

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES, FLORIDA PROPERTY ADVISORY BOARD MEETING</p> <p style="text-align: center;">TRANSCRIPT OF PROCEEDINGS</p> <p style="text-align: center;">April 14, 2021 8:45 a.m. - 9:50 a.m.</p> <p style="text-align: center;">Via Videoconference</p>	<p style="text-align: right;">Page 3</p> <p>1 PROCEEDINGS IN THE MATTER OF 2 CITY OF CORAL GABLES, FLORIDA 3 PROPERTY ADVISORY BOARD MEETING 4 MAY 14, 2021 5 6 MS. QUEMADA: We can't approve the minutes, so 7 we'll go ahead and hold off until next time. 8 And I guess we should move straight to 9 Mr. Kinney. 10 Kevin, if you are ready, we are ready to 11 listen. 12 MR. KINNEY: If I could get the share screen? 13 MS. GOMEZ: Sure. I will make you co-host. 14 Okay, you're ready. 15 MR. KINNEY: Okay, there it is. Hopefully 16 it's coming. Do you all now see a PowerPoint? 17 MS. GOMEZ: Yes. 18 MR. KINNEY: Okay. It just took awhile to 19 come up on my screen. 20 What I have is a few slides I'm going to share 21 with you just to kind of show where we've been over 22 the last 15, 16 months and where were we are now 23 and kind of where we're headed. 24 I didn't want to move forward. For some 25 reason ...</p>
<p style="text-align: right;">Page 2</p> <p>1 APPEARANCES 2 3 Property Advisory Board Members: 4 5 Valerie Quemada, Chairperson 6 7 Edmund Mazzei 8 9 Nancy Pastor 10 11 Also Present: 12 Zeida Sardiñas, Asset Manager, Economic Development 13 Department 14 15 Francesca Valdes, Business Development Coordinator, 16 Economic Development Department 17 Leticia Perez, International Business Development 18 Coordinator, Economic Development Department 19 20 Yenisis Gomez, Administrative Assistant, Economic 21 Development Department 22 Kevin Kinney, Director, Parking Department 23 24 25</p>	<p style="text-align: right;">Page 4</p> <p>1 MS. SARDIÑAS: Kevin, do you want Yenisis to 2 run the presentation maybe for you and you just 3 tell her next slide? 4 MR. KINNEY: No. It's starting to respond. 5 My computer is doing strange things this morning. 6 Okay. This is the first one. Just to kind of 7 give you guys an idea on how things are going, this 8 first slide relates to Freebee and the trolley. If 9 you see the column -- 10 MS. SARDIÑAS: What we're seeing is the 11 Summary of Needs in Parking to be Discussed. 12 MR. KINNEY: Okay. That is not what's on my 13 screen. 14 (A discussion was held off the record.) 15 MR. KINNEY: I think I'll just go with it the 16 way it is. 17 So this is related to Freebee, trolley, and 18 essentially all of our transit systems. 19 Historically you'll see, in 2019, which was the 20 last normal year we had, you know, somewhere around 21 90,000 passengers a month was pretty much standard 22 for us. 23 You can see 2020 started out about the same. 24 And then in March we had a crash, and April was our 25 worst month. We never stopped providing service,</p>

<p style="text-align: right;">Page 5</p> <p>1 but you can see the ridership crashed to about 2 10 percent of normal, around at 10,000 passengers. 3 And since April of 2020, we have slowly been 4 climbing. And if you see the three grey bars, 5 those are the first three months of this year, and 6 we've finally gotten up to about 60 to 65 percent 7 of our historic norm. And we anticipate that trend 8 will continue. In fact, on April 1st, we just 9 added more service hours, so that our headways were 10 reduced a little bit. 11 During the peak of the pandemic, what was 12 normally a 9- to 10-minute headway for us, went up 13 to about 12 to 13 minutes, because we reduced the 14 number of vehicles on the road. But things have 15 been improving. 16 And if we look specifically at Freebee, this 17 is actually a snapshot of Freebee. If you see the 18 bar graphs on the bottom, again, in April of 2020, 19 we were less than 1,000 passengers on Freebee, and 20 we have been slowly growing. We're back up to 21 about 4200. But at the peak, Freebee was right 22 around 9,000 passengers a month. So we're still, 23 with Freebee, we're at less than half. 24 And one of the reasons this has not recovered 25 quite as much as the trolley is one of the primary</p>	<p style="text-align: right;">Page 7</p> <p>1 We've used a number of spaces to create 2 on-street seating or outdoor seating for 3 restaurants, loading zones, pick-up/drop-off zones 4 for restaurants. And we currently are not charging 5 for valet where there's valet. So essentially, 6 on-street, we're back to normal. 7 Then, if we look, this is the garages. This 8 shows what's going on in the garages, but this is 9 related just to the number of hours that people are 10 buying in the garages. You can see last year in 11 March about 160,000 hours of parking were purchased 12 by short-term parkers in the garages. These are 13 customers, diners, and people coming downtown to 14 visit. 15 Again, you see in April last year it's kind of 16 a variation on a theme, in April, you know, less 17 than 10,000 hours, when normally we would have 18 160,000 hours. 19 But, again, slowly things have begun to 20 improve. This has not improved quite as much as 21 the on-street. But one of the things I think we 22 all recognize or understand is the space that most 23 people want is the one in front of their 24 destination, and the garages start to fill up after 25 the street fills up.</p>
<p style="text-align: right;">Page 6</p> <p>1 ridership numbers for Freebee is the downtown 2 office workers. So until the office workers come 3 back, we probably will not see a complete recovery 4 in trolley or Freebee ridership. 5 Then if we look at parking, this chart 6 represents on-street parking. If you look at the 7 orange, that's the weekly revenue for on-street 8 parking, and you can again see that when we got to 9 the end of March, first of April, things crashed. 10 If you look at February of last year, which is 11 the orange line, we were clipping along at about 12 \$230,000, \$240,000 a week in on-street parking. 13 Again, that crashed to \$9,000 a week, so it was 14 pretty dramatic. 15 And then, since April of last year, we've been 16 slowly growing. The last two months, we've been 17 over \$200,000 a week, which actually, for me, 18 essentially, I think on-street we are back to 19 normal. 20 One of the reasons it is a little less than, 21 you know, where we were prior to the pandemic is, 22 in response to the pandemic, we've taken a lot of 23 the on-street parking, a significant number of 24 spaces, out of stock. We are not charging for 25 them.</p>	<p style="text-align: right;">Page 8</p> <p>1 So we are back to more than 50 percent of the 2 traffic level, but this is, again, lagging a little 3 bit behind the on-street trend, but we are starting 4 to get back. 5 And the other thing about the garages is that 6 is also is impacted significantly by office 7 traffic, and until the office workers come back 8 en masse, this one will lag. 9 This is another version of the same thing. 10 You can see last spring when everything was fairly 11 dramatically reduced. 12 But the short story is things are actually, 13 for Coral Gables, improving fairly quickly. I can 14 tell you I've compared or talked to other cities, 15 and they are still suffering significantly. For 16 whatever reasons, possibly because we responded 17 well to COVID as a city and as residents of our 18 city, and we seem to be recovering a little quicker 19 than most people I talk to. 20 So one of the things Zeida asked me to share 21 is just to talk about some of the things the City 22 is doing to try to help us climb out of the hole 23 that 2020 created for us. And there is a 24 significant amount of investment going on, 25 particularly in my department, so I wanted to share</p>

<p style="text-align: right;">Page 9</p> <p>1 a couple of things with you.</p> <p>2 First, I'll just show you this. This is a</p> <p>3 garage that's going to be under construction</p> <p>4 starting probably in about three or four weeks. If</p> <p>5 you know where the new Public Safety Building is,</p> <p>6 this is next door to the Public Safety Building.</p> <p>7 It will be the first parking facility that</p> <p>8 kind of serves the North Ponce area, and the</p> <p>9 parking offices and human resource's offices will</p> <p>10 be on the ground floor. It's a 450-space garage.</p> <p>11 There are several reasons this is an important</p> <p>12 project for us, and one of them is the next project</p> <p>13 that I'm going to talk about. But, as I said, this</p> <p>14 is the first time we've ventured to do something to</p> <p>15 support the North Ponce area.</p> <p>16 Many of the people currently that are parking</p> <p>17 in the Museum Garage that work on Alhambra will</p> <p>18 switch over to this garage, and that will give us</p> <p>19 more capacity in the CBD around the Miracle Mile,</p> <p>20 Paragon, and Andalusia to support some of the</p> <p>21 things that we're trying to do there.</p> <p>22 MS. SARDIÑAS: Kevin, before you move from</p> <p>23 this slide, I just want to make a comment with</p> <p>24 respect to Garage 7.</p> <p>25 So I think we've talked about this particular</p>	<p style="text-align: right;">Page 11</p> <p>1 then the public can go there to receive those</p> <p>2 services and to you know, interact with those City</p> <p>3 services.</p> <p>4 And City Hall would remain being the place for</p> <p>5 commission meetings, where the commission would be,</p> <p>6 the manager, still finance and the attorney's</p> <p>7 office and the clerk. So that would minimize kind</p> <p>8 of like the wear and tear on the building.</p> <p>9 But also we have to undertake a renovation of</p> <p>10 City Hall, on which is already planned and we're</p> <p>11 planning it on the way, and so one of the things</p> <p>12 that's being considered is to use that 7200 square</p> <p>13 feet of space in this garage temporarily to house</p> <p>14 some of the people that are currently at City Hall,</p> <p>15 so we can undertake the remodeling of City Hall.</p> <p>16 That is kind of what we're talking about doing</p> <p>17 at first. And then, once they're able to move back</p> <p>18 to City Hall, it would become leased space, that</p> <p>19 would be also under the purview of this board.</p> <p>20 So I just wanted to let you guys -- I wanted</p> <p>21 to interject that in, because I know we've talked</p> <p>22 about it before, with respect to that we were doing</p> <p>23 the same thing in this garage and having retail</p> <p>24 space.</p> <p>25 MR. MAZZEI: Question. Question?</p>
<p style="text-align: right;">Page 10</p> <p>1 garage before, and one of the things that we had</p> <p>2 discussed was that there would be retail space,</p> <p>3 which would be under the purview of the board if,</p> <p>4 you know, for us to be leasing out that retail</p> <p>5 space, much along the lines of what we do in</p> <p>6 Garage 2 and Garage 6, where we have, you know,</p> <p>7 Graziano's and Fritz & Franz and the other vacant</p> <p>8 space and also the patio No Boundaries where the</p> <p>9 cinema is.</p> <p>10 So there would be a component of that on the</p> <p>11 first floor, that's going to have about 7200 square</p> <p>12 feet. That component was slated to be leased right</p> <p>13 away.</p> <p>14 I think we are now considering, because we</p> <p>15 have some remodeling that we are currently doing,</p> <p>16 the 427 building behind City Hall, in order to move</p> <p>17 all development services into that building and</p> <p>18 clearing up the third floor and also kind of</p> <p>19 cutting back on the traffic that City Hall has, as</p> <p>20 a building of, you know a building of a certain</p> <p>21 age, that we wanted to kind of have all of the</p> <p>22 traffic that's related to permitting and so on and</p> <p>23 so forth, like Planning and Zoning, Board of</p> <p>24 Architects, would move to the 427 Biltmore Way</p> <p>25 building where all of this would be housed. And</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. KINNEY: Yes, Eddie.</p> <p>2 MR. MAZZEI: When will this garage be</p> <p>3 completed?</p> <p>4 MR. KINNEY: Right now the goal is -- well,</p> <p>5 the goal is less than 12 months, but I would say</p> <p>6 it's a safe bet that it will be about 12 months</p> <p>7 from now.</p> <p>8 MR. MAZZEI: Thank you.</p> <p>9 MS. SARDIÑAS: Okay.</p> <p>10 MR. KINNEY: Okay. So in this next slide I'm</p> <p>11 going to show is just kind of a list of areas where</p> <p>12 we're making investments.</p> <p>13 The first four on the top are actually places</p> <p>14 where we made cuts to deal with the pandemic. So,</p> <p>15 beginning this year, we will try to put those funds</p> <p>16 back in to bring the trolley back up to the level</p> <p>17 of service that we historically have had. We want</p> <p>18 to restore some of the cuts that were put into</p> <p>19 operations for the garages and other</p> <p>20 customer-facing functions. And we want to continue</p> <p>21 to make improvements on some of our facilities.</p> <p>22 The two biggest projects that I think are of</p> <p>23 importance and interest to this board would be the</p> <p>24 two under the current and near-term projects. The</p> <p>25 one we just spoke about, the Minorca garage. But</p>

<p style="text-align: right;">Page 13</p> <p>1 the other one that is in the works, we are</p> <p>2 currently negotiating with the design team to</p> <p>3 develop a mobility hub, and the mobility hub will</p> <p>4 be on the 200 block of Andalusia.</p> <p>5 Right now you may be familiar with the garage</p> <p>6 across the street from Chocolate Fashion. That</p> <p>7 garage was built in 1960. It is the most popular</p> <p>8 place to park in the Gables. But we are looking at</p> <p>9 creating a mobility hub there, a mobility hub that</p> <p>10 has parking. In fact, we're looking at 750 parking</p> <p>11 spaces there. But it will also have -- this is</p> <p>12 where you could jump on a Freebee and go to the</p> <p>13 restaurants you want to go to or go to your office.</p> <p>14 It's also where, you know, probably scooters</p> <p>15 will be stored, bicycles will be stored. There is</p> <p>16 a trolley stop 100 feet from this facility. And</p> <p>17 we're looking at activating the rooftop as a public</p> <p>18 space even.</p> <p>19 So this is a fairly large project and will</p> <p>20 have a long-term impact on downtown. The City</p> <p>21 Board with some interest in this will be invited,</p> <p>22 at some point, to public meetings, design meetings</p> <p>23 with the design team. We're hopeful to have that</p> <p>24 contract in place within the next three or four</p> <p>25 weeks, and they will be given instruction that,</p>	<p style="text-align: right;">Page 15</p> <p>1 end, but that is a component we're looking at.</p> <p>2 MS. QUEMADA: Thank you so much, Kevin. We</p> <p>3 appreciate that.</p> <p>4 Does anybody have any questions? Okay.</p> <p>5 I have a couple of questions, actually. On</p> <p>6 the repairs that are needed for Miracle Mile, in</p> <p>7 the past, how much has gone towards repairs</p> <p>8 annually for something that is only four years old?</p> <p>9 MR. KINNEY: So, right now, I have a budget of</p> <p>10 half a million dollars a year, but more than</p> <p>11 80 percent of that goes to what I'll call</p> <p>12 custodial, you know, keeping the garbage cans</p> <p>13 clean, sweeping up leaves, which is a nonstop and</p> <p>14 continuous task, cleaning up after people who don't</p> <p>15 clean up after their dogs, those kind of things.</p> <p>16 So that's about \$400,000 a year to do that.</p> <p>17 And you've probably seen the folks on the Mile</p> <p>18 that are in the neon green, slash, yellow shirts.</p> <p>19 That's a company called Block By Block, and they</p> <p>20 actually do a pretty good job, and they're out</p> <p>21 there every day.</p> <p>22 But with the amount of traffic we have on the</p> <p>23 Mile, I know most people don't realize how much</p> <p>24 labor is involved in trying to keep it clean.</p> <p>25 Now, this money that's on this list is more</p>
<p style="text-align: right;">Page 14</p> <p>1 essentially, to try to get the design completed</p> <p>2 about the time the Minorca garage is completed,</p> <p>3 because we cannot start construction on this until</p> <p>4 the Minorca garage is available.</p> <p>5 And then, if you look at the rest of this</p> <p>6 list, I can answer some questions, but essentially</p> <p>7 we're looking at, you know, improving transit</p> <p>8 further. We want to have a trolley service on</p> <p>9 Saturday and do it later into the evenings.</p> <p>10 We're looking at spending money on the</p> <p>11 street-scape on Giralda and Miracle Mile, which is</p> <p>12 now four years old. So we're looking at the first</p> <p>13 round of, you know, repairs to that system, and</p> <p>14 then just some safety issues for trolley and, you</p> <p>15 know, new technology for trolleys.</p> <p>16 So this is the list. And I'm happy to answer</p> <p>17 any questions, if there's specific questions about</p> <p>18 parking or transit or any of the projects that are</p> <p>19 coming.</p> <p>20 And since we had the conversation about retail</p> <p>21 space in the Minorca garage, there will likely be</p> <p>22 retail space in the mobility hub, but it will be</p> <p>23 sharing the ground floor. It's about a</p> <p>24 35,000-square-foot plate. We don't know exactly</p> <p>25 how much of it will be available for retail at the</p>	<p style="text-align: right;">Page 16</p> <p>1 related to, you know, hard repairs, where roots</p> <p>2 have pushed up the pavers or where you've probably</p> <p>3 noticed that, in some of the crosswalks, some of</p> <p>4 the pavers were not holding up very well, because</p> <p>5 they were being battered significantly by vehicles</p> <p>6 probably driving a little too fast over the</p> <p>7 crosswalks.</p> <p>8 I would say, you know, if you look at most of</p> <p>9 the paver systems that are used in the</p> <p>10 right-of-way, needing to spend this amount of money</p> <p>11 four years after the installation is probably not</p> <p>12 normal, but the decorative stone and the system</p> <p>13 that they used to install it did not hold up very</p> <p>14 well.</p> <p>15 And as we do the repairs, we're trying to</p> <p>16 adjust how it's installed to see if we can make it</p> <p>17 hold up for a longer period of time.</p> <p>18 And I can tell you as the manager, and I had</p> <p>19 this conversation, to be honest and open, we're</p> <p>20 experimenting. We're trying to find a better</p> <p>21 system than what we currently have, because, no, I</p> <p>22 don't want -- I should not have to replace the</p> <p>23 crosswalk every four years.</p> <p>24 MS. QUEMADA: Okay, yeah, I agree.</p> <p>25 MS. SARDIÑAS: Valerie, just really quick,</p>

<p style="text-align: right;">Page 17</p> <p>1 with respect to what also is going to be happening</p> <p>2 over the next fiscal year, there's certain areas,</p> <p>3 there's also a small area, it's not very big, over</p> <p>4 by Haagen-Dazs and the pop-up space, which relates</p> <p>5 to the property that you guys oversee as well,</p> <p>6 that, for some reason, when the project originally</p> <p>7 was done, it didn't go all the way up to the wall.</p> <p>8 From, you know, what Kevin tells me, property</p> <p>9 owners were allowed to have that happen, have the</p> <p>10 paver system go all the way up to the walls, and</p> <p>11 for some reason that was left out of the space</p> <p>12 property. So we're going to be doing that over the</p> <p>13 next year. If you walk by there, you'll notice it</p> <p>14 doesn't look nice, and it kind of wasn't properly</p> <p>15 finished.</p> <p>16 So Kevin is going to be helping out with that,</p> <p>17 and we're going to be doing that work right in</p> <p>18 front of the those two spaces, that City-owned</p> <p>19 space, in order to just to terminate that right in</p> <p>20 front of -- up to the Starbucks.</p> <p>21 MR. MAZZEI: And that is part of this project?</p> <p>22 MS. SARDIÑAS: Yes. That's part of what</p> <p>23 he's --</p> <p>24 MS. QUEMADA: The 150?</p> <p>25 MS. SARDIÑAS: Yes, I think it's the 150,</p>	<p style="text-align: right;">Page 19</p> <p>1 articles about the downtown, which I think is</p> <p>2 really doing a lot, mostly recently an article in</p> <p>3 Miami Herald saying to make your reservations in</p> <p>4 Coral Gables because there are so many great dining</p> <p>5 options.</p> <p>6 So just to name some of those that were listed</p> <p>7 in that article, there's, of course, Luca Osteria,</p> <p>8 that has recently opened on Giralda Plaza, which is</p> <p>9 Giorgio Rapicavoli's second restaurant in the city</p> <p>10 of Coral Gables, which, of course, is huge. We</p> <p>11 want chef-driven restaurants in our downtown, and</p> <p>12 having a well-known chef open their second location</p> <p>13 in Coral Gables is a real testament to what's</p> <p>14 happening in our city.</p> <p>15 To that point, another restaurant that was</p> <p>16 mentioned is Chef Adrienne's Forte, which is coming</p> <p>17 to the former Cibo spot on Miracle Mile. That's in</p> <p>18 the zero block. Of course, this is also Chef</p> <p>19 Adrienne's second restaurant location in the city</p> <p>20 of Coral Gables, being that she has Redfish by Chef</p> <p>21 Adrienne down in Matheson Hammock Park, so, again,</p> <p>22 a chef-driven restaurant.</p> <p>23 This has been a keyhole of our retail</p> <p>24 strategy, to get more chefs, chef-driven</p> <p>25 restaurants, in our downtown, because the more</p>
<p style="text-align: right;">Page 18</p> <p>1 yeah.</p> <p>2 MS. QUEMADA: Okay. My other -- I had another</p> <p>3 quick question for you, and it just completely ran</p> <p>4 out of my head.</p> <p>5 So, again, does anyone else have any</p> <p>6 questions? Okay.</p> <p>7 Then, let's go ahead, I guess.</p> <p>8 Thank you so much, Kevin.</p> <p>9 MR. KINNEY: My pleasure.</p> <p>10 MS. QUEMADA: Thank you for your help and for</p> <p>11 having sat in with us.</p> <p>12 And now for the asset manager's report.</p> <p>13 MS. SARDIÑAS: I'm going to let Francesca go</p> <p>14 first, because she has to go to another meeting, so</p> <p>15 let me let her go really quick, and then I'll run</p> <p>16 through my presentation.</p> <p>17 MS. QUEMADA: Okay.</p> <p>18 MS. VALDES: Thanks, Zeida.</p> <p>19 Hi, everyone. I just quickly wanted to give</p> <p>20 you an update on some things that are going on in</p> <p>21 the downtown. I think you've seen the amount of</p> <p>22 positive press that's been happening about Coral</p> <p>23 Gables.</p> <p>24 (There was a brief interruption.)</p> <p>25 MS. VALDES: So there's been some great</p>	<p style="text-align: right;">Page 20</p> <p>1 chefs that we have, the higher caliber of dining,</p> <p>2 and then the great retail follows that.</p> <p>3 So we're really hoping now for that uptick and</p> <p>4 working towards that uptick in our dry real goods</p> <p>5 retail as well.</p> <p>6 And to that point, Nandog opened on Miracle</p> <p>7 Mile on zero block as well. So if you have a pet,</p> <p>8 it's a pet store with, you know, toys and beds and</p> <p>9 pet accessories. And it's a higher-end pet store.</p> <p>10 So that's in the zero block. If you are out</p> <p>11 walking the Mile, check that out.</p> <p>12 And then, of course, we have the exciting news</p> <p>13 that John Martin's will come back as John Martin's</p> <p>14 under new ownership, of course, but the name will</p> <p>15 remain with the building, which is a, you know, of</p> <p>16 course, a stalwart in Coral Gables, and many people</p> <p>17 are happy to see that going.</p> <p>18 I'll tell you there's been a lot of activity</p> <p>19 on the street. I think there's only more good news</p> <p>20 to come. Especially second-generation restaurants</p> <p>21 are very highly sought after. So there's been a</p> <p>22 lot of activity in that area.</p> <p>23 And then, lastly, is to our retail strategy</p> <p>24 point. It's been five years since it was written.</p> <p>25 And so we had gotten funded last year during our</p>


<p style="text-align: right;">Page 21</p> <p>1 budget cycle to have a retail strategy refresh.</p> <p>2 That means that our consultants that wrote the</p> <p>3 original retail strategy are coming the first week</p> <p>4 of May. They will do an assessment of the</p> <p>5 downtown. We won't have that report for awhile, so</p> <p>6 I don't want you to expect to, you know, have a</p> <p>7 meeting or anything like that, so it will be -- it</p> <p>8 will take a bit for them to compile it.</p> <p>9 But while they're here, they will also be</p> <p>10 holding a workshop. And so, during that workshop,</p> <p>11 we will have representation from three of our</p> <p>12 downtown retailers plus one restaurant and so</p> <p>13 finalizing all our purchase opinions.</p> <p>14 That will happen on May 5, at 3:00 p.m. It</p> <p>15 will be via Zoom. So I'll be able to share that</p> <p>16 link. We'll send it to the whole board for you to</p> <p>17 join in.</p> <p>18 So that's, really, it's a look at retail over</p> <p>19 the past year. It's some of our, you know, our</p> <p>20 traditional retailers that have been here for a</p> <p>21 long time, the new retailers that are new to our</p> <p>22 downtown, kind of talking about the state of</p> <p>23 business over the past year and where the</p> <p>24 industries are currently headed. So it is an</p> <p>25 exciting time, and I hope you guys will all be able</p>	<p style="text-align: right;">Page 23</p> <p>1 construction will happen next door.</p> <p>2 Now, of course, we're all very anxious,</p> <p>3 because that building was purchased over four years</p> <p>4 ago, about four years ago. But, again, because</p> <p>5 they own it outright, you know, it's really on</p> <p>6 their timeline when they have to do it.</p> <p>7 They're not seeking a tenant. And, yet,</p> <p>8 people reach out all the time, oh, are they looking</p> <p>9 for a tenant there? And it's, like, unfortunately,</p> <p>10 no, they're not. You know? It's their business.</p> <p>11 It's their property. And they, you know, they can</p> <p>12 move at their timeline.</p> <p>13 But I have seen renderings. It is beautiful.</p> <p>14 And when it comes to fruition, it will be an</p> <p>15 amazing addition to the Mile.</p> <p>16 Now, across the way, I'll tell you, in that</p> <p>17 same -- you know, this is the side that, again, has</p> <p>18 the pole lights, the Randazzo's side. And if</p> <p>19 you're looking at the other side, on the other</p> <p>20 entrance of Miracle Mile, we are getting a</p> <p>21 restaurant there, that has gone through and is</p> <p>22 under construction, hopeful to open probably by the</p> <p>23 end of the summer. And that is Dolores But You Can</p> <p>24 Call Me Lolita.</p> <p>25 So we're getting that, a concept coming over</p>
<p style="text-align: right;">Page 22</p> <p>1 to join us for that.</p> <p>2 Does anyone have any questions before I head</p> <p>3 out?</p> <p>4 MS. PASTOR: I have a question. When was the</p> <p>5 corner place between -- the corner of Miracle Mile</p> <p>6 and Le Jeune, the old Randazzo's place, is that --</p> <p>7 did you say that's a Mexican restaurant?</p> <p>8 MS. VALDES: It is. So that is owned by a</p> <p>9 group out of Mexico. They own the building. They</p> <p>10 do plan -- there are plans in. They do plan to</p> <p>11 have a beautifully redone building. That whole</p> <p>12 building will come down. It's going to be two</p> <p>13 stories. It's going to have a roof deck, according</p> <p>14 to the plans that they have submitted to the City.</p> <p>15 And what they are going to do is, there is a</p> <p>16 space next to it as well, that they've bought, and</p> <p>17 they're going to open that first as kind of a</p> <p>18 gallery of -- the group is really focused on</p> <p>19 Guanajuato, so that is this, they call it, kind of</p> <p>20 like a Mexican mystical art, very similar to, I</p> <p>21 guess, the animated film Coco. If you saw that,</p> <p>22 that has this, you know, if you think of these</p> <p>23 animals and the dots and the paintings on the</p> <p>24 animals and everything. So that space next to it</p> <p>25 is going to get activated first, and the</p>	<p style="text-align: right;">Page 24</p> <p>1 from Brickell, so again, another named group coming</p> <p>2 into our downtown. So we're really hoping this</p> <p>3 will drive some energy and attraction at that end</p> <p>4 of Miracle Mile.</p> <p>5 And before I actually hop off, I should</p> <p>6 mention, there's been some exciting news in the</p> <p>7 world of baked goods. So we've had this</p> <p>8 chef-driven concept coming in our savory foods and</p> <p>9 our savory restaurants, but we have had -- there's</p> <p>10 a very well-known French pastry chef that has</p> <p>11 popped up within Gustave's, so the Gustave</p> <p>12 restaurant has a fabulous pastry chef. His name is</p> <p>13 Ben Pagliardini, and he's from Casa Bake, I mean,</p> <p>14 just beautiful desserts. So there you have two</p> <p>15 chefs kind of operating in one space, which is</p> <p>16 fantastic.</p> <p>17 About two weeks ago, L'Artisane, a vegan</p> <p>18 bakery opened, a French vegan bakery. And I'll</p> <p>19 tell you, just on a personal note, I stopped by the</p> <p>20 week they opened on a Friday afternoon, and there</p> <p>21 was a line out the door at 3:00 p.m., and they were</p> <p>22 not prepared for that.</p> <p>23 They've had such a great following, you know,</p> <p>24 even before they opened. And now that they've</p> <p>25 opened, you know, it's just been doing so, so well.</p>

<p style="text-align: right;">Page 25</p> <p>1 And they are opening a vegan doughnut shop right 2 next door. 3 So, you know, there's a lot happening in the 4 downtown, and getting these chefs in the baked 5 goods world is also fabulous for us. 6 Any other questions? 7 MR. MAZZEI: Thank you. 8 MS. QUEMADA: Thank you, Francesca, I 9 appreciate it. 10 MS. VALDES: All right. I'm going to hop off. 11 MS. QUEMADA: Okay, Zeida, you're on. 12 MS. SARDIÑAS: All right. So just to get past 13 two housekeeping items, one is I included a small 14 memo that is attached to the minutes. I know we 15 can't approve minutes, because, you know, we're not 16 doing -- we don't have a quorum. 17 But, so the last time, when I made my 18 presentation and Alberto was asking me who were the 19 people that I had met with about the lot, the sale 20 of the parking lot, I said -- I was trying to 21 remember the architect's name that I had met with, 22 and I ended up saying Leo Gomez. And Leo Gomez is 23 the assistant director of the Miami public library 24 system. So the gentleman's name is actually Lester 25 Garcia. They have the same initials, but I mixed</p>	<p style="text-align: right;">Page 27</p> <p>1 right in front? 2 MS. SARDIÑAS: Open Stage. 3 MS. QUEMADA: Thank you, Open Stage. Is 4 anything going in there? 5 MS. SARDIÑAS: We have been avidly showing the 6 space. There have been several people that have 7 come in and out. I don't have anything for you to 8 review yet. But I'm in the process of talking to 9 several different groups about the space. There is 10 a lot of interest in the space, and there is 11 interest in the older Ortanique space as well. 12 It's just that we are going through the process, 13 and it's nothing concrete yet. 14 MS. QUEMADA: Okay. 15 MS. SARDIÑAS: So once I do, I'll definitely 16 bring that back to you. 17 MS. QUEMADA: All right. Thanks, Zeida. 18 MS. SARDIÑAS: All right. Okay. 19 So can you see the presentation? 20 MS. QUEMADA: Yes. 21 MS. SARDIÑAS: Okay. So, as you know, we're 22 going to be going into the Fink Studio. I had put 23 this on the agenda a few months back to kind of 24 show you what it was that we were going to do and 25 show you the floor plan, which is coming in one of</p>
<p style="text-align: right;">Page 26</p> <p>1 it in my mind. 2 So I was trying to get the court reporter to 3 change that within the minutes, but since they're 4 taking verbatim minutes, they're not allowed to do 5 that. And so when I heard that, I included a small 6 memo to you guys explaining that there were two 7 places where I said Leo Gomez, and it should be 8 Lester Garcia, which is the architect that we went 9 with. 10 So I made that correction. I had to make it 11 as a memo, because, again, they're taking verbatim 12 minutes, and they can't make those type of 13 corrections themselves, so just to let you know 14 that. Next time, when we bring up the minutes and 15 we discuss the approval, I will make sure that I 16 remind everyone again about that, just so that you 17 know, okay? So that's one housekeeping item. 18 And the the next one is that the report, there 19 doesn't seem to be any delinquency, where we're 20 doing fine with that. So with that, I want to go 21 ahead and share my screen. Let me see if I can go 22 ahead ... 23 MS. QUEMADA: Can I interject real quick? I 24 walked by Graziano's the other day and passed in 25 front of the old space of -- what was it called,</p>	<p style="text-align: right;">Page 28</p> <p>1 the following slides. 2 But I wanted to explain. So if you guys, some 3 of you that were on the board before, if you 4 remember, we were in talks with the CCE, which is 5 the Centro Cultural Español, which is the Spanish 6 cultural center, and they had been chosen to 7 actually come into this space. 8 But we were in the process of negotiating a 9 lease with them at the beginning of the year, and 10 then the pandemic hit, and they were certain things 11 that also happened -- obviously, the pandemic hit 12 in Spain as well, and they were having some 13 challenges. They are an organization that is 14 geared towards events. So they didn't feel that it 15 was the right time for them to, you know, get into 16 a 10-year commitment or anyone anything like that 17 for a space. 18 So, at that point, the City Commission was 19 approached with the idea of actually moving 20 Economic Development to this space, because we feel 21 that this is an iconic historic building that's 22 played a critical role in the city's development. 23 And, you know, it really is the model for 24 Mediterranean architecture, and it's a historic 25 building, and we felt, with the function of the</p>

<p style="text-align: right;">Page 29</p> <p>1 Economic Development Office, you know, it's being a 2 place where companies would come, you know, and get 3 an impression of what the city is. 4 The City purchased this building to renovate 5 it. As most of you remember, the building was 6 purchased in 2016 for \$2.6 million. And we are 7 spending close to \$1.8 million in renovating it 8 right now. 9 So the timeline for what I'm going to show 10 you, which is, that, if they started on 11 December 7th, the substantial completion date is 12 for June 4th. They've asked for a two-week 13 extension, which is still pending formal review. 14 And so we should be moving our office there 15 sometime during the summer. 16 Let me just really quickly -- so that's the 17 iconic picture from 1925. And I wanted to show 18 you, so here is our floor plan, so if you guys can 19 just look at the way we worked it, so the building 20 was slated to go back to kind of its original 21 build. It was originally, as you know, George 22 Fink's architectural studio. So it had this center 23 area, here, that was used as a drafting room. 24 And so we are going to be turning that into 25 what we call a lecture hall, but basically it will</p>	<p style="text-align: right;">Page 31</p> <p>1 But that would be the person that would sit in this 2 room. 3 There's a south hall here, that actually leads 4 to the bathroom. So we have a men's and a women's 5 bathroom and a unisex bathroom that is here. And 6 then, behind that, would be our break room and our 7 coffee area, our back-of-the-house area. 8 If you went this way, which there's an opening 9 right here, you would have the room that, like I 10 said, the lecture room. 11 And then you have, on this side, the historic 12 area. I don't know if -- I think some of you have 13 already been in this building before, but the 14 historic area here is a really beautiful room, 15 which we're going to have the conference table here 16 and have also some AV on this area. This is the 17 one that has a very pretty window to the outside 18 and the fireplace, which is also here. 19 And then, the hallway, there is a ramp here, 20 because this particular area, that you see the 21 lines through it, is at a different level than the 22 rest of the building. So in order for the ADA 23 compliance to work, there will be a ramp here, 24 because this building, also, the Commission wanted 25 to remain open, in case, you know, we would be able</p>
<p style="text-align: right;">Page 30</p> <p>1 allow -- it will not have the chairs all the time. 2 So when you come for board meetings here, you won't 3 see this particular setup. But we will have the 4 option of turning this into a room where we could 5 have community meetings, we can have workshops, the 6 workshops that Francesca holds, once we go back to 7 having full, in-person events and all of that. And 8 it will be able to hold and sit at least 60 people. 9 We will have AV on this wall, right? So there 10 will be a screen and everything else for us to be 11 able to do that and also to hold community meetings 12 that the City could hold with, you know, in all 13 kinds of instances. So it is a nice room for us to 14 be able to do that. 15 The entrance of the Fink Studio is through 16 this area. And the reason why we're doing it this 17 way, the original historic entrance is up here, on 18 the north side of it, where it says original 19 reception room, but that was not ADA compliant, so 20 we've made the ADA entrance on this side of the 21 building. 22 This will be the reception area, where we hope 23 to have the receptionist, which would be the 24 part-time receptionist, that position that Jordan 25 used to hold, that we don't have filled right now.</p>	<p style="text-align: right;">Page 32</p> <p>1 to allow public to come in and look at, you know, 2 the historic areas as well. So it has the 3 conference room. 4 It does have an old bathroom. That is kind of 5 remaining as it was. We're not doing much to this 6 bathroom, because it's kind of like the historic 7 bathroom. 8 It does have one office here, and then it has 9 the original reception room area, which there are 10 some arches right here that are very beautiful. 11 And this is where Yenis is going to be sitting. 12 That also has a door to the outside. 13 There's a bunch of -- there's a lot of 14 landscaping that is going to be going into this 15 area, right here, and it will have outdoor seating 16 as well, and we'll maintain this area. There's a 17 big bougainvillea tree right here. So I think it 18 will look very nice from the outside. 19 And then we have our suite of offices here, 20 Julian's office, which is in this area. We have a 21 storage room here. The second office is here, 22 which, I think, will be Francesca's office. 23 And then there was a door here and a door 24 here, and we walk in. There's an IT room, that 25 will be closed. This is another area, which I</p>

<p style="text-align: right;">Page 33</p> <p>1 think will be Belkys's office, and then my office, 2 which will at the end. 3 There's a back hallway also for ADA compliance 4 to the outside, so through the alley, they would be 5 able to come in and come in here. 6 So that's basically the layout. It does have 7 a second floor. There's an office up there, which 8 we will use as a backflow work area, that we hope 9 more to grow the department eventually. We think 10 Lettie will go into that historic office that's 11 here, because she's not there most of the day. I 12 mean, she works part time, so she would be going 13 into this office. 14 And then we have the upstairs office which 15 would be -- has a storage area here, when you land 16 off this -- the staircase and also we would have 17 some sort of, maybe, a conference or round table 18 here, where we could have also meetings and 19 collaborate and use that area as well. 20 This is, the next slide, is kind of like what 21 we figure will look -- that center area, if you see 22 it, it has -- we're to be able to also use the area 23 or allow Cultural Affairs to be able to put out 24 art, when the area is not, you know, for the area 25 for where the events that we have.</p>	<p style="text-align: right;">Page 35</p> <p>1 that, when Lettie does her events, when Francesca 2 does her workshops, you know, when we do events 3 that we have to do with the team during the day, we 4 always have to search for space elsewhere, right? 5 We have to use -- we either have to, actually, pay 6 for space at the country club or use the museum 7 space. 8 And this allows us to be able to have our own 9 space for the businesses and to be able to, 10 actually, do a little bit more, right? in order to 11 educate and all that, because it won't signify an 12 expense when we have to do that kind of event for 13 us. 14 So as you see -- so any other questions with 15 respect to the Fink? 16 So I wanted run real quick through the capital 17 improvement projects that we've done in Garage 6. 18 I don't know if, Valerie, you live on the other 19 side, across the street, if you've managed to see 20 that we've done a bit of refurbishing during the 21 pandemic. 22 To do this, we did a capital improvement 23 project to, basically, repair some of the cracks in 24 the openings that were in the building, to paint, 25 to replace the light fixtures. We were having a</p>
<p style="text-align: right;">Page 34</p> <p>1 So this is kind of like a view that the 2 architects are rendering, that they did of what 3 that center room would look like. 4 And then this is just some renderings that we 5 got from our kitchenette area, just so that you 6 guys can see it's, you know, kind of small, and 7 we'll have a small refrigerator and kind of like 8 high improvements from what we have now in the 9 office that we're in. 10 So that's basically the plan for the Fink and 11 our upcoming office. I wanted to ask you guys if 12 you had any questions. Like I said, I think we're 13 hoping to be in there sometime in July or August. 14 MS. QUEMADA: I have a quick question for 15 Zeida. What is the square footage of that 16 building? Do you know? 17 MS. SARDIÑAS: I think it's about 4500. 18 MS. QUEMADA: It's a lot bigger, you know, 19 than what it looks like from the outside. 20 MS. SARDIÑAS: Yes, so mainly because this 21 area, that area here, is a large area. And we 22 won't be using it on the day-to-day. We are 23 planning to use it, and probably will have our own 24 conference area here. 25 But, you know, I think the big plus is, is</p>	<p style="text-align: right;">Page 36</p> <p>1 lot of complaints and also, you know, the light 2 fixtures in that garage on, especially, the bottom 3 floor hadn't been changed in a while. 4 We wanted to also replace some of the 5 wall-mounted fixtures that had suffered damage 6 during Irma, what we're seeing, the wall-mounted 7 ones. We wanted to disconnect and remove some of 8 the landscape lighting in the planters that had 9 gone bad and install this new Addapave material in 10 the planters, provide some decorative covers, some 11 of the crushed tile, some of the spheres, and 12 replace some of the spheres that had disappeared. 13 So this is kind of like the way things were 14 before. If you look at the top light fixtures, 15 they didn't match. They had been haphazardly 16 changed throughout the years. 17 So now, the before picture -- well, that's the 18 before pictures on the left. The now pictures are 19 on the right. If you see the new fixtures, they 20 look very pretty. This is some of the, also, what 21 we did, the light posts, so you see how we've 22 replaced those and have them look like the street 23 lights are authentic. 24 This is what we did to the areas where the 25 palms were, which was looking rather bad and just</p>

<p style="text-align: right;">Page 37</p> <p>1 seemed to be like an area for, you know, that was</p> <p>2 not -- that the lighting wasn't working. So we</p> <p>3 decided to do this, and it looks a lot better.</p> <p>4 This is the new fixtures. And you see here,</p> <p>5 when they were trying to fix them, you see the old</p> <p>6 fixtures, and some of them were gone. They had</p> <p>7 been replaced with just a simple bulb.</p> <p>8 So we did all this. It was all repainted, the</p> <p>9 inside. This is also some examples of the painting</p> <p>10 that took place. Here's some pictures of the</p> <p>11 pressure-washing and also, again, of the painting.</p> <p>12 And, then, this is the plaza, which we were</p> <p>13 just finishing up yesterday, basically doing major</p> <p>14 cleaning, because there were a lot of stains. That</p> <p>15 plaza suffers a lot because it has those palm</p> <p>16 trees, and we have to be very careful in the</p> <p>17 maintenance, because the seedlings, when it blooms</p> <p>18 once a year, they fall, they end up staining the</p> <p>19 concrete. So we've done that.</p> <p>20 And then we also did -- we've also redone the</p> <p>21 two elevators, okay? So they redid the rollers,</p> <p>22 the car opening panel, the stainless steel</p> <p>23 cladding. They did new lighting inside the</p> <p>24 elevators, new walls with metal finish and</p> <p>25 flooring, and they waterproofed and did everything</p>	<p style="text-align: right;">Page 39</p> <p>1 floor.