

MIAMI BEACH

Finance and Citywide Projects Committee Meeting
City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive
September 20, 2017 - 2:30 PM

Commissioner Ricky Arriola, Chair
Commissioner Joy Malakoff, Vice Chair
Commissioner John Aleman, Member
Commissioner Micky Steinberg, Alternate

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A meeting of the Finance and Citywide Projects Committee was held on Wednesday, September 20, 2017 at 2:30 p.m. in the Commission Chambers, 3rd Floor of City Hall. Commissioners in attendance: Commissioners Ricky Arriola, Joy Malakoff, and John Alemán. Members from the Administration and the public were also in attendance.

Meeting opened at 2:41 p.m.

OLD BUSINESS

1. **DISCUSSION REGARDING THE MANAGEMENT AGREEMENT BETWEEN THE CITY OF MIAMI BEACH AND THE SABRINA COHEN FOUNDATION, INC., PROVIDING FOR THE FOUNDATION TO MANAGE, OPERATE AND MAINTAIN THE ADAPTIVE RECREATION CENTER ON THE CITY'S BEHALF**

July 26, 2017 - R7 AC

Sponsored by Commissioner Malakoff

Parks and Recreation

ACTION

Raul Aguila, City Attorney presented the item. He said at the last Committee meeting, the Committee went through the agreement page by page along with Sabrina Cohen and her counsel and added some material changes to the agreement. He mentioned that Chairman Arriola's direction was that if there were material changes to the agreement that it be brought back to this Committee one more time before being presented to the full City Commission for approval. He handed out a cheat sheet to the Committee and the public to exhibit the material changes that were added to the agreement. If the Committee moves this forward, it will then need to be presented to the Commission for approval.

Raul Aguila went through the hand out with the changes section by section. The Foundation has agreed to reduce the term agreement to 9 years only. Ancillary uses that are in the agreement were spoken about. The center is prohibited from selling alcohol unless it for a charitable event. Any plan for the design of the facility is subject to review of the City Manager and the City Commission. 25% of the project costs have to be secured within 12 months of the City Commission approval of the concept plan design, 50% of the cost within 24 months, and 100% of the cost within 36 months. If any of the milestones are not met, the City Commission retains the ability to terminate the agreement for convenience. The City may close the center for up to 14 days to accommodate high impact events that may impact parking demand, such as the Boat Show. The City Manager or his designee will serve as a voting

member on the Foundation Board of Directors with voting power proportionate to the currently existing membership of the board. One of the inducements for the City is that Ms. Cohen will be actively involved in the Foundation and on the board with regard to decisions made in regard to the center.

Michael Llorente, Llorente and Heckler, spoke on behalf of the Sabrina Cohen Foundation. He thanked the Committee and the City Attorney's Office for their hard work. He said he thinks the agreement in front of the Committee is very good, but they have a few suggestions for the Committee's review. He said they are more clarifications than anything else. The first change is on page 8 of the agreement, where the uses of the property are defined. They would request to add, for the ancillary uses to include without limitation strength conditioning, cardio, resistance training, yoga, meditation, etc. The only reason they suggest it is if a month or a year from now, there is use that is not specifically laid out in this document that they would be allowed to move forward with that type of use. The only change would be to include the two words "without limitation". On the following page, in section 5.5, it discusses another operator operating the Sabrina Cohen Foundation Adaptive Center. If for whatever reason the Sabrina Cohen Foundation or any successor organization within the 40 years is unable to satisfy the obligations, then the City takes it back and uses the facility for the most closely related Parks and Recreation programming. They believe that under this document as currently drafted if in year 2, the Sabrina Cohen Foundation is unable to operate the center, the City would use it for the most closely related programming, they would suggest this be revised to read that in the event that the Sabrina Cohen Foundation or any successor organization is unable to satisfy the obligations, the City should use good faith efforts to find another qualified vendor to continue operating under the same terms and conditions. If the City is unable to do that then the City takes it back to use for the closely related Parks and Recreation programming.

Vice-Mayor Arriola confirmed that the vendor would need to be someone who would run the facility as an adaptive recreation center. Michael Llorente said yes.

Commissioner Alemán said that her only concern with this clause is that if another vendor cannot run the center and the City would attempt to run the center, she wouldn't want it to be at a loss to the City if it is not viable.

Commissioner Malakoff said the only obligation of the City is to continue with the availability of adaptive beach equipment and have electric beach chairs on the premises and providing space in the center for people to temporarily store their wheelchairs while the electric beach chairs are in use.

Mr. Llorente said the final suggestion they would make is on page 10, section 6.1. The first line reads the budget of the project cost for the design, development, and construction of the center shall be finalized after the concept design for the center is approved by the City Commission and subject to mutual agreement with the City, Foundation etc. They would request the language, "finalized after the concept design for the center is approved by the City Commission pursuant to the process outlined in this section 6 and shall be". He said the contract requires before we present to this body a concept plan design that we present to the City Manager with sufficient detail to come up with a preliminary budget. It requires that the City Manager provide this

body with some commentary on the preliminary budget based on the plan that we have submitted. The City Commission obtains the ability to approve the budget at the same time that it approves the concept plan design. Right now the language says that the budget is developed after the approval of the concept plan design. He said they are requesting this body retain the ability because we believe a significant amount of preliminary budget work would have been done before the concept plan design has been presented. He said the Commission should be able to approve the preliminary budget and the concept plan design and at that point they can start moving with a budget figure in mind.

Commissioner Alemán said in section 7.4 it says the City retains the ability to terminate the convenience at any time if the milestones aren't met. She said she wanted to make sure that the Sabrina Cohen Foundation has the opportunity to remedy that, in other words the missing of a milestone doesn't become a permanent liability to the project. If they miss a milestone and remedy it and catch up at that point would be okay.

Raul Aguila confirmed that Commissioner Alemán would want them to have a cure period.

Vice-Mayor Arriola said he supported the agreement this summer and he supports it now. He thinks the modifications make for a better agreement, more balanced. He is okay with all of this.

Ken Harrison Robins, attorney in Miami, spoke on behalf of the Imperial House. He said they want the Sabrina Cohen Foundation to be successful on Miami Beach. They are concerned about impeding access to the beach. He said in the memorandum it states in the parking lot that there are 139 parking spaces, which is misleading because there are 35 spaces dedicated to the Fire Department. Based on the 10,000 square foot assembly area that is office space, there should be a parking space for every 300 square feet which would make a demand for 33 more parking spaces. This parking lot is used for beach access; this center will cause impediments for beach access. He also said Economic Impact Analysis is required under the City Charter. He also said the Parking analysis needs to be conducted again because it was not accurate.

Raul Aguila said that is no requirement under the City Charter to approve this contract.

Vice-Mayor Arriola said this Center is something that the City is going to be proud of. It will also bring in revenue from the people that will be staying at the hotels, eating at the restaurants, and they will get to enjoy the beautiful beach. People who are disabled should have easy, appropriate, and attractive accommodations to a public beach. He thinks from an economic impact will be a total boom for the City as opposed to the very little revenue from 20 underutilized parking spaces.

Matis Cohen, business owner, said that the Imperial House has their own parking lot for their visitors.

Vice-Mayor Arriola said that this is public land and as an elected body they are challenged with the best uses of public land. He said for him, when presented with an opportunity to keep 20 parking spaces that are underutilized or create a

public amenity that will serve not just the disabled community locally, but potentially globally, it is a no brainer. He said he will be a consistent yes on this issue.

Commissioner Alemán said if the Imperial House does not have adequate parking for their guests, are they not obligated to provide a valet service or something to remediate that problem?

Saul Frances, Parking Director, said that they have whatever parking was required at the time of getting their Certificate of Occupancy.

Commissioner Malakoff said she has gone there as a guest and the valet took her car.

Commissioner Alemán said we have our free Trolley system and it is a culture change, but it can be used to get to the beach as well and not have to park.

Vice-Mayor Arriola said he thinks we will be very proud if we do this and very ashamed if we don't.

Saul Frances said there are 139 parking spaces, the spots the speakers are referring to are the ones that are utilized by the Fire House.

Vice-Mayor Arriola said of the useable spaces, it is still an underutilized parking lot.

MOTION: Commissioner Malakoff moved the item with Michael Llorente's recommended changes and Commissioner Alemán's recommended changes. Commissioner Alemán seconded.

2. **UPDATE ON ENERGOV PERMITTING SYSTEM**

April 26, 2017 - C7 M

Information Technology

ACTION

Ana Zecchini, Acting IT Applications Division Director, presented the item. She said since the last update in June, the Miami Beach and Tyler teams have continued to work diligently to resolve the outstanding items identified. Tyler has resolved 12 of 17 urgent needs. Some of the resolved items are already implemented in the environment and the others were released by Tyler in the latest version of the software. She presented a handout and explained some of the items resolved during this period.

Commissioner Alemán asked if Ana Zecchini had a target date for the launch of the new Citizens Self Service portal. Ana Zecchini explained that because of Hurricane Irma there have been some delays and they are rearranging the schedule. It should be done in the next month or month and a half. She said she will provide more information by the next Finance and Citywide Projects Committee meeting.

Daniel Veitia, resident spoke. He said he is here to support the Energov system. Since the last time he spoke, he had the opportunity to meet with Tyler and learn about the system. He said he has also seen other departments roll out services into Energov. He said as departments work with Energov we continue to see improvements.

NO ACTION TAKEN

3. DISCUSSION REGARDING ENGAGING A PILOT PROGRAM WITH A COST REDUCTION CONSULTANT

March 1, 2017 - C4 N

Sponsored by Vice-Mayor Arriola

Internal Audit

ACTION

Jim Sutter, Internal Auditor, presented the item. Previously, it was discussed at the Finance and Citywide Projects Committee meeting and the direction was to bring back to the scope of this project. The scope was outline in the memorandum, they would like to do a revenue enhancement study of the City's utility department since the last one was done in 2009. He said they also identified 5 different areas to look at cost reduction consultants. He explained the way the consultants work. The 5 areas identified were credit card, processing services and insurance policies, security services, FedEx, UPS and other shipping services, and elevator services. He also explained the scope that was outlines in the memorandum. He said he would like for the Committee to approve the scope in order to go out with an RFQ.

Commissioner Malakoff said she doesn't understand how much such a service would cost. She said she understands that the consultants save the city money and then they get part of the money they save for us. Jim Sutter said yes. Commissioner Malakoff asked how much of that money they get. Jim Sutter said that is what will be discussed and negotiated. He said he and the City Manager will recommend which firm we will use.

Commissioner Alemán said this is a best practice for gain share on expenditures on the cost side. It makes sense. She said she wanted to talk about how the memorandum indicated the minimum eligibility requirement is to have experience in the public sector with government agencies. She asked if that is really necessary. She would rather see that as an attribute rather than having the selection committee eliminate vendors based on that.

Jim Sutter said if we change that it will probably attract more vendors and the selection committee can consider that if they want to.

Commissioner Alemán moved the item with the modification of having the minimum eligibility requirement of working with government agencies changed to an attribute.

Rafael Andradi said he wanted to clarify that points won't be assigned for that type of experience in the procurement. Commissioner Alemán said no points, but it would be an attribute for informational purposes.

MOTION: Commissioner Alemán moved the modification of having the minimum eligibility requirement of working with government agencies changed to an attribute. Commissioner Malakoff moved the approval of the scope. All in favor.

4. DISCUSSION REGARDING A PROPOSAL TO BUILD A PUBLIC BAYWALK FROM 10-12 STREETS AND A PUBLIC MARINA

July 26, 2017 - C4 N

Sponsored by Vice-Mayor Arriola

Planning/Environment & Sustainability

ACTION

Russel Galbut, spoke on behalf of the ownership group of the Mondrian Hotel. Mr. Galbut is from the 1100 building. Two representatives, Tony Latini and Jason Youngman from the 2 associations from the 1000 building and the 1200 building were present. Jason Youngman said to clarify he is representing the voices in the community that have spoken so far. Russel Galbut said he met with the board from the 1000 building and Jason is their representative today. He said by the actions of the Committee the buildings have been able to work together and come up with a plan that would work for all of them together as it relates to the Baywalk and the Marina. He said unfortunately they were only able to get to this point yesterday because of travel arrangements and Hurricane Irma. He said they have worked it out and they believe they have come to a conclusion that will please everyone. They need time to redraw the plans entirely and to get a sign off from all of the boards as well. They are requesting an extension of time to come back to this Committee with an agreement they have in concept, one that will be defined by the drawings and the agreement.

Commissioner Alemán said she has received 10-12 emails from residents of the buildings and she is encouraged to see the discussion that there has been with the boards and hopefully they will see a formal vote with consensus. She also said she wants her colleagues to consider as this goes forward, that they still have the \$156,000 obligation with Gumanick at the South end in order for him to open the gate to get the whole Baywalk open.

Russel Galbut said they are asking for a 30-60 day continuance of the matter and they will then come back and report where they are.

The Committee agreed that it is fine for them to come back in 30-60 days and report on this. Mr. Galbut thanked the Committee for bring the buildings together. He said he thinks the actions of the Committee and the members of the Commission provided an opportunity to do something great.

Tony Latini said he thinks the Committee will be very pleased with where they are between commercial and residential.

Vice-Mayor Arriola said he believes there is a path for a win for the City, a win for the developer of the Marina, and a win for the neighbors on West Avenue. He really hopes those from the buildings can work together because it is important to open the Baywalk. The residents at the Mondrian have expressed concerns about access to the Baywalk. If this could culminate in a deal that makes everyone happy he would encourage everyone to explore it and bring it back and he thinks they will have some support from the Committee/Commission for it.

Jason Youngman said Mr. Galbut is going to come back with a redevelopment to both of the buildings where the community can really voice their concerns and opinions and facilitate the process. This is another step in the process in a favorable direction.

Vice-Mayor Arriola said that he believes most real estate experts would opine that having a marina behind your condominium development enhances your property value. For people who might be concerned about the marina they

should consider that it could increase their property values, which is a good thing.

Jason Youngman said he thinks the biggest concerns are quality of life issues and scale, as long as those things are mitigated and agreed on, there shouldn't be a problem.

Commissioner Alemán said that legally Mr. Galbut is obligated to building a Baywalk, but to force him to do so we would have to sue him and win in court. It is great if we can go down this path instead.

Mr. Galbut said that is not exactly correct. He said the City has money that the City has the right to take. That money is something around \$400,000-\$450,000. Once the City takes that money there is not an obligation. The money is in escrow.

Raul Aguila, City Attorney said that he might disagree with that point, but if this is coming back to the Finance and Citywide Projects Committee, he will include in the memorandum what the City's obligations are and what the developer's legal obligation is as well.

Commissioner Alemán said her is that it is a negative way to get this done. A much more positive and productive way to get this done is to come up with a new public amenity that the neighbors love and a benefit to all.

Raul Aguila said to echo Commissioner Arriola, at this point, that the reason this is before the Finance and Citywide Projects Committee is because the City's only interest is getting the Baywalk behind the property built and opened. The City's approval would be in a regulatory capacity through the land use boards.

Mr. Galbut said there would be one agreement for the Baywalk and the marina with the City.

Mr. Aguila said he doesn't understand what the City's involvement would be in regard to the marina.

