

MIAMI BEACH

Finance and Citywide Projects Committee Meeting
City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive
February 23, 2018 - 12:00 PM

Commissioner Ricky Arriola, Chair
Commissioner Mark Samuelian, Vice-Chair
Commissioner Micky Steinberg, Member
Commissioner John Elizabeth Aleman, Alternate

Visit us at www.miamibeachfl.gov for agendas and video streaming of City Commission Committee Meetings.

A meeting of the Finance and Citywide Projects Committee was held on Friday, February 23, 2018 at 12:00 p.m. in the Commission Chambers, 3rd Floor of City Hall. Commissioners in attendance: Commissioners Ricky Arriola, Mark Samuelian, and Micky Steinberg. Members from the Administration and the public were also in attendance.

OLD BUSINESS

- 1. DISCUSSION REGARDING AN AMENDMENT NO. 1 TO LEASE AGREEMENT BETWEEN THE CITY ("LESSOR") AND MIAMI BEACH SENIOR CITIZENS HOUSING DEVELOPMENT CORPORATION, INC. ("LESSEE") INVOLVING AN EXTENSION TO THE CITY'S LEASE AGREEMENTS FOR AFFORDABLE ELDERLY HOUSING AT COUNCIL TOWERS SOUTH, LOCATED AT 533 COLLINS AVENUE, AND COUNCIL TOWERS NORTH, LOCATED AT 1040 COLLINS AVENUE, FOR A PERIOD OF FIFTY (50) YEARS, COMMENCING JULY 9, 2026 AND ENDING JULY 8, 2076.**

October 18, 2017 - C4 H

Sponsored by Commissioner Arriola

Tourism, Culture, and Economic Development

ACTION

Mark Milisits, Asset Manager, presented the item. He explained that this item is regarding an extension of the air rights leases for 2 of the City's properties, located at 1040 Collins Avenue, which is Council Towers North and 533 Collins Avenue which is Council Towers South. Each building is 12 stories, 125 units, and approximately 115,000 square feet. The current lease is for 50 years and expires in July 2026. The tenant pays roughly \$220,000 annually per property and they also cover the real estate taxes, insurance, maintenance, and utilities. They have requested an extension of 50 years to facilitate refinancing of the project so that they can do capital improvements. The administration has worked with the tenant to include language in the lease regarding the improvements and modifications. In November 2017 when this was discussed, the Committee asked to include additional language for inspection of the properties and a resident satisfaction survey. Administration has included a number of measures of inspecting the properties including compliance with the facility condition index, meeting HUD's housing quality standards, maintaining a higher score within HUD's scoring system and a capital needs assessment at year 40 so that when we get the property back it is in good condition. The City has the right to inspect the properties whenever necessary. Per the City Charter it includes the Planning Board and met and voted in favor of the lease extension. The Administration recommends the lease extension as well.

VOTE OF ACCLAMATION TO APPROVE THE ITEM

- 2. 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 Division Director, presented the item. She explained this item is a discussion to put together a student loan forgiveness program. In September when this was discussed, there wasn't an appetite for this, the Committee wanted staff to advise employees of the options out there to help them with their student loans. She said we did an awareness campaign in the latest CMB Newsletter and also put information out about the Tuition Assistance Program.

Commissioner Arriola asked what the result was.

Sonia Bridges said they advertised the student loan forgiveness program in the newsletter to let employees know there is an avenue out there to get assistance.

Commissioner Arriola asked if there were any employees wanting this help. Sonia Bridges said that we have people that come to Human Resources to get their application started; they have to certify that they are a City employee and then they can get help with their application.

Commissioner Steinberg said it is a great program. Sonia Bridges said yes, the tuition assistance program is great. She said there are 2 avenues, the tuition assistance program is that the City pays a maximum of \$5,250 for employees that are going to school and would like to have tuition assistance, the other option that was mentioned at the September 2017 FCWPC meeting was a federal program to help students with their loan forgiveness.

Commissioner Steinberg asked what is needed from the Committee today. Sonia Bridges said this is a program that is in addition to the tuition assistance program that we have today, if employees have student loans, this would be to help them with existing loans.

Commissioner Samuelian asked Sonia Bridges from the research that has been done if this is a high priority item that she would advocate that we should invest in or at this point if there are other priorities, Sonia Bridges said there are other priorities, there isn't a lack of recruiting employees for the City of Miami Beach at this time.

Commissioner Arriola said this sounds good, but we don't know how much this would cost and we could pay more or people can go find other jobs.

Commissioner Steinberg said she thinks the tuition assistance program is great and she knows it was in the newsletter, but maybe we can get the word out some more, so we are encouraging people to continue seeking education and help them along the way.

Commissioner Samuelian said he would make a motion to continue to actively promote the very positive existing programs we have for our employees, but it sounds like at this point we can remove the item from the agenda.

Commissioner Steinberg asked if that is Sonia Bridges' recommendation. Sonia Bridges said yes.

DIRECTION: Continue to actively promote the positive existing programs we have for our employees.

3. DISCUSSION ON CITY PRIORITIZATION AND FUNDING TO IMPLEMENT CROSSWALKS AND SIGNALIZATION AT COLLINS AVENUE AT 79TH STREET AND AT 83RD STREET

December 13, 2017 - C4 S

Sponsored by Vice-Mayor Alemán

Transportation

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

4. DISCUSSION REGARDING THE ORCHARD PARK NEIGHBORHOOD TEMPORARY PUMPS

January 17, 2018 - R9 D

Sponsored by Vice-Mayor Alemán

Public Works

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

5. DISCUSSION REGARDING THE USE OF TEMPORARY PORTABLE PUMPS AND GENERATORS FOR THE PURPOSE OF MITIGATING FLOODING OF CITY STREETS

January 17, 2018 - R9 E

Public Works

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

6. 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 STAR CAPITAL, LLC

May 17, 2017 - C4 C

Sponsored by Commissioner Arriola

Tourism, Culture, and Economic Development

ACTION

Kathie Brooks, Assistant City Manager introduced the item. She stated that on February 16, 2018, the developers submitted a new term sheet with 2 major components. One between Byron Avenue and Abbot Avenue consisting of retail space, a parking garage with a total 471 spaces, 371 spaces for municipal use 100 for retail tenants approximately 3,200 square feet of ground floor retail, which will be owned by the City. The second component located between Abbot and Harding will consist of an office building at 42,456 square feet and 134 unit residential building with 42,538 square feet of ground floor retail uses, and a separate 275 space parking garage.

Under the revised term sheet under Attachment B, the City will convey two lots to the developers which are outlined in red in the exhibit, and they will convey to the City the parcels outlined in blue in the exhibit. Based on the appraisals the City will receive an upfront payment of \$800,000 at the time of conveyance. The City will pay the developers approximately \$12,514,000 to design and construct the 371 space Town Center garage with a construction cap of \$33,730 per space. Commissioner Arriola stated that he believes the construction cap was \$25,000 per space. Kathie Brooks clarified that originally it was \$25,000 per space for 247 spaces. Under the new proposed term sheet the parking spaces increased to 371 which also increased the price per parking space at \$33,730. Kathie Brooks read and outlined all the new details in the revised term sheet to the Committee, and also expressed concerns regarding to the size of the garage particularly if the City will create a new parking garage on 72nd street. Another concern is the \$12.5 million in funding that will be required for this project, and stated that there is no Capital Budget appropriated for this project. She also added that the City has appropriated a budget for the design of the 72nd street garage, and funding will be required for the actual construction. Commissioner Arriola asked why there were no Parking Bonds issued. A brief discussion was held regarding parking bonds; Kathie Brooks replied that the parking bonds will be discussed during the Commission Retreat on February 28, 2018. Kathie Brooks

resumed outlining the details of the revised term sheet, as well as expressing issues that needs to be worked out with the development agreement, and amendments to City ordinances that may be required for this project.

Neisen Kasdin, Akerman LLP, and former City of Miami Beach Mayor, spoke on behalf of the developers. He explained that the centerpiece of Plan NOBE was the North Beach Town Center element on 71st street, and that this is the cornerstone of the revitalization of North Beach. He stated that there is one property owner who owns enough property to bring into reality this vision. Mr. Kasdin stated that he has progress with City staff on certain issues which he will discuss further. Mr. Kasdin presented a variety of floor plans and renders to the Committee and discussed the plan and intentions of the proposed plan for a City Center.

He stated that a few issues that were identified. One issue is the number of parking spaces. With the Whole Foods market out, there is more space on the ground floor and an opportunity for more parking spaces. He stated that he spoke to Commissioner Alemán and explained that Commissioner Alemán is interested in reducing the height and size of the 72nd street garage and move more spaces over to the Town Center.

Mr. Kasdin explained that the City usually spends more than the 33,000 per parking space when building garages. Mr. Kasdin stated that this will be more than just a 5th and Alton type of revitalization, but instead a Town Center where people would come in for retailing, dining, and an overall cultural experience. Again he reiterated his main points which are to increase parking and offset the need to build something on 72nd street. In respect to the two hours of free parking, it is needed to incentivize traffic in that area to bring pedestrians, shoppers, and diners. Kathie Brooks briefly clarified a few points regarding the parking cost.

Commissioner Steinberg spoke and stated that a waiver of concurrency for the retail is not something she can get behind. She stated that is possible to support development with asking developers and tenants to pay for their share of the parking. Discussion held between Mr. Kasdin and Commissioner Steinberg in reference to the free parking. Commissioner Steinberg continued to express that parking is needed but is greatly concerned with the cost of the project and running into a deficit.

Commissioner Samuelian spoke and expressed his concerns agreeing with Commissioner Steinberg on the concurrency fees, and other issues. He stated that he has difficulty voting on the proposed options, and that there are other alternatives. He fully supports the Master Plan but he need to see the options he outlined as they consider selling public land. Commissioner Samuelian made a motion that staff would consider some of the points that were raised particular on the financial parking demands, and alternatives.

Commissioner Arriola spoke and stated that as a businessman he appreciates the risk the developer is taking and expressed that the pioneers are usually the ones to receive the first arrows. He is inclined to working with the developer to make this happen however there are many things that are concerning. His concerns are the dollar amounts. He is not sure whether or not the City is getting the economic value, the amount of parking space needed, and the waiving of concurrency fees. He stated that from a policy standpoint he supports his colleague and cannot waive the concurrency fees, and he is sure that the next developer is going to want the same thing. Commissioner Arriola mentioned that this project is a strategic point for North Beach and suggested discussing this item during the Commission Retreat. Commissioner Arriola added some are troubled about the two hour free parking and he cannot support this idea in perpetuity, but he is open to it for the first few years or so. He explained that North Beach is still a pioneer zone and in order to create it would be a good idea to create some incentive for an initial period of time. He assumes that North Beach is going to “take-off” and the two hour free parking would not be needed in the future. Commissioner Samuelian suggested that it might be a good idea to revisit this item in the next Finance Committee on March 13th.

Daniel Ciraldo, MDPL spoke. He stated that he is happy about the Town Center for the revitalization of North Beach. He asked if there was going to be any residential focused retail. He said that having free parking for the first two hour would be a good amenity. He also

suggested keeