposing, which is there always has to be one facility. But that one facility that's operating is going to be turning, you know, somewhere between five and ten times a day. On a Friday, it's going to be turning ten times, so then you're talking about relocating 20,000 people and...

Vice Mayor Quesada: So the impact of one...

Parking Director Kinney: That becomes a big issue.

Vice Mayor Quesada: Well, hold on a second. Ten times a day would be 3,000. Oh, you're saying if we knock -- if we did both of them.

Mayor Cason: Both, both. Because he was saying both go down at the same time.

Vice Mayor Quesada: Right, so it would be 5,000, not 20,000, okay, right.

Mayor Cason: And you had factored in the loss of the -- from parallel -- diagonal to parallel?

Parking Director Kinney: Well, on the Mile, I do turnover 20 times a day, so those 91 spaces actually become 1,800.

Mayor Cason: Can any of this be picked up with a rejiggering of the trolley, with -- anything more with valet? Any of that help with the downside of these proposals?

Parking Director Kinney: Well, our experience, you know, we started the \$5 valet early so we could try and get people used to it. But our experience is it hasn't changed the numbers very much.

Mayor Cason: Amazing.

Parking Director Kinney: Now, we're still going to try some things to increase use of the valet, but reducing the cost hasn't done it.

City Manager Swanson-Rivenbark: Mr. Mayor, I absolutely am compelled to comment on this. We made some significant improvements to the RFP process based on the comments that you all have made, based on the comments that the Business Improvement District has talked about. Probably nothing more passionate on Miracle Mile than the discussion about parking. And so, our thought was, if we stage it, we'll be able to manage the process in the way that once parking garage XYZ is open, then the next one can commence was not to prolong construction havoc, but to make sure that one of the most treasured resources for the downtown area -- and that is the availability of parking for the public, as well as potential permit users is preserved as we move forward. When you look at Stage II and you look at the criteria that is being considered, the quality of architecture, the relationship on the ground floor, the availability of quality parking

priced at City rates are more important than we're recommending than the actual return to the City, although that return is very important. So, you'll see some percentages there. I would strongly caution you to look at the concept of eliminating the phasing because of the unintended consequences. Yes, it may be beneficial to the contractor and the developer, but the question of is it supremely beneficial to the downtown, the merchants, the shoppers, the diners, I would argue that the phasing is what we need to do as we look at the development of both of these garages.

Mayor Cason: Okay. Well, let's have a motion on the first issue, which is do you want to have...

Commissioner Keon: May I ask a question on that? When you are building out these buildings because the parking is part of the structure, does the -- and I don't know that much about construction so I need your help. When you're building these, does the building have to be completely built out in order to utilize parking? I mean, do they...

Parking Director Kinney: No.

Commissioner Keon: Have to have a -- so, at what point could parking become available that the building may not be entirely built out, but yet you can then begin construction on the other garage if the building is being built? I don't -- I really don't know construction so I need your help with that.

Parking Director Kinney: So, in our perfect world, the Miracle Theater garage would be the first one developed.

Commissioner Keon: Right.

Parking Director Kinney: And there may be something above the parking. Whatever they're doing about the parking, they have to get to a point where you don't have cranes hauling really heavy stuff up there.

Commissioner Keon: Right, right.

Parking Director Kinney: But as far as -- as long as it's -- you know, I go back to my days counting nails -- framed in, as long as it's finished work and the fill in that's happening, the garage can be open.

Commissioner Keon: So, the phasing isn't a matter of the one being totally finished, complete, TCOs, whatever else. The phasing is to have -- the parking portion of it needs to be...

Parking Director Kinney: Available.

Commissioner Keon: Available and working, and then you could start the next phase. Is that right?

City Manager Swanson-Rivenbark: You are correct that the building does not need to be complete and occupied, but the Building Official will have to be able to grant a temporary CO for the parking...

Commissioner Keon: Right, for parking only.

City Manager Swanson-Rivenbark: As they continue to button up the rest of the building.

Commissioner Keon: Okay.

Mayor Cason: And you have to have your elevators working. Obviously, if you park on the eighth floor...

Parking Director Kinney: Yes, but...

Commissioner Keon: Right.

Parking Director Kinney: But it's likely there would be elevators that are exclusive to the parking garage and separate...

Commissioner Keon: Right.

Mayor Cason: Separate.

Parking Director Kinney: Elevators for the...

Commissioner Keon: Yeah, because usually in most big buildings, there's like the parking elevators -- the garage elevators and then there's the building elevators, their whatever -- the office elevators or whatever.

Parking Director Kinney: So, the condition in the RFP could be once the TCO for parking is available, then they could go to the next facility.

Commissioner Keon: They could begin construction on the other -- could we -- do we need to include that or is that -- could that just be -- that's understood?

City Manager Swanson-Rivenbark: Staff assumed that one -- and if you want to condition it, that's your prerogative, but we always assumed as soon as we could get in and publicly, safely park, we would get in there and park...

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: While the building was still...

Commissioner Keon: So, it's not -- so even in the phasing, it's not that you have to have it totally complete to begin the work on the second garage.

Parking Director Kinney: That's correct.

Commissioner Keon: Okay, so that sounds a lot better. I mean, that sounds like...

Commissioner Slesnick: Mr. Kinney.

Commissioner Keon: It doesn't take it offline so much.

Commissioner Slesnick: The City Manager mentioned the Westin. How many available spaces are there normally in the Westin parking garage?

City Manager Swanson-Rivenbark: I had mentioned the Gables Grand.

Commissioner Slesnick: Oh, the Gables Grand.

Parking Director Kinney: Gables Grand. There are 300 public spaces, but at this point in time, many of those are used up -- for example, we have Tap 42 going in across the street.

Commissioner Slesnick: Okay.

Parking Director Kinney: We have the construction project at...

Commissioner Slesnick: On 2020.

Parking Director Kinney: 2222 Ponce, and they're using some of the public spaces during -- for their events, which is what they're intended for. We do have some ability to dictate, for example, if they're using 150 of those for permits, I can come in and say I need fewer permits and more spaces for the general public. Now, that's going to create a whole series of issues that have to be dealt with. And right now, that garage is functioning well with the mix.

Commissioner Slesnick: I agree with Vice Mayor Quesada in that when the street is torn up and this is a one-way street which I use frequently because my office is over on Ponce, since it's a one-way street, there's a lot of traffic on it and it covers both blocks, since both of these parking garages are on that same street, so it could be a year here and a year there and still have the street entirely tied up. So, I can see that point of view. On the other hand, Actors' Playhouse, when they have plays, they need 300 parking spaces, and Miracle Mile certainly will need more because of the situation with taking up -- having the parallel parking so...

Vice Mayor Quesada: And that's not an easy decision.

Commissioner Lago: You're in a catch-22 type situation.

Mayor Cason: Yeah. You've got to...

Vice Mayor Quesada: What can we do with -- and I know it's tough because we have to change behaviors and it's very difficult to change people's behaviors in South Florida when it comes to driving their vehicles. We have so much excess parking in Merrick Park. And I know you have -- I'm sure you guys have thought about this. And we have a free trolley that connects Miracle Mile to Merrick Park. Is there any other kind of way that we can change that behavior? If you want to go downtown, you can park in that garage in Merrick Park and get there easily. I know

we have it already. It's free, I know. I don't know what else we could do. But it's just whether we decide to do the phasing or not the phasing, we have to figure that out somehow.

Parking Director Kinney: Well, we know now that the trolley reduces the number of vehicles that come downtown by (INAUDIBLE) cars a day just because we're picking people up at the Metrorail, so they have an easy connection downtown. Now, we've kind of looked at the 400 public spaces at Village of Merrick Park as spaces to help develop around the Village of Merrick Park and that is taking place. There are developers that come in and we'll direct them to Village of Merrick Park to access that parking.

Mayor Cason: But the downtown loop that we had been discussing before, would that help or --? You still have to have a place to park to get on the trolley if you had a downtown loop.

Parking Director Kinney: Yeah.

Vice Mayor Quesada: I think -- you know something, that's a great point. I think we absolutely need to implement that downtown loop. I would even say sooner rather than later, even with the Miracle Mile work because that -- we have that detailed report describing a downtown loop would ease the vehicle traffic. Because my opinion -- and you guys have never given any opinion either way on this, but my thought has always been I think the traffic and the parking issues are the worst Monday through Friday from about 12 to 3 o'clock in downtown, just everyone going to lunch.

Parking Director Kinney: Two o'clock is our peak.

Vice Mayor Quesada: Is the peak during the week. And I will tell you, the last few Saturdays, I've tried parking in that garage, in the Miracle Theater garage, as we call it. This Saturday it was absolutely crazy at 3 o'clock in the afternoon. There was a line to get in of about five cars

stacking, and to get out , the stacking was about ten cars, and there were no spaces available on a Saturday afternoon.

Commissioner Keon: There were a lot of things going on downtown.

Commissioner Lago: It also has a lot to do with -- besides like what Commissioner Keon...

Commissioner Keon: There were a lot of events downtown.

Commissioner Lago: There were a lot of things going on, one; and number two, that garage is incredibly inefficient, so it makes it very difficult for people...

Vice Mayor Quesada: No, no, I understand.

Commissioner Lago: To drive in and actually...

Vice Mayor Quesada: But the point is...

Commissioner Lago: Move around freely.

Vice Mayor Quesada: I had never seen stacking in that garage on a nonevent weekend.

Commissioner Lago: And it's also a one-way street.

Commissioner Keon: But there were some events downtown.

Commissioner Lago: And there's also a lot of -- there's only one way in and out of there.

Commissioner Keon: What...

City Manager Swanson-Rivenbark: One of the streets near -- I'm sorry, Commissioner.

Commissioner Keon: Go ahead. What were the events downtown this weekend? I mean, I noticed there were (INAUDIBLE)...

Parking Director Kinney: There was an arts festival. There was the Saturday market.

Commissioner Keon: Yeah, there was an...

Mayor Cason: Farmer's market.

Commissioner Keon: Right.

Parking Director Kinney: And there was something going on at the Miracle Theater also.

Mayor Cason: You know, but there is...

Commissioner Keon: Right. It was an arts festival.

Mayor Cason: Idea of starting a downtown loop and see what impact it has on the parking situation.

Commissioner Slesnick: People are asking for it.

Vice Mayor Quesada: Can we make a request to the City Manager, and if you guys are in -- I think I hear the...

Commissioner Slesnick: Yeah.

Vice Mayor Quesada: Consensus on this, but the idea is, if you can please take a look at that study we did -- I think it was about a year and a half ago...

Mayor Cason: Yeah.

Vice Mayor Quesada: On the downtown loop. If you guys can revisit it and bring it back to us at the next meeting to talk about...

Parking Director Kinney: I will tell you the plan is, once the money from Mediterranean Village comes in, that's one of the top two projects we're looking at.

Commissioner Keon: Right.

City Manager Swanson-Rivenbark: But we'll...

Vice Mayor Quesada: But can we talk about this (INAUDIBLE)?

City Manager Swanson-Rivenbark: We recognize how we'll pay for it, but we'll absolutely look at it. Another reminder is further down on Andalusia is this little known public parking area called the Palace, and there's a tremendous amount of parking there, but connecting it -- so I understand your concept of accelerating the downtown loop -- to parts where people really want to go is part of the challenge, and so we can do a better job at working on that availability as well. So, but how big is that public parking garage?

Parking Director Kinney: We have 300 spaces there also.

Commissioner Slesnick: And how much is -- how often is it utilized?

Commissioner Lago: It's fairly underutilized.

Parking Director Kinney: In fact, I just allowed an adjustment in the monthly versus hourly there, because there's so few hourly people that park there.

Commissioner Slesnick: I mean, we really need to make sure that the shops on Miracle Mile have adequate parking and...

Commissioner Lago: And it's easy to access them.

Commissioner Slesnick: I mean, they're going to be going through a hardship for the next year and a half and they really need to have access to parking.

Mayor Cason: So, I think that that downtown loop would be a way to at least chip away at the deficit we're going to face, no matter what we do.

Vice Mayor Quesada: So, can we get a projection, either for the next meeting or the following, if that's not too aggressive of a timeframe, adding a downtown loop, what's it going to cost us, and adding maybe another trolley to our existing service so our headways can be even shorter. Maybe that's a crazy request, but let's -- give us the information so we can make -- so we can determine whether it is or it isn't.

Commissioner Slesnick: And expanding the (INAUDIBLE).

Commissioner Keon: Aren't they like ten minutes now?

Vice Mayor Quesada: And considering this conversation, I would say that I will agree with staff in keeping the staggering of the phasing of the projects.

Economic Development Director Betancourt: As clarified by Commissioner Keon.

Commissioner Keon: Yeah.

Vice Mayor Quesada: I apologize, if you can refresh me on the clarification.

Commissioner Keon: Yeah, it was just that the building doesn't have to be -- the whole -- the entire project doesn't have to be complete in order for them to begin to use the parking in whatever the first one is.

Vice Mayor Quesada: Okay. (INAUDIBLE).

Mayor Cason: And take a look at...

Commissioner Keon: Yeah, yeah (INAUDIBLE) side, yeah.

Mayor Cason: And also take a look...

Commissioner Keon: At what point it can.

Mayor Cason: Are there any other things like anything else we could do with valet that would help pick up some of the slack? I know you've gone down to five dollars, but is there anything else that you can think of in the interim.

Commissioner Lago: And just one last -- one item, and the City Manager mentioned it, let's also take advantage of the fact that we have the Palace in place. It's a beautiful garage. It's very underutilized and see how we can implement -- I know there's already a campaign in place, but you can implement in your campaign, which will educate individuals coming to use that garage

that, that garage exists. I've talked to people and they've told me, no, but that garage is solely just for the individuals that live in that building. They're not really aware that we can use...

Parking Director Kinney: In the hour parking...

Commissioner Keon: That it's a public.

Parking Director Kinney: Finding systems, we identify not only Gables (INAUDIBLE), but the Palace and (INAUDIBLE).

Vice Mayor Quesada: Yeah, but you should do more though.

Mayor Cason: Yeah, what's the parking rate there? Is it cheaper?

Vice Mayor Quesada: (INAUDIBLE). When I think -- I don't want to be Miami Beach. I don't want to be Miami Beach. I don't want to be Miami Beach. However, when you drive into Miami Beach, they have the signs. They pop out at you, these big, blue signs and you know exactly where they're at. Maybe we should think about our signage a little bit better when it comes to those parking garages, and maybe it's a big orange sign where it says "This way to parking." "This way to public parking."

Commissioner Lago: And when people park at the Palace, once they find the Palace and they know that's available for parking and it's accessible, the downtown becomes into play and it just basically...

Mayor Cason: Yeah, and how's the rate there compared to others? Is there an economic incentive we can make to go there?

Parking Director Kinney: Well, the Palace is required to match...

Commissioner Keon: Our parking.

Parking Director Kinney: Our rates.

Mayor Cason: Okay.

Commissioner Keon: I think also, having picked up that little center lot on Aragon will really help. It is so easily accessible to the Mile. And you know, once it's redone, you'll have more parking spaces there, so it'll probably be easy -- you'll be able to pick up whatever is lost to parallel parking maybe in the restructuring of those three lots that are, you know, easily accessible to Miracle Mile, so I think that's a good...

Commissioner Slesnick: When is the senior -- excuse me -- center opening across from the Palace?

Commissioner Keon: March?

Parking Director Kinney: I'm actually meeting with the Palace, with the senior center staff.

Mayor Cason: March 31 is the...

Commissioner Slesnick: March 31?

Commissioner Keon: March.

Mayor Cason: Is the goal.

Commissioner Keon: Sometime.

Commissioner Slesnick: They'll be picking up parking...

Parking Director Kinney: That will bring more visibility to the Palace garage.

Commissioner Keon: Right.

Mayor Cason: Alright, let's do this. We -- break this into two parts. The first one, do we want to allow five -- the five to go forward? Let's have -- someone want to make a motion?

Commissioner Slesnick: It seems that all five have provided what you believe to be acceptable proposals; is that right?

Parking Director Kinney: Qualification.

Commissioner Slesnick: The qualification.

Economic Development Director Betancourt: We certainly have concerns with some of the things they proposed, but they are all qualified.

(TALKING ALL AT ONCE)

Commissioner Slesnick: Yeah, I'm sorry. So, will the proposals then -- I mean, if everybody goes forward, since this is only qualifications, then -- because they presented concepts. Do they -- can the -- the concepts will be changed and there'll be additional conversation on whatever it is? I mean, I notice in some of them, one here presented two different schemes. You know, some of them, you know, you make remarks about their -- how much the cantilever and whatever else. You know, I think when you -- I guess, so, I mean, for the qualifications, that's one story,

but when we go through with the -- if they go through next will be for the RFP, so it will be their actual proposal.

Mayor Cason: So they could start anew with a new...

Commissioner Slesnick: What they would build.

Mayor Cason: Basically a new project.

Commissioner Slesnick: They really can...

Economic Development Director Betancourt: In theory, I can't guarantee that they'll do that. They may very well...

Mayor Cason: Right. If they don't then...

Commissioner Slesnick: No, but they can, so you can go through -- but I think it would be -- well, we can talk about it at the next one. You want to move this one.

Mayor Cason: (INAUDIBLE) five is three or four, whatever you want.

Vice Mayor Quesada: I just want to just gather a little bit more facts on the decision between three and five. So, the two who are not included in the three that staff recommended, can you tell us the deficiencies that they had why you guys chose not to include them in the five?

Economic Development Director Betancourt: Sure, so...

Vice Mayor Quesada: With somewhat specificity.

Economic Development Director Betancourt: Somewhat specificity, okay, we'll go that way. The fourth ranked firm by the Evaluation Committee, FECR, was the one that proposed the -- for lack of a better term -- the bridge over Salzedo, and we found that problematic for various, you know, planning and design reasons. We don't think that's...

Vice Mayor Quesada: So, that was the sole reason why?

Economic Development Director Betancourt: I wouldn't say it was the sole reason. It was certainly one of the (INAUDIBLE)...

Vice Mayor Quesada: Because if that was the sole reason, I have a problem because I was the one that asked that -- that put it on there saying that we should give them every kind of opportunity to see what kind of designs would come back.

Economic Development Director Betancourt: Okay.

Commissioner Slesnick: Open the ideas.

Vice Mayor Quesada: Yeah, the ideas.

Mayor Cason: But that could come back later without that idea, if that's what we...

Commissioner Keon: Right.

Economic Development Director Betancourt: That was -- from staff's perspective, that was our major concern with that project. They -- also, the fact that they didn't submit, you know, a great proposal. They were missing a lot of the elements we asked them for.

Vice Mayor Quesada: What were they?

Economic Development Director Betancourt: They had an FAR (Floor Area Ratio) that far exceeded, you know, the maximum...

Vice Mayor Quesada: Is that the one that was at five point something?

Economic Development Director Betancourt: Over five, so there were a lot of problems with that proposal. And the fifth was American Land Ventures, and while they certainly qualified and they've done these projects throughout the country, they had no experience in Coral Gables. They didn't really have a well thought out proposal. We just kind of felt like they...

Vice Mayor Quesada: Why was it not well thought out, in your opinion.

Economic Development Director Betancourt: They didn't really have really a tangible concept. They just -- they submitted a proposal that technically met most of our requirements, but really we felt like they just kind of mailed it in. And again, no experience with this City or anywhere in Miami-Dade County, which we also found to potentially be an issue. But ultimately, we wanted to respect the Evaluation Committee's scoring and so, with our desire to kind of move toward less proposers, we decided to simply pick the top three selected by the Evaluation Committee.

Mayor Cason: Other than number four, which the issue was the cantilevering, were they -- so, other than that...

Vice Mayor Quesada: Cantilever and the FAR.

Mayor Cason: And the FAR would the...

Vice Mayor Quesada: But I think all the proposals were asking for excess FAR. I think the most common number was a FAR of 4.78.

Commissioner Keon: No, there's some that are not. Actually, there's one...

Mayor Cason: One was below.

Commissioner Keon: That isn't even -- I don't think uses -- doesn't use the maximum FAR.

Economic Development Director Betancourt: They're, if I recall correctly -- two of them are either at the maximum or below and the other three proposed...

Commissioner Keon: Are way over.

Economic Development Director Betancourt: Well over, but the (INAUDIBLE) proposal was the most...

Mayor Cason: Whoever the first four -- went with the first four, would that be -- make you more comfortable than the fifth? Obviously, the fifth, if you think they didn't -- they don't have any experience -- do they know subcontractors in the area? Do they have...

Commissioner Keon: Well, I think if you just -- you know, if you just check the boxes and you didn't put the time and the work into the proposal that you anticipate should be put into it just so they can, you know, be a player, I wouldn't move them forward either.

Mayor Cason: That's number five.

Vice Mayor Quesada: Well, hold on a second, though.

Commissioner Keon: No, I wouldn't move them forward.

Vice Mayor Quesada: I have a problem knocking someone out without having specifics, and what I'm hearing is very vague and ambiguous, and I don't think it's fair to the proposer in that regard.

Commissioner Keon: Okay. I think what he's...

Vice Mayor Quesada: What I'm reading here on page 4 of Attachment 1, the memorandum, and it's the first (sic) full sentence on page 4. "The proposer stated in the interview that it was also thinking it might isolate the public parking on one site and emphasized that it was very flexible and would focus on coming up with a workable plan in its Stage 2 proposal. The strength of the proposer and its expressed willingness to refine its proposal to fulfill the City's objectives and requirements appear to provide a reasonable basis for inviting the proposer to advance to the next stage." So, it's contrary to what I'm hearing now.

Mayor Cason: You say relatively the committee put them in fifth place, because of a perceived lack of effort or paying attention to detail or...

Vice Mayor Quesada: I'll be honest with you, the committee was inconsistent in what it said in that regard.

Commissioner Slesnick: Javier, I understand that from this point forward, phase one was a preliminary one and Stage II is quite expensive for each developer to proceed from this to get all the plans in order. And, perhaps they didn't spend so much time on the beginning because of the expenses, but I do think that maybe they should have the right to continue, since they're all so close, but they know what the ranking is now. I mean, I like two of them on there very much, and I'm not going to say which, but I mean they know going in that they're going to have to spend major dollars creating the rest for Phase II so...

Economic Development Director Betancourt: And they may very well choose not to as a result of (INAUDIBLE)...

Commissioner Keon: Yes.

Commissioner Slesnick: So they could drop out by themselves.

Commissioner Lago: And that may happen. I mean, the Commission has been very clear in reference to the standards that we're expecting from these individuals. We've been talking about this project like we were talking about the Mile for 30 years, so it's finally -- the Mile's coming to fruition this year. This is a very important project. We're expecting the individuals that are going to become involved to hopefully embark on this project to understand what the City is expecting of them. And the Mayor mentioned it very well. We're expecting the best in reference to all levels. Like the City Manager mentioned, quality of architecture, quality of engineering, design, features. We want to make sure that we offer the residents and the business community what they deserve, what they've been lacking for such a long time. So, if you want to embark on Phase II -- that's why I want to make a motion to accept all five as per the Evaluation Committee's recommendation, with them understanding that the next step is going to be not only costly, but incredibly tedious in regards to time and we're expecting the best from these individuals or these firms.

Mayor Cason: Alright, so we have a motion from...

Commissioner Slesnick: Second.

City Manager Swanson-Rivenbark: And Commissioner Lago, would you be willing to include in that accepting all five with the proviso that no phasing would be permitted, as Commissioner Keon was saying?

Mayor Cason: That was going to be the second vote.

City Manager Swanson-Rivenbark: That's going to be on the second...

Mayor Cason: So, this one -- so we have Commissioner Lago made the motion and Commissioner Slesnick seconded to take all five.

Economic Development Director Betancourt: May I...

Commissioner Lago: Of course, please.

Economic Development Director Betancourt: May I clarify, on the five, you're including the two schemes proposed by Terranova because it would be...

Commissioner Lago: Well, that would be six, wouldn't it?

Mayor Cason: Yeah.

Commissioner Lago: Well, yeah, the five proposers.

Commissioner Slesnick: Five developers.

Mayor Cason: Six proposals.

City Attorney Leen: And the Commission is also including, I believe, the language that no specific proposer has any rights, in the sense that the Commission has full discretion to choose whoever they'd like at the end. This is not something that will lead to a bid protest or something like that. The Commission has full and complete discretion. And to the extent that, that requires

a waiver of the Procurement Code, they've already unanimously supported this on First Reading, so it's beyond the four-fifths vote that's required.

City Manager Swanson-Rivenbark: And just as clarification, in the RFP, it gives the Commission the sole and exclusive right to do whatever is in the best interest of the City, so that can further amplify what you're suggesting. But the Commission, at any point, up until lease execution, has the right to do whatever they believe is in the best interest of the citizens.

City Attorney Leen: I just want to make sure that everyone knows that and it's on the record, it's in the writing, it's in the resolution.

Commissioner Slesnick: Including building our own garages.

City Attorney Leen: Yes. Anything -- you can do anything you believe is in the best interest of the City.

Mayor Cason: Alright, City Clerk.

Vice Mayor Quesada: So moved.

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: Second part.

Vice Mayor Quesada: (INAUDIBLE).

Commissioner Keon: (INAUDIBLE) some questions about that.

Vice Mayor Quesada: I'm sorry.

Commissioner Keon: I want to talk about that, too.

Vice Mayor Quesada: Phasing.

Commissioner Keon: Phasing or not to phase.

Mayor Cason: You're now a no-phaser?

Commissioner Keon: Okay, no. It would be phased.

Mayor Cason: She's a phaser now.

Commissioner Lago: So now you've changed to a phaser.

Mayor Cason: She's a phaser.

Commissioner Lago: You want to have both projects in phases?

Mayor Cason: Yes. That's what I said.

Commissioner Keon: Yeah, they're phased to -- yeah, they're done in phases.

Vice Mayor Quesada: I have a concern with the impact on the tenants then.

Commissioner Lago: No, I'm saying, but you...

Vice Mayor Quesada: I changed my -- yeah.

Commissioner Lago: So, you're willing to have both projects be built at the same time?

Mayor Cason: No, no.

Commissioner Keon: No.

Vice Mayor Quesada: I am open to be convinced by my other elected officials, if they present a reasonable basis. Then I feel like there's a reasonable basis to do phasing.

Mayor Cason: See, he listened.

Commissioner Keon: Yeah.

Commissioner Lago: Alright, I just want to make sure he understands that.

Commissioner Keon: Okay.

Mayor Cason: Other than that, is there any...

Commissioner Keon: I have -- yeah, I -- you know, in reading the first part on the proposals that people have made, I would like to comment that on American Land Ventures, I really do think that, you know, that was -- what do you call it, formalistic and not in the spirit of the reply to the RFQ. So -- and I, you know, hope they do better when they come out the next time.

Mayor Cason: Well, tell them to read the transcript of this meeting.

Commissioner Keon: But -- yeah.

Mayor Cason: Read the transcript of the meeting, if they want to move forward.

Commissioner Keon: You know, I mean, that really is -- I think that is (INAUDIBLE)...

Commissioner Lago: If I may interject.

Economic Development Director Betancourt: (INAUDIBLE) make that available to (INAUDIBLE).

Commissioner Keon: But that's okay.

Commissioner Lago: If I may interject. I just want to add, the Mayor made a very good point. You know, let's make sure that we provide these five entities with a transcript from today because the Commission has been very clear, so has staff, in reference to what we're requiring.

Mayor Cason: And the earlier meetings because we have a lot of the conditions and discussion...

Commissioner Keon: Yes.

Mayor Cason: We did a year or two ago and they still stand, so it would make it easier for them put together as a package. They can see the intent, where we're coming from.

Commissioner Keon: Right.

Economic Development Director Betancourt: Absolutely.

Commissioner Keon: I mean, because you can read in the, you know, first -- the item we just approved that some of the proposers went through a lot of work to do -- to put forward, you know, why they should be chosen and what they can do and everything else. So, I would, you know, with this next set -- I mean, this is a very expensive process for anybody to go through when they -- to do the RFP. So, you need to do it. It's not a checklist.

Mayor Cason: Alright, the Vice Mayor is going to...

Commissioner Keon: So...

Mayor Cason: Make a motion.

Commissioner Keon: But I want to know -- you know, but I want -- in each of these, though, when you read them, there are so many ideas and there are so many different thoughts that have gone into them. Do we -- are we at some point -- how do we become aware of that? Or is it an Evaluation Committee that will make those decisions and then bring them forward to us? How do we know what the possibilities are?

Mayor Cason: Isn't that going to be in H-3 or not?

Commissioner Keon: In the RFP. Like how do you, as you start going through and selecting them from the RFP.

City Manager Swanson-Rivenbark: We can do a variety of ways.

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: One, as the Evaluation Committee convenes to hear the proposals, we can tape it, provide you copies of the tape. It is a public meeting, so any person that wants to come and observe. We can air it, although I would ask, as a courtesy to the other proposers, that the competitors don't observe those proceedings because (INAUDIBLE)...

Commissioner Keon: Yeah, but that's why I'm asking. I mean, it's -- I wouldn't want to air it because you kind of say to somebody, listen, don't watch that, they're going to watch.

City Manager Swanson-Rivenbark: No, but we can delay air.

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: You know, once CGTV can tape...

Commissioner Keon: Yeah.

City Manager Swanson-Rivenbark: Then we can delay the air. We can record it, but also...

Mayor Cason: You can record it and give us a CD, like we do...

City Manager Swanson-Rivenbark: Not do live.

Mayor Cason: If you want CDs, Commissioner, we can look at it if we want.

City Manager Swanson-Rivenbark: Of course we can.

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

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: Plus, if it is the prerogative of the Commission, the concept of Evaluation Committee and staff review can forward up with what the recommendation is, but you can ask for full presentations of all submittals or the top three submittals, or whatever your preference is so that you all are allowed to...

Commissioner Keon: Right.

City Manager Swanson-Rivenbark: Have benefit to the presentations as well. Way back when, the equipment yard, there were eleven submittals. Evaluation Committee at the -- forwarded up - - only select two. Those two had presentations to the City Commission with the findings of the Evaluation Committee.

Mayor Cason: Okay.

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: All of which is doable.

Commissioner Keon: Okay.

Commissioner Slesnick: I think -- couldn't we make recommendations too?- or give our thoughts to the City Manager to pass on to the committee, like...?

Commissioner Keon: Well, it's a matter of seeing them. I think it's...

Commissioner Slesnick: No, I meant like bicycle racks and other things that I would like to see in the buildings.

Commissioner Keon: Well, that's already in the RFP.

Commissioner Slesnick: No, but I mean our preferences.

Commissioner Keon: I mean, like big design issues, like -- it's like the big design issues that, you know, we normally wouldn't have an opportunity to see that can be really interesting.

Mayor Cason: And those can be conditions if we end up picking them in the end, the winner, we can say and we want to make sure you have the bike rack.

Commissioner Keon: Yeah.

Commissioner Lago: Just so you're aware, since you mentioned bicycle racks, on one of my items, F-2, for City Commission items, it's mentioned Miracle Mile, but one of the things that I wanted to talk about was Andalusia and the other adjacent streets, so that we can basically tell staff what we're looking at.

Commissioner Keon: Right.

Commissioner Lago: It's a little -- it's misworded, and it's my fault, F-2. It has more of how are we going to provide the necessary infrastructure to allow individuals to enjoy Miracle Mile who come bike riding.

Commissioner Keon: Right.

Commissioner Lago: And I think that Andalusia is prime, it's ripe...

Commissioner Keon: Okay.

Commissioner Lago: For that type of bike opportunities, bike storage, bike handling, so we'll talk about it in the Commission F-2 item. That's why I put it on for discussion.

City Manager Swanson-Rivenbark: So, Mr. Mayor, just as a reminder, you all have two bites of this apple.

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: You sit as landlord and you also sit as regulatory, so the concept of what is the landlord wanting to do on the property is Economic Development and their recommendations to you. Depending on what your instructions are, a project may proceed through to the regulatory, when it will still have to go to Planning & Zoning Board, and it will still have to come back to you all. So, the -- you know, you get to look at it first as landowner and then you get to look at it as regulatory. We separated from staff so no one thinks we've compromised the review process.

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: But you -- all roads come back to the City Commission...

Commissioner Keon: Okay.

City Manager Swanson-Rivenbark: As a part of this RFP. And then you'll look again in terms of lease execution. We have no authority to do anything without the Commission's direction.

City Attorney Leen: Can I add something there? What the City Manager said was very important, and there's one other caveat that I'd like to add. It's perfectly correct and right to separate the two. So, you're -- when you're in your proprietary capacity, you're looking as the owner, as the City Manager said, and then as the regulator, it's separate. However, one other

thing you should know is, as the regulator, when it's a City property, you're balancing the interest, and that's why the RFP says that to the extent we can, it complies with the Comprehensive Plan and the Zoning Code. But ultimately, you have the final say even on that in terms of the garages. You must make the decision what's in the best interest of the City and you apply a balancing of interest test. So, you have a tremendous amount of authority here, which is why I think each of us have kept mentioning that. We just want you to know you will have the final say and the proposers need to know that as well, so that they come into this knowing that you, in the end, could do whatever you think is best.

Commissioner Keon: Right. I think some of it is I don't want to be so constrained by maybe what the Zoning Code is right then, right now, whatever. I would like there...

Mayor Cason: See the proposals.

Commissioner Keon: To be enough -- you know, that whoever is looking at -- that there is -- you allow enough creativity that maybe whatever it is, it may be worth it so...

Mayor Cason: Alright, let's have a motion...

Commissioner Keon: Okay, thank you.

Mayor Cason: On staging or not staging. That's the next...

Vice Mayor Quesada: So, I'm going to move -- well, I move to go with the staff's recommendation that the project has to be staged.

Commissioner Keon: Phased.

Vice Mayor Quesada: Phased, I'm sorry, phased.

Mayor Cason: Phased, okay, got it. Okay, do we have a second to that?

Commissioner Lago: Second the motion.

Mayor Cason: Commissioner Lago seconds. City Clerk.

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Mayor Cason: Yes

(Vote: 5-0)

Vice Mayor Quesada: And I would also ask staff, in that same vein, to think of other creative ideas in how we can deal with that. And again, it goes back to what you said earlier, let's accelerate the discussion on the downtown loop and see what it would really cost us and how we can increase headways at least during that time period, if we can add a trolley or two so that the headways are five minutes, rather than nine minutes. Maybe that will do it.

Commissioner Lago: And how we can incorporate the Palace more into the discussion when it comes to downtown parking.

Vice Mayor Quesada: Parking signage, I mean, everything all around. Maybe -- you know, a good idea -- every time -- I know people don't use the parking -- what do you call them, the pay stations. Is that the term you use? The pay stations?

Parking Director Kinney: Yes.

Vice Mayor Quesada: They don't use them as much anymore because the pay by phone I know is very popular.

Parking Director Kinney: About half of our transactions are now by phone.

Vice Mayor Quesada: Are now by phone, okay, but on the pay stations themselves, we should have a map that says all the different parking garages.

Parking Director Kinney: Okay.

Vice Mayor Quesada: Because when you're standing in front of the machine, you're there for a few minutes. So if there's something there, you're going to read it while you're waiting for the card to process, or waiting for it to print out. Oh, there's a garage over there I can go to and it's the same price or it's cheaper.

Parking Director Kinney: It's cheaper.

Vice Mayor Quesada: Yeah.

Parking Director Kinney: And we try and keep it that way intentionally.

Vice Mayor Quesada: But it's all...

Commissioner Slesnick: That's a great idea.

Vice Mayor Quesada: I think we need to over-communicate that.

Commissioner Lago: We could also, you know, at that moment also advertise the app, which also gives us additional information in regards to available parking, our existing surface parking

lots, our existing parking garages, so we could advertise what the Vice Mayor stated, but also just include something simple that says, you know, download the app. Something that's not too intrusive, but something that educates people who are walking by or who are using that station at that point.

Vice Mayor Quesada: Also, can we talk to pay by phone to see if we could see our parking map, the garages, on the app so that when you log in and you're at that location, maybe after it pops up a map of all the different locations. I don't even know if that's possible, but please look into it; find out.

Parking Director Kinney: We do have a map...

Commissioner Keon: I think it is.

Parking Director Kinney: From our -- if you go to our app, there is a button to find parking.

Vice Mayor Quesada: I understand it, but in an effort to over-communicate to the people...

Parking Director Kinney: Okay.

Vice Mayor Quesada: That don't have it that half those people that are parking by phone, as you just mentioned, if they saw that map every single time, we could start to, you know, over-communicate and try to change behavior.

Mayor Cason: And put it in our Miami Herald page. Make it a central feature in one of the next upcoming editions. Alright, let's move on to...

Vice Mayor Quesada: Or when we start construction.

Commissioner Keon: Could I ask one more question? I know that we are outside -- we, as elected officials and the Manager, are outside of the cone of silence so no one can speak to the staff or any of these people or the Evaluation Committee or anything else. They can speak to us, but anyone who speaks to us has to what? To do...

City Attorney Leen: Well, two thoughts on that. First, you -- the cone of silence applies to you, but there's a very large exception...

Commissioner Keon: Okay.

City Attorney Leen: Which is that you can speak with lobbyists and vendors. You can't speak with people under the City Manager, or Assistant City Managers, unless she designates them as someone that you can speak to.

Commissioner Keon: Okay.

City Attorney Leen: And that -- so the cone covers basically the selection committee, typically, and directors related to the selection committee.

Commissioner Keon: Right.

City Attorney Leen: But, for example, if the City Manager designated someone and said you can speak to this person, then you could. That's the way that our Code's been interpreted and applied. As to meeting third parties, if they have an attorney, I would suggest that you have them meet with me also. That's -- I can't make you do that, but I would suggest that you do that. And then, too, if you're meeting with them alone, just make sure that they are registered as a lobbyist.

Commissioner Keon: Do they...

City Attorney Leen: That applies -- for principals, our City Code does not require them to register as a lobbyist, but the County Code does. County Code clearly does. That's the way it's been enforced, so principals should register as a lobbyist. As for non-principals, if they're there lobbying you on behalf of that organization -- and I'm not talking about just a resident coming to speak to you...

Commissioner Keon: No, somebody from the group.

City Attorney Leen: But if it's -- if they're representing that party as a lobbyist, then they should be registered as a lobbyist.

Commissioner Keon: So, anyone that speaks to us should be registered as a lobbyist. Now, do they have to register every time they speak to us or they register once and then they...

City Attorney Leen: The City Clerk would have the...

Commissioner Keon: Can speak to us?

City Attorney Leen: They register for each project, is my understanding. Mr. Clerk.

Commissioner Keon: Yes.

City Clerk Foeman: Yes. They register for each issue. They would have to...

Commissioner Keon: Okay, so...

City Attorney Leen: But they don't have to register for each conversation. They just have to be registered for this issue, this project.

[End: 10:35:27 a.m.]