</p> <p>2 When we let him or allow him to use that</p> <p>3 space, is there a cleaning fee that we collect from</p> <p>4 him?</p> <p>5 MS. SARDIÑAS: I do believe that there is.</p> <p>6 But I'm going to find out for sure, and I'll give</p> <p>7 you an amount. Let me make a note, that I want to</p> <p>8 ask Special Events of what happens.</p> <p>9 But I do believe, I would hope -- Kevin got</p> <p>10 off, because he would have had the answer. Kevin</p> <p>11 does a lot of -- so we have two separate</p> <p>12 maintenance, but Kevin does a lot of maintenance on</p> <p>13 this building. And he's the one that, like, the</p> <p>14 proceeds from the garage go to maintenance and to</p> <p>15 keeping all of this clean.</p> <p>16 But I do believe that we charge Fritz & Franz</p> <p>17 a cleaning fee every time, because we do have to go</p> <p>18 in and pressure-wash when he does have an event.</p> <p>19 His events have been, as you know, they're</p> <p>20 not -- he was having, I believe, monthly events.</p> <p>21 That's been cut back, and, I believe, he can only</p> <p>22 have four or five a year right now. I'm not sure</p> <p>23 what the amount is, but he has a limit on his</p> <p>24 events.</p> <p>25 MS. QUEMADA: All right. It's just that,</p>
<p style="text-align: right;">Page 38</p> <p>1 else, because of we were having issues within the</p> <p>2 elevators. That was a cost of 337,000.</p> <p>3 And so here is kind of like what the new car</p> <p>4 looks like. The elevators were very dated. And we</p> <p>5 wanted the building to look better.</p> <p>6 So the building has gotten about half a</p> <p>7 million dollars of investment that we've put in</p> <p>8 doing this project, during this project this year.</p> <p>9 And I hope you've had a chance to see it, and if</p> <p>10 you haven't, to go by it. It does look a lot</p> <p>11 better, and hopefully, to get ready to get a new</p> <p>12 tenant in the corner, that will just circle out</p> <p>13 what we've tried to do.</p> <p>14 So, with that, do you have any questions about</p> <p>15 the capital improvement project and the elevators?</p> <p>16 I don't know if you -- like I said --</p> <p>17 MS. QUEMADA: I just have a quick question.</p> <p>18 MS. SARDIÑAS: Yes.</p> <p>19 MS. QUEMADA: So whenever we have -- it's not</p> <p>20 just -- yes, the seedlings do play a role in</p> <p>21 keeping that area clean. But, also, when there's</p> <p>22 all the events that we allow Fritz & Franz to do</p> <p>23 there, it can get to be a little bit of an</p> <p>24 interesting crowd at times, so people aren't paying</p> <p>25 attention. They're drinking. Food falls on the</p>	<p style="text-align: right;">Page 40</p> <p>1 since we spent so much money -- it's not just</p> <p>2 cleaning it, it's beautifying it, that maybe we</p> <p>3 will take into consideration now maybe a higher fee</p> <p>4 and something where we're more mindful of</p> <p>5 maintaining what we just did, especially on that</p> <p>6 floor, because I know it does get pretty -- it does</p> <p>7 get pretty unattractive.</p> <p>8 MS. SARDIÑAS: Yeah. And, of course, during</p> <p>9 the pandemic, we allowed him to have more of an</p> <p>10 outdoor presence, right? than what we had just</p> <p>11 under the parasol, as we have done with all the</p> <p>12 other restaurants.</p> <p>13 So I am sure that that is also the -- the</p> <p>14 plaza is suffering from that, because there are</p> <p>15 tables there. And, like you say, people aren't</p> <p>16 very mindful. They spill wine. They spill drinks.</p> <p>17 They spill all kinds of things.</p> <p>18 So I'll look into that for you and get you an</p> <p>19 answer.</p> <p>20 MS. QUEMADA: Okay. Does anybody else have</p> <p>21 any questions on Zeida's presentation?</p> <p>22 MR. MAZZEI: Very well done. Thank you.</p> <p>23 MS. QUEMADA: Yeah, thank you, Zeida, and we</p> <p>24 appreciate it.</p> <p>25 MS. SARDIÑAS: So we started this project, by</p>

<p style="text-align: right;">Page 41</p> <p>1 the way -- when I started talking about this</p> <p>2 project, when I first arrived, and it's taken</p> <p>3 awhile to fund it and get it completed, and also</p> <p>4 then the pandemic hit and all that, but this is one</p> <p>5 of the first things I worked on, because the</p> <p>6 building, was --</p> <p>7 You know, when we arrived, I was kind of,</p> <p>8 like, I went to visit everyone, and that was what,</p> <p>9 you know, some of the things the tenants were</p> <p>10 saying. And there were residents, also, that lived</p> <p>11 across the street, where Valerie lives, that were</p> <p>12 saying, you know, that it was looking like it</p> <p>13 needed to have some refurbishing.</p> <p>14 And so we walked through, with the capital</p> <p>15 improvements, Kevin and I, and we picked out, like,</p> <p>16 all these things that needed be handled.</p> <p>17 So I think now it looks updated. The lights</p> <p>18 are prettier. You know, it's just much more</p> <p>19 inviting. And we need to keep these in mind, and</p> <p>20 we're going to work to be able to do periodic</p> <p>21 upgrades as we go along.</p> <p>22 MS. QUEMADA: All right.</p> <p>23 All right, then, well, if everybody is all set</p> <p>24 and there are no more questions, our next meeting</p> <p>25 will be May 12th. And, hopefully, that will be in</p>	<p style="text-align: right;">Page 43</p> <p>1 COURT CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA)</p> <p>4 COUNTY OF MIAMI-DADE)</p> <p>5</p> <p>6 I, Chloe Leroux, Florida Professional Reporter,</p> <p>7 certify that I was authorized to and did</p> <p>8 stenographically report the foregoing proceedings and</p> <p>9 that the transcript is a true and complete record of my</p> <p>10 stenographic notes.</p> <p>11</p> <p>12 Dated this 30th day of April, 2021.</p> <p>13</p> <p>14 <u>Chloe Leroux</u></p> <p>15 Chloe Leroux, FPR</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> 
<p style="text-align: right;">Page 42</p> <p>1 person. And we'll all regroup then.</p> <p>2 So thank you, everyone, and have a wonderful</p> <p>3 day. Thank you.</p> <p>4 MS. SARDIÑAS: Thank you.</p> <p>5 MS. QUEMADA: Bye-bye.</p> <p>6 (The videoconference meeting was concluded at</p> <p>7 9:48 a.m.)</p> <p>8 - - -</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	

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