Mr. Galbut said it is the same involvement as it relates to the Baywalk. The City would share and be a co-applicant.

Vice-Mayor Arriola confirmed there is no financial obligation from the City.

Russel Galbut said the only way this will get approved is if the City is the co-applicant.

Vice-Mayor Arriola said that is why this needs to be a win for everyone, the residents, the developer, and the City. If not he doesn't think there will be support for a deal.

Mr. Aguila said the Committee should think about what the City wants to see for the Baywalk and what we want to see from the developer.

Mr. Youngman said he would like to invite the Committee to the upcoming town hall meeting. Commissioner Alemán suggested publicly noticing the meeting so that all commissioners can attend and have an open dialogue.

Mr. Richardson, one of the original owners of a unit in the 1200 building spoke. He said he is not necessarily against the marina or the baywalk.

He said when he bought his unit as one of the original owners; part of the legal description was the lease hold on submerged land on which the marina at 1200 Mirador sits. That lease hold was never transferred to the 1200 even though it was in the legal description. He would like it to be explained because all of the original owners thought they bought into a lease hold of that land that should have been transferred to them.

Vice-Mayor Arriola said he doesn't know if this is the appropriate venue for that conversation, he said the elected officials are not privy to that transaction in the condominium documents. He recommended for the condominium lawyer to look into this.

Mr. Galbut said he would be happy to address this gentleman's concern after the presentation.

An owner at 1000 Mirador spoke. He said wants to make sure that 2 things are considered in these conversations, parking if there is a marina and noise levels.

Commissioner Alemán said that for those that want to track this issue, to go to MB Resident Connect and any time this shows up on any committee or commission agenda in advance of the meeting you will get an email alert. This is a great way to track all public discussion of this project.

DIRECTION: The building representatives and developer will come back in 30-60 days with a report.

5. **DISCUSSION REGARDING THE CONDITION OF THE LOG CABIN STRUCTURE LOCATED AT 8128 COLLINS AVENUE**

June 7, 2017 - C4 N

Property Management

ACTION

Adrian Morales, Property Management Director, presented the item. Based on the direction from the last Finance and Citywide Projects Committee meeting, they had Douglas Wood take a look at the log cabin and do a thorough assessment and it is consistent with the other assessments that were done and concluded that the log cabin is not in very good condition.

Commissioner Alemán asked who Douglas Wood is. Adrian Morales said he is an architect that works with the City often.

Commissioner Malakoff asked who BEA architects are. Adrian Morales said they are a consultant under the City contract and have done many projects.

Adrian Morales said that the contractors who have looked at it all say the same thing.

Commissioner Malakoff said that basically what we have to do is keep the fireplace and other key elements.. Commissioner Malakoff said the estimate is around \$750,000 to rebuild

everything else, if we can get grants for that it would be great, but we don't have this money in the budget.

Vice-Mayor Arriola asked which company did the Miami Shores log cabin. Adrian Morales said Mackenzie Construction did, which was basically a full redo and it was about \$1 million. Vice-Mayor Arriola said that our estimate is \$685,000 from them. Adrian Morales said that these are preliminary estimates. Once they get into the detail it is in that range.

Commissioner Malakoff said she would like to see if we can get grants.

Judy Hoanshelt, Grants Division Director, said that there are many different grants we can apply for. The State has historical grants and we can apply for those. There are also some private foundations for historical preservations. There are also a couple of federal grants, but she is not sure we will be able to obtain those.

Adrian Morales said we would have to rebuild the cabin with whatever use we would want it to be. Commissioner Malakoff said we would want it open to the public and it needs to be safe.

Kirk Pascal, resident, spoke. He said he is very passionate about this issue and he visited the structure with Douglas Wood, some other people from the City Building Department, etc. He said historians he spoke to said we would at least hit one aspect to qualify for historic grants. He mentioned some historic significance that he researched. He said the interior of the structure is great.

Vice-Mayor Arriola said we have a lot of projects going on, for example the North Beach Yard. One scenario is to delay the North Beach Yard until we figure out the Log Cabin, but that could take years. He said let's say we move forward with the North Beach Yard, then maybe move the log cabin, but then the restoration has to be decided. He said if we are okay with the restoration, then maybe we can move it to a West lot or North Shore Open Space Park.

Commissioner Malakoff asked if we have estimates on moving the log cabin and can it be lifted and moved to another place on the same site. Adrian Morales said there were companies that specialize in relocation from other states. They said it would be in the \$90,000 range. Douglas Wood, who actually did a thorough assessment, does not recommend moving, he doesn't believe it will survive. His recommendation is to take it apart, salvage the material that are able to be salvaged and get some new materials to build a new one.

Vice-Mayor Arriola said he would like to understand the cost of dismantling, salvaging as much as possible and storing it, while we do the grant process and fund this in the upcoming budget and either bring it back to the North Beach Yard at that time or across the street.

Ana Salgueiro, Deputy Building Director said as it sits there it will decay, the interior is not in bad shape though. The interior walls look pristine. She said once you start making modifications it needs to meet code for anchorage. This may or may not be doable, but we need to look at options. She thinks taking it apart as a good option, especially if we are going to look for funding and grants, which takes time. It is not good if it just sits there, it will decay.

Vice-Mayor Arriola asked if we have a cost to build an exact replica. Adrian Morales said they looked at a kit, it is about \$100,000. Vice-Mayor Arriola asked if we were to keep the existing usable pieces of the cabin and get a kit and retrofit it, would it be cheaper. Adrian Morales said we can prepare documents based on the kit and include elements that are salvageable and put it out to bid to get an accurate number of the total cost.

Commissioner Malakoff said that we should use what is salvageable and use materials that are similar to what is there now. The contractor should make it like the original log cabin with the integrated parts.

Adrian Morales said Douglas Wood can decide which logs are salvageable and which key components are able to be used then prepare documents. They also have not conducted any material testing, so there is no way to tell what kind of wood it is.

Vice-Mayor Arriola said that Douglas Wood might be the most credible, since they have experience with the Miami Shores log cabin, he suggested for Adrian Morales to speak to them and ask what we can do to utilize new material to decrease costs and increase longevity while we are storing certain key elements of the existing log cabin. If they can put a budget together for the Committee to hopefully approve, maybe they will be the direction forward. If that is blessed then we can start the dismantling process, restore the log cabin and hopefully find it a home for the long term.

Vice-Mayor Arriola said that the log cabin will be dismantled with a view towards restoration. The level of restoration will be determined based on what the estimates come back to be.

Kirk Pascal asked if we will still pursue the historic grants. Judy Hoanshelt said absolutely. She said the first thing she needs to double check is if there is a specific portion that needs to be historic of the final structure. The current guidelines say that it needs to be a historic structure; it doesn't say it needs to be historically designated. She said she can go ahead and work with the State and see if we can get funds for the salvageable historic portions.

Vice-Mayor Arriola asked if we dismantled the log cabin if it would jeopardize any grants. Judy Hoanshelt said she would need to check on that, just from seeing other presentations to the State, she knows other organizations have used partial original portions of buildings and received funding for it. She said she will also look for other types of grants, apart from the historic State grants.

Vice-Mayor Arriola said even if it stays in the exact location, there will still be some element of dismantling it in order to make it a safe structure for the long term that can be utilized by the public, some of that will have to occur regardless.

DIRECTION: Property Management to work with Douglas Wood and come back with estimates. Judy Hoanshelt to look for grants.

6. **DISCUSSION REGARDING TESLA SUPERCHARGER STATIONS AT THE PENNSYLVANIA AVENUE GARAGE**

July 26, 2017 - R9 R

Parking

ACTION

Saul Frances, Parking Director, presented the item. Saul Frances said that Chris Vance from Telsa is present to answer any questions. Saul Frances said when this item was last presented they received direction from the Committee to proceed with a 5 year term with a termination for cause as oppose to convenience. Direction that was also given was to seek a public benefit, perhaps other technologies that Tesla could provide to the City. After that there was a follow up meeting with Tesla and there were additional asks there. Tesla requested 2 additional 5 year terms at the sole discretion of Tesla, the public benefit that was proposed was a financial return to the City if at some point in the future Tesla were to charge for use of the stations, which they currently do not.

Commissioner Alemán said she thinks this is mostly benefiting Tesla. The number of

residents that have Teslas that would frequent that garage isn't that many and it is more of a marketing advantage for Tesla. She is completely against of having a 15 year agreement solely at their discretion. She said she would like to maybe work with Tesla on something with the green technology. She said she could tolerate where we were before, which was the 5 year. They were going to be shared use spaces, if there were other spaces open hopefully people wouldn't park in the Tesla charging space, but if the garage was full they would park there.

Vice-Mayor Arriola said that the infrastructure cost is estimated at half a million dollars and then another \$240,000 in annual utility expenses, he asked if that is right.

Mr. Vance said it depends on the installation. \$300,000-500,000 is accurate; the demand fee in the utility cost is significantly more expensive over long term. He said Tesla believes the best solution for electric cars is to have centralized locations for fast charging. People that park in the street or live in condominiums or frequenting a City should be able to charge their Tesla in the same amount of time they spend eating dinner, going to the gym or any lifestyle activity so it doesn't interrupt them. Currently, they are on the cutting edge, which is why it is for Tesla only. To say these stations are for Tesla only is correct on a technology standpoint, this technology ultimately is going to bring the technology industry to where it needs to be. He said in regards to the term, if they are going to invest half a million dollars in the stations, they cannot accept anything less than 10 years on a term. He said they are okay doing a 10 year term; it doesn't have to be 3, 5 year terms. To make the City of Miami Beach work he thinks they need 3 locations, South of Fifth, Lincoln Road, and North Beach to give all residents local ability for fast charging. They want to target garages that are not at maximum occupancy. Every station that they invest in, those spaces will be the most valuable in the garage and produce the most revenue at no cost to the City. He said Tesla is paying for all cap x and up x, they subsidize it to promote sustainable mobility, they find the spaces that are underutilized and invest the infrastructure to make them valuable to the City, they are not asking for any of the parking revenue. They are losing money every time a resident charges there based on their economics right now. He said they could incorporate this in their design with solar or storage and it says in the agreement they might come back and retro for these sites. He just doesn't want to be tied down to something that they cannot commit to. They are not asking to dedicate any spaces to Tesla, they are leaving them available to the public. Anyone can technically park there, but they want to choose places that it wouldn't necessarily be a problem in.

Commissioner Malakoff said she believes we will see more and more Teslas in Miami Beach. She said there are different levels of Teslas and asked if they all use the same supercharger and do any of them have to pay for using it. Mr. Vance said any Tesla can use the charger. They have recently release a mass market electric car starting at \$35,000 to make it more affordable for everyone. Most customers get supercharging for free for life, if you own a Tesla before the beginning of this year and every other Tesla owner gets 1,000 miles per year free on the network every year. They charge a small fee to offset some of the demand fees. The model is not to make profit from infrastructure.

Commissioner Malakoff asked about the public benefit, she said Tesla does many other things in energy; they are on the cutting edge for solar. She asked if there are any types of public benefit to offer the City if the City agrees to a 10 year contract. Mr. Vance asked what the concern is about providing public benefit besides the infrastructure in Miami Beach.

Commissioner Malakoff said it was something having to do with the pump station.

Margarita Wells, Acting Environment and Sustainability Director said that we have discussed the fact that we were interested in transitioning our pump stations to solar power and maybe doing a pilot with the fountain in Sunset Harbour.

Commissioner Alemán said we were trying to find a project to do with solar power so that we can begin to work with it. Commissioner Malakoff said it also publicizes Tesla in the City.

Mr. Vance said that it complicated installation to incorporate it with other projects. Commissioner Malakoff said that it would be one project that would be a Tesla project. It would advertise and make the Tesla name better known in Miami Beach.

Commissioner Alemán said she is more willing to do the 10 year agreement and she appreciates Mr. Vance bringing that up. With the 10 year agreement, as long as all maintenance was on Tesla and if they needed to be removed that Tesla would be responsible. She said she would like this to be in North Beach as well and not just a South Beach thing. We would need to think about what makes sense there since there is no garage.

Vice-Mayor Arriola said that electric vehicles are being projected to have dramatic growth in the next 7-8 years. He does think we as a City, since we do hold ourselves at the forefront of environmentalism and conversation efforts, we have to plan for a future for electric cars to be the norm. He said he understand about giving one company the advantage over another, but he does want to encourage our residents and visitors to go electric, on a pilot basis he would be open to it. It just a matter of cost, location and how we get there. He agrees it should be done in North Beach as well.

Mr. Vance said Tesla encourages all electric companies to bring the infrastructure to Miami Beach, but they are the only ones today that produce with this fast charging technology. If you use a level 2 charger with a Tesla it would take 12 hours to fully charge the car. With the Tesla supercharger it could happen in less than 40 minutes. The level 2 chargers are only a few thousand dollars to install; the superchargers are closer to a half a million dollars. The level of investment is huge.

Vice-Mayor Arriola asked if the supercharger technology only work on a Tesla vehicle today. Mr. Vance said the Tesla cars are the only ones that are capable of receiving the power. They only have one plug right now, they invented the supercharger years back to enable long distance driving and bringing it into cities.

Commissioner Alemán said she is supportive of this if the agreement is 10 years not 15 years and if there is a North Beach location. Also, for the maintenance and removal will be on Tesla.

Commissioner Malakoff confirmed that right now we are talking about the Pennsylvania Avenue Garage and eventually the South Beach and North Beach locations. Mr. Vance now said that ideally they would like to propose 3 locations; the infrastructure takes 6 months to install. He said they would like the South of Fifth, Pennsylvania Garage, and North Beach to at least get some preliminary approval. If we wait 6 months it will be a year before the other locations can be done.

Vice-Mayor Arriola said just so they understand the full deal since this is public land partnering with a private entity. People would still be allowed to park there, we would not be foregoing revenue opportunities. In exchange for the investment and exchange for the City's public policy of encouraging electric vehicles to create a sustainable future.

Commissioner Malakoff said she is in favor of this, but she would like one public benefit whether it is the fountain or something else that we can use the super solar battery from Tesla.

Vice-Mayor said that Erick, his aide was talking to someone at Tesla about doing something with the North Beach Yard. This could be a potential public benefit as well.

Mr. Vance said that since there is such a demand of the going electric, he would recommend separating projects so others don't get delayed.

Commissioner Alemán said she would like Tesla to find a North Beach location that either supports the North Beach Yard and/or the Town Center Development. So people are drawn to one of those areas with a promise for a good charge. If both can be done that would be great.

Vice-Mayor Arriola said that area needs people going there. He is okay with expanding the scope of this, but if they are looking for direction to work with our team to extend this to South Beach and North Beach, he thinks that is good direction.

Saul Frances said that Mr. Vance has emphasized the fact that the spaces would be utilized and generate the addition parking revenue perhaps we could establish a threshold use that if it falls below that threshold that Tesla picks it up. He said we can discuss this further.

Vice-Mayor Arriola said if they are not being used the City did not use anything. He said if we have nothing to lose he doesn't want to put an extra burden for no reason.

Mr. Vance said that if Tesla can show usage that this is extremely valuable to have it and reserve the spaces, in the agreement they should be able to put up signage that says if 50% of the spaces are not being used that non Tesla drivers should park there because these spaces are generating significant revenue for the City.

Vice-Mayor Arriola said if someone parks their car to charge it then they will probably go and walk around and get a cup of coffee or shop. It would be beneficial to strategically place these to have a spillover effect for the merchants nearby.

DIRECTION: Saul Frances, Margarita Wells, and Tesla to work together on the 10 year agreement to include supercharger stations in North Beach, South Beach, and the Pennsylvania garage.

NEW BUSINESS

7. ADDITIONAL INFORMATION REGARDING THE ISSUANCE OF NEW MONEY AND REFUNDING WATER AND SEWER REVENUE BONDS Finance

ACTION

Eric Carpenter, Assistant City Manager/Public Works Director, presented the item. He said this is a combination item between him and John Woodruff. He said the new issuance of revenue bonds for our water and sewer program came before the Committee once before as a \$50 million bond issuance. He said they went back and took a look at all of the revenue and expenditures as well as some of our needs. He said they also looked at how they can save money on refinancing some of the old bond issues and they have been able to address some of the outstanding needs by making this an \$85 million bond issue instead of a \$50 million bond issue, by refunding some of those old bonds and not increasing rates any more than they were increased last year to cover the \$50 million.

John Woodruff, Chief Financial Officer said he mentioned some of this on Monday night at the Commission meeting. Normally they would have come Finance and Citywide Projects Committee first, but it went a little out of order because of the hurricane. The savings on the refunding is estimated around \$7.4 million for the water and sewer. The savings for the stormwater bonds is about \$3.5 million. The minute

the picture changed and we wanted to do more refunding and more new money it had to be brought back to the Finance and Citywide Projects Committee.

Vice-Mayor Arriola said it seems to be a no brainer. Commissioner Malakoff said the refinancing of the \$59 million will save the City \$3.5 million in net present value savings.

MOTION: Commissioner Malakoff moved the item. Commissioner Alemán seconded. All in favor.

8. **ADDITIONAL DISCUSSION OF THE ISSUANCE OF NEW STORMWATER REVENUE AND REFUNDING BONDS**

Finance

ACTION

See notes from item 7.

MOTION: Commissioner Malakoff moved the item. Commissioner Alemán seconded. All in favor.

9. **DISCUSSION REGARDING A UM-PAC SEXUAL WELLNESS/PREP CLINIC IN MIAMI BEACH**

July 26, 2017 - C4 Z

Sponsored by Commissioner Malakoff

Office of the City Manager

ACTION

Mario Stevenson, Professor of Medicine at the University of Miami and Chief of Infectious diseases spoke. Hansel Tookes, Assistant Professor with Dr. Stevenson was present. Gene Sulzberger who is on the board of age research at the University of Miami was present. John Byrne, founder and Executive Director of prevention access campaign was present.

Dr. Stevenson explained that the ask is for support for a sexual wellness/prep clinic at the Gaythering Hotel in Miami Beach. He explained the rationale for the establishment of such a clinic is included in the agenda. He summarized the startling statistics of the HIV epidemic in Miami and Miami Beach. HIV incidents are 100-150 times of the national average and in Miami Beach the numbers are worse than all, but 13 African countries. He said this is the United States, not an African country. This is an epidemic that can be fixed.

Dr. Stevenson said there is a mechanism called PREP, which stands for pre-exposure prophylaxis. It has been considered in the last 10 years as one of the most important scientific breakthroughs. It is basically a chemical vaccine. For individuals that are at risk for contracting or encountering HIV, if they take antiretroviral cocktails, they are almost absolutely protected from infection if they become exposed. If we can get PREP to individuals at risk, we can significantly turn the tables on this epidemic. The ask is \$250,000, of one-time funding and is a joint venture between the Prevention Access Campaign, The University of Miami, and the Department of Health. The rationale for having it at the Gaythering Hotel is based on lessons learned from other cities that have adopted PREP to try and control the epidemic, including New York, San Francisco, Baltimore, and Washington D.C., which is to get PREP to the hotspots where people are being infected.

Dr. Stevenson said as a scientist and being faced with an epidemic with tools to fix it, there is a huge responsibility to try to do something about it.

Vice-Mayor Arriola said that we have medical technology that seems extremely promising based on what he read that potentially could break the back of the HIV infection right at the source by creating awareness, putting it in a place where it is accessible, and of course administering. He said the \$250,000 investment is worth it, we could potentially be saving many lives.

Dr. Stevenson said the lifetime health care costs for someone who is infected is about \$750,000, as opposed to \$50,000 to prevent someone from getting infected over their lifetime. It is a win-win.

Commissioner Malakoff said that San Francisco has enrolled 1,200 people in their San Francisco PREP clinic; they have not seen any new infections since 2014. She thinks that is incredible. There are other cities that have used this and it has been very successful. When Jean first called her about it she has no idea of the HIV epidemic in Miami Beach specifically in South Beach. To have a City where our rates are 97 times the national average and South Beach's rate is 167 times the national average is mind boggling. This is something needed now as soon as we can possibly get it. She said she applauds the presenters and she hopes the Commission approves this at the next meeting.

Commissioner Alemán said she also applauds the gentleman and Commissioner Malakoff. She said she had no idea of the epidemic in Miami Beach. She said the Gaythering is a place that feels safe and friendly there is not a barrier to going there that could help with the enrollment.

Commissioner Malakoff said there are letters of support from the LGBTQ Advisory Committee, Save, Gay and Lesbian Chamber of Commerce, Latino Salud, and Ariana Center.

This item is included in FY 2018 budget that was approved on September 18th.

Vice-Mayor Arriola asked how the technology works. Dr. Stevenson said this is the same medication that is used to treat individuals that are infected. It is administered pre-infection to those at risk; it is one pill a day with minimal side effects. This therapy has transformed the lives of individuals living with HIV so they essentially have a normal lifespan. The pill stops people from getting infected after being exposed to the virus. Instead of blanketing the population, the approach is to go after the at risk population who might encounter the virus.

Vice-Mayor Arriola asked why with other viruses you can take vaccines one time and you are safe indefinitely and why it isn't the same with this situation. Dr. Stevenson said that is a very important point. He said there is no vaccine; hopefully there will be one in the future. There is a huge amount of effort going into finding one. A vaccine would be a single shot; this is something you have to take every day. He said the National Institute of Health is hoping to get a vaccine that can someday prevent maybe 30, 40, or 50% of infections. PREP gives 95-98% protection from infection. Because the drug is cleared from the body you have to take it every day. If you don't take it every day it won't have the same effect. People living with HIV are taking one pill a day with remarkable results.

Dr. Stevenson said what they are trying to do here is build immunity. If the people that are infected are actually on the medication they don't transmit the virus. If they take the antiretroviral cocktails to treat the HIV infection they cannot transmit the virus to someone else. You need a heavy amount of bodily fluids to transmit the virus. Unfortunately 6% of the population doesn't know they are

infected, it is probably higher in Miami. That is why getting the antiretroviral medication to everyone that are at risk is the way to end this epidemic.

MOTION: Commissioner Malakoff moved the item to move forward. Commissioner Alemán seconded. All in favor.

10. **DISCUSSION REGARDING THE FORMATION OF A SPECIAL ASSESSMENT DISTRICT ON ALTON ROAD, FROM DADE BOULEVARD TO 63RD STREET, FOR THE PURPOSE OF UNDERGROUNDING UTILITIES AND CABLING**

July 26, 2017- C4 H

Sponsored by Commissioner Malakoff

Office of the City Attorney/Finance

ACTION

Raul Aguila, City Attorney said that Commissioner Malakoff mentioned at the September 18th Budget Hearing that as part of the GO Bond program, one of the projects the City can consider is undergrounding as much of the City's utilities as possible. Commissioner Malakoff said she does not want to roll this item into the GO Bond item.

Commissioner Malakoff said what have been done before are special taxing districts. She said Alton Road is going to be raised with a lot of infrastructure changes going on in a couple of years. She said this would be a great time to get the undergrounding done. She said she would like the City to start contacting all of the homeowners on Alton Road to form a special assessment district, since there is not just one Alton Road homeowners association. It is too long of a road to have the residents do it themselves. She said we need to take a leadership role and facilitate a special assessment district for their road.

Raul Aguila said he can talk to David Martinez and Eric Carpenter about this. He said the policy the Commission has established in the past, the City does these pursuant to state statute and this would benefit the properties fronting Alton Road on either side. This could be one large district or a series of districts, depending on who is more ahead of the others. He said what has been done up to now is that the City has been contacted by associations, and not been proactive in going out to the community. He said ones that have been done are Allison Island, Palm and Hibiscus, and most recently the Sunset Islands. We have a set of procedures that are set forth including the voting requirement that we work with the homeowners associations on. We work with them on getting estimates from Florida Power and Light. He said for the Sunset Islands, we coordinated their undergrounding with their capital improvement streetscape project. He said the first step if Commissioner Malakoff would like, is for the City to start reaching out to the homeowners associations on Alton Road.

Commissioner Malakoff said that there are not very active associations on Alton Road, which is one of the problems. Alton Road really has different neighborhoods.

Raul Aguila said the Commission in the future may want to consider the things we require to initiate our undergrounding process that we have required as a policy by the last Commission. The first step is a petition by the property owners with the majority of them saying we want to do an undergrounding district in our neighborhood. It is presented to the Commission and then at that point the Commission gives the go ahead to the Administration to start working

with the homeowners associations. He said he leaves it up to the Commissioners on how they wish to approach the property owners.

Commissioner Malakoff suggested a simple mailing to every homeowner including North Bay Road. She would like it to say that your streets are going to be reconstructed when the drainage project takes place in the next few years and ask if they are interested in being part of a special assessment district on Alton Road and North Bay Road to underground the utilities at the same time your streets are going to be under reconstructed, yes or no.

Raul Aguila said this is going to be a critical discussion in the upcoming months, to allow him to get with David Martinez and Eric Carpenter and report back to the Committee in the next meeting and perhaps give a draft letter for the Committee to look at and bless to send it forward.

Commissioner Alemán said she likes Commissioner Malakoff's idea of the card, even if it the residents can just check yes or no and put it back in the mail with no postage necessary by them and it will come back to us.

Raul Aguila asked what sections they would like him to target.

Commissioner Alemán said Dade Boulevard to 41st Street and 41st Street to 63rd Street. Kathie Brooks, Assistant City Manager said it is actually Michigan Avenue, not Dade Boulevard.

Commissioner Malakoff said it would be Michigan Avenue to 41st Street, 41st Street to 63rd Street and on North Bay Road from 44th Street to 64th Street and it has to include Pine Tree Drive Circle, which is at the end of North Bay Road.

Raul Aguila confirmed that it would be a simple card with a description and a yes or no including the postage to send it back to the City.

Vice-Mayor Arriola said given that Alton Road is a major artery in the City and given the nature of the homeowners, this is a great idea for the City to be proactive and let residents know that the street is going to be worked on and it will be very cost effective to do it now and there will have to be a special assessment district. It is a way of getting this kick started.

Commissioner Malakoff said the difference in doing it this way as opposed to Allison Island or Sunset Islands, is that they have a distinct territory. Alton Road is entirely different.

Raul Aguila confirmed that the Committee wants the City to be proactive about this since it is a critical area. Commissioner Malakoff said at least to send the cards out to see if the residents are interested. The City cannot pay for everything. It has to be something that homeowners can agree to pay over a period of 20 years or so.

Raul Aguila said what was discussed at budget time is that the City usually has to front the money for these improvements, then the GO Bond may be a funding source for fronting the money.

Vice-Mayor Arriola asked if the City should provide a cost estimate, he asked if there is a standard budget number as guidance that one would say per 100 yards it would cost "x" amount of money.

Commissioner Alemán said FP&L provided one. Raul Aguila said that FP&L only guarantees their estimates for 6 months. There is a rough estimate though.

Vice-Mayor Arriola asked if we should include the estimate in the mailing. Raul Aguila said that he would be hesitant to do that, he thinks we should gauge the public sentiment first.

Commissioner Alemán said she doesn't necessarily want to tie this into the GO Bond, she said the idea is when we tear up Alton Road because of the water main, sewer, and stormwater infrastructure that it is at that time we want to do the undergrounding and the GO Bond timing might not align with that.

Commissioner Malakoff said that the GO Bond should be happening in 2019.

Raul Aguila said he just wanted to make clear that the City fronts the money.

DIRECTION: Create a mailing and bring back to the next meeting with a draft.

11. **DISCUSSION TO CONSIDER AMENDING OUR CITY EMPLOYEE LEAVE ORDINANCE FOR TIME DONATIONS FOR EMPLOYEES CARING FOR ILL FAMILY MEMBERS**

July 26, 2017 - C4 K

Sponsored by Commissioner Alemán

Human Resources

ACTION

Sonia Bridges, Risk Management and Division Director presented the item.

Commissioner Alemán mentioned the City emails that go out regarding the leave donations for employees when their leave banks are exhausted. This is only for the individual employee. If an employee's child or other family member got gravely ill, they cannot receive donations of leave to care for that family member, which is actually something the County allows. She wants to see if the Commission would support the concept of extending that donation ability to care for immediate family members.

Sonia Bridges said the two leave ordinances that we have in place now for classified and unclassified leave does not allow for employees to use the leave bank for immediate family members. She said if the Committee would like for something to be put together to possibly amend the ordinances to create such a leave program. She said they did a survey and looked at other cities and counties and it is common to have a leave bank program that will extend to immediate family members. That is something that can be put together and brought back to the Committee.

DIRECTION: Prepare amendment to ordinance and take to Commission.

12. **DISCUSSION REGARDING PARKING AND WORKFORCE HOUSING ALTERNATIVES AT THE 1234/1260 WASHINGTON AVENUE PROPERTIES**

May 17, 2017 - R9 P

Capital Improvement Projects

ACTION

David Martinez, Capital Improvement Projects Director, presented the item.

Commissioner Malakoff said if we could get workforce housing it would be great, it is a wonderful location for it.

David Martinez said that administration met with the owner of the property and they decided if this was a viable option the City could enter into an agreement where this item would go through the Historic Preservation Board due to the fact that the structure at the 1260 property is already a contributory structure. The structure at the 1234 property is not, but it very likely it could. Planning has opined that it has a very good chance that the building could. He said there are possibilities of the City purchasing these properties and enter into some form of an agreement with the property owner, where they would go through the evaluation with HPB if we determine that the building is not contributory then both properties would be open to the City for the purchase. If not the City would be able to only purchase the 1260 property on the North side. The property owner said he would open to that, however, he would ask that if we build a parking facility at 1260 that he would be allowed to have an allowance for parking for his 1234 property. All of this would be in writing in an agreement, such that the dollars are stipulated up front. The City would have the right of first refusal to purchase the properties at an agreed upon price.

Commissioner Alemán asked if 1234 is the one that is already contributing. David Martinez said 1260 is already contributing in the alternative that will be briefly discussed. He said that 1234, we would maintain the façade and demolish the remaining part of the building. He explained the alternatives that are attached in the memorandum. Alternative A keeps the entire 1234 structure, alternative B assumes that it can be demolished and it can be built from scratch.

Commissioner Alemán said that if 1234 deems to be contributing, it would not be able to be demolished. David Martinez said that is correct. Commissioner Alemán said she would like to hear from the HPB on that. She said even if both are contributing, if we can satisfy them from the stand point of retaining what it is important, making it resilient for the future and giving it another life for another 100 years.

Kathie Brooks, Assistant City Manager said that we have had extensive discussions with the Planning Department staff on the issue. 1260, which is contributing, they feel very comfortable that we could retain the façade and demolish the rest, probably something similar to what we see with the 7th Street garage. If the 1234 is deemed to be contributing and they feel very strongly that it would be, it has a very unique layout, and it has a cutout that is recessed back and a fountain in front. When you retain that façade, you are not really able to do much with the rest of the building, which was the determination.

David Martinez said that what Kathie Brooks said is correct. He said on the Alternative A where the structure is being kept, the structure is being mostly utilized as the housing component; one of the options has retail on the ground floor. It can either be all housing or housing and the ground floor will be commercial.

Vice-Mayor Arriola confirmed by demolishing 1234, assuming we can do that, that is how we gain the additional parking spaces. By not demolishing it then we are limited in the number of parking spaces. Cost will also be different because we are not erecting a new structure. He asked if the 1234 building will primarily be used for workforce housing, we could do a retail component to it and then parking would go in the 1260 space maintaining the façade. David Martinez and Kathie Brooks confirmed. Vice-Mayor Arriola said it would cost less money, but we would have fewer parking spaces. He asked if we would have the same number of housing units. David Martinez said right now they are measuring strictly square footage at this point, because they are just throwing some figures around right now.

He said one thing to make note of, these entire dollar figures that are shown for cost of parking spaces in the memorandum, none of them account for the cost of the housing component in those spaces. The housing costs are under the individual columns in the table. The housing component obviously cannot be paid with the parking dollars.

Vice-Mayor Arriola asked in Kathie Brooks's opinion, keeping in mind that the state of public policy of this Commission is that we want to increase workforce housing, provide more parking solutions in this neighborhood, and keeping in mind cost. He asked which way she would lean.

Kathie Brooks said from the discussions had with the Planning Department, the options where we demolish 1234 is going to be very difficult to do. We can take that through the process. She said you do get more parking by doing that, you do get some comparative workforce housing with the options where we don't demolish it. She said she thinks it will be very difficult to do, but we can attempt to do it, but it would be a long shot.

Vice-Mayor Arriola said we have other parking garages that we are talking about bringing online close by. He said it is a harder project to do if we demolish it, but since we have other parking contemplated close by, we are addressing the parking needs. He said we can maybe take the demolition of the 1234 property off the table and explore rehabilitation for workforce housing and then do the parking at the 1260 site. He asked if they are given that direction, what happens.

Kathie Brooks said then we are looking between the options on the top half of the table, the A options. A is the don't demolish section of options.

Vice-Mayor Arriola asked where we can get more housing. Kathie Brooks said A5; you are getting a little more than 30,000 square feet of housing, you get a little more with A4, but then we are really only getting 90 spaces, it is a tradeoff. On A4 we lose parking. On A5 we get 44 more spaces and there is ground floor commercial. David Martinez said that the 1234 building is almost 20,000 square foot gross; we can divide it up some housing and some commercial.

Vice-Mayor Arriola asked if the full 20,000 square feet will be fully for housing. David Martinez said you need to subtract 20-25% of that for common areas and other things. There would be about 20 units, if they are about 800 square feet. Commissioner Alemán said it depends what criteria we are using. She said she definitely wants to hear from the HPB and she would be surprised if they let us demolish 1234.

Kathie Brooks said the first question is whether we want to go through that process or not. Both Vice-Mayor Arriola and Commissioner Alemán said not to demolish it. We need more parking spaces, but there are others coming online in the neighborhood.

Kathie Brooks said Washington Avenue currently has 331 spaces, if we are to add 134, which is a 30% increase there. David Martinez said he also wanted to bring up the height. The building is being tiered so that half the site is 55 feet height and the portion closer to Washington Avenue can be up to 75 feet. Kathie Brooks said you maximize, but are less impactful to the residential side on the West.

The Committee said to ignore option B and stick with option A. Vice-Mayor Arriola asked what more direction staff would like today. He asked if they want the Committee to say which way they would lean between the 6 options that are listed. Kathie Brooks said it would be helpful.

Vice-Mayor Arriola said that A5 is attractive.

Kathie Brooks said that A3 does actually get more workforce housing, but it doesn't give any commercial on the ground floor. Vice-Mayor Arriola said that having retail is important. Commissioner Alemán said she agrees. She said they are going to kill A3 because it doesn't have a commercial component. The Committee asked why we wouldn't do A6 over A5. Kathie Brooks said A6 has a lot less of workforce housing, it only has 12,000 square feet of workforce housing. Commissioner Alemán said she would lean towards eliminating that one because the parking we would get with the other one is significant. A1 is A5 without the height; you lose 12,400 square feet of housing at 1260. The Committee eliminated A1 because there is not enough housing. Kathie Brooks said A2 is similarly less housing. The Committee eliminated A2 and now there is A4 and A5 left.

The Committee said A4 would be their first choice and A5 would be the second choice.

Kathie Brooks said right now they don't have the funding for this, once the Commission accepts the recommendation they will need to go back and find ways to potentially fund this. One of the ways that it could potentially be funded was that the property owner said they would be potentially interested in either a sale or lease back of the commercial retail space. They want to know if that is something the Committee would be interested in. The Committee said absolutely. Kathie Brooks said as they are writing the recommendation they will include the potential funding as well.

Vice-Mayor Arriola asked if this is something we would want to consider for a GO Bond or a mortgage. Kathie Brooks said we cannot get a mortgage, but they will look into ways it can be funded. She said there are creative things to be looked at. On the housing side they can look into turning it over as a lease to a developer and the parking side they have parking funds, we just need to figure it out how it times for the funds.

MOTION: Commissioner Alemán moved the recommendation of A4 as the top choice and A5 as the second choice, recognizing that they want to maximize housing; she also said they want to retain the 1234 structure and give it a new life. Vice-Mayor Arriola seconded.

13. **DISCUSSION REGARDING CONSIDERING THE IMPLEMENTATION OF A STUDENT LOAN REDUCTION PROGRAM FOR CITY EMPLOYEES, TO HELP PAY OFF THEIR STUDENT DEBT FASTER**

July 26, 2017 - C4 I

Sponsored by Commissioner Rosen Gonzalez

Human Resources

ACTION

Sonia Bridges, Risk Management and Benefits Division Director introduced the item. Sonia Bridges stated the City has the tuition reimbursement program which was recently updated at the beginning of the year and a federal loan forgiveness program in place for employees who work for a government entity can have part of the loan forgiveness after 10 years.

Commissioner Alemán asked if we have data on the number of employees with federal student loan debt. Sonia Bridges replied that the City does not have that data, and briefly explained the application and verification process of the student loan forgiveness program.

Commissioner Alemán expressed her concerns that employees may not be aware of this program, since the city does not advertise it, and asked Sonia Bridges if a feature can be placed in the employee newsletter so that all employees can be aware of this program. Sonia Bridges spoke of the City's current Tuition program which was updated in January and explained how in the previous year the City spent

\$46,000 in tuition assistance, and so far this year the City has spent \$44,000.

Vice-Mayor Arriola asked if the student loan reduction program was part of a retention tool to keep employees working for the City. He stated that he is not interested in doing this as part of an employment agreement where an employee stays with the City for a specific period of time in exchange for the City to pay their student debt. Debt should be managed personally with the compensation and benefits that the City offers, but encourages providing assistance in receiving or continuing education moving forward while being employed.

Commissioner Alemán added that the retention program is already in place with the federal government and asked that this information be properly communicated to all City employees. The Committee briefly discussed that they are not sure of what Commissioner Rosen Gonzalez who sponsored the item was looking to accomplish.

Vice-Mayor Arriola again reiterated his point of view on assisting with ongoing education and not paying for previous debt.

DIRECTION: Sonia Bridges to communicate through City newsletters about the Federal Loan Forgiveness Program to ensure all City employees are aware of this Federal benefit.

DEFERRED ITEMS

14. **DISCUSSION REGARDING SUSTAINABLE FUNDING SOURCES FOR EDUCATIONAL ENHANCEMENTS IN MIAMI BEACH PUBLIC SCHOOLS**

March 1, 2017 - R9 F

Sponsored by Commissioner Grieco

Organization Development

ACTION

DIRECTION: Deferred to the October 13, 2017 meeting after school reconvenes and the Quality of Education Committee meets.

15. **DISCUSSION REGARDING THE FEES CHARGED TO DEVELOPERS TO APPEAR BEFORE THE CITY'S LAND USE BOARDS**

April 26, 2017 - C4 F

Sponsored by Commissioner Alemán

Planning

ACTION

DIRECTION: Deferred to the October 13, 2017 FCWPC meeting, pending research.

16. **DISCUSSION REGARDING THE NORTH BEACH TOWN CENTER REDEVELOPMENT PROPOSAL, INVOLVING CITY-OWNED PARKING LOTS, MADE BY NORTH BEACH TOWN CENTER DEVELOPMENT, LLC, AN AFFILIATE OF PACIFIC START CAPITAL, LLC**

May 17, 2017 - C4 C

Sponsored by Commissioner Malakoff and Co-sponsored by Vice-Mayor Arriola
Tourism, Culture, and Economic Development

ACTION

DIRECTION: Deferred to the October 13, 2017 FCWPC meeting, pending appraisal.

17. **DISCUSSION REGARDING THE COSTS RELATED TO HAVING MIAMI BEACH COMMIT TO ENSURING THAT ALL GOVERNMENT BUILDINGS WILL BE POWERED BY 100% RENEWABLE ELECTRICITY**

May 17, 2017 - R9 AB

Sponsored by Commissioner Rosen Gonzalez

Environment & Sustainability/ Property Management

ACTION

DIRECTION: Deferred to the October 13, 2017 FCWPC meeting, pending direction from the Sustainability and Resiliency Committee.

18. **DISCUSSION REGARDING THE EVALUATION OF COST IMPACTS OF IMPROVING THE AMENITIES AT SOUNDSCAPE PARK**

June 7, 2017 - R7 G

Tourism, Culture, and Economic Development

ACTION

DIRECTION: Deferred to the October 13, 2017 FCWPC meeting, pending evaluation of costs.

19. **DISCUSSION REGARDING CONSIDERATION OF A LICENSE AGREEMENT WITH DESIGN MIAMI II, LLC FOR USE OF PORTIONS OF THE NEW CONVENTION CENTER PARK, LOCATED TO THE WEST OF THE MIAMI BEACH CONVENTION CENTER, FOR A PERIOD OF TEN (10) YEARS**

July 26, 2017 - C4 J

Tourism, Culture, and Economic Development

ACTION

DIRECTION: Deferred to the October 13, 2017 FCWPC meeting, pending negotiations.

20. **DISCUSSION REGARDING A REQUEST FOR THE CITY TO SPONSOR THE STING SWIM CLUB**

June 28, 2017 - C4 D

Sponsored by Commissioner Rosen Gonzalez

Parks and Recreation

ACTION

DIRECTION: Deferred to the October 13, 2017 FCWPC meeting, pending proposal from Swim Club.

ADDENDUM

21. **DEBRIS REMOVAL CONTRACTS - HURRICANE IRMA**

Public Works

ACTION

Commissioner Alemán said she asked for this to be added to the agenda. She said a couple of days ago the Commission approved the budget and there was

discussion about authorizing a higher rate for debris removal than the pre-negotiated FEMA reimbursable rate. FEMA reimburses \$7 per cubic yard, but Miami Dade County out of desperation has started paying \$15. She said common sense would tell us that if we don't pay competitively we are going to lose our contractors. City of Miami has a million cubic yards of debris to remove; we have around 300,000 cubic yards. She doesn't want to go back and change anything; our residents expect the debris to be removed as soon as possible. She said she wants to put a marker, 300,000 cubic yards at a differential of \$8 that is \$2.4 million. She said she would like for us to set a marker that says once we get to \$1 million or \$1.5 million or \$2 million of this money, then we should come back and talk about and decide again if we want to go with the \$15 version or if we want to go back to the FEMA rate.

Commissioner Malakoff said she doesn't think we are necessarily paying the \$15, as we are negotiating with FEMA regarding the reimbursable rate.

Vice-Mayor Arriola said that it is a good idea. The question is, is it a dollar threshold or should we have a 30/60/90 day check in. If we make substantial improvements 30 or 60 days from now, we should stop paying the \$15 or whatever rate we have to negotiate and go back to the original rate.

Commissioner Alemán said she would like a recommendation from staff on how to achieve the goal and make sure we still like what we are doing.

Eric Carpenter said the FEMA reimbursement process is a very fluid process and that is what leads to a lot of confusion and frustration during these types of events. We just don't know for sure if we will get reimbursed over and above the \$7. He said we know for sure we will get reimbursed at the \$7, and we are hopeful because of what is going on throughout the state and the country. He thinks it makes sense to pick a dollar threshold, when you start getting close to let's say \$2 million, we should come back and talk about it. He said to put the Committee's minds at ease, they are negotiating a 30 day window in the change orders, with a reopener at that point so that at the end of the 30 days we are in a much better place, we don't have to continue down that path and can go back to the \$7 rates if we need to.

Vice-Mayor Arriola asked if Eric Carpenter wants to come back and check in with the Committee in 30/60/90 days or if he wants to come up with a dollar threshold which he comes back and says here is where we are at and here is what the future will look like. He asked if this is a moot point once FEMA signs off on this. He asked when we expect FEMA to sign off on this, because they are hopefully reimbursing us 100% regardless of what we spend on this.

Eric Carpenter said we have a couple of things going on right now and they are in conversations with FEMA about potentially getting into their pilot program where they will actually come out with us and assess how much debris is on the ground and set a total dollar reimbursement which caps their liability, so they really like it, but then it allows us to use whatever contractual mechanisms we have available to us to get the debris picked up for that dollar figure. That is something we are exploring with them at the same time as the contractual change orders. There are a lot of things going on concurrently. He said he thinks it's a good idea to come back at each Finance and Citywide Projects Committee meeting and tell the Committee where the City stands.

The Committee agrees with Eric Carpenter's recommendation to report at each meeting. Commissioner Alemán said to bring back the at risk number.

Vice-Mayor Arriola said he likes this idea, so down the road we haven't spent \$2 million because of the hurricane and then FEMA isn't going to reimburse us for some reason.

Rafael Andradi spoke on behalf of his client. He is wondering if the City would be interested in entering into an emergency contract with local providers at a lower rate than the City is currently paying their current vendors. Vice-Mayor Arriola suggested discussing that offline and speaking to the City Manager and Chuck Tear and follow up with the Committee.

Daniel Veitia, resident spoke. He said he realizes the Commission is conservative fiscally, but the debris needs to be cleaned up. He said he is here to support the Commissioners and the decision making, but the debris must be picked up in a timely manner.

DIRECTION: Come back to every Finance and Citywide Projects Committee meeting with debris removal cost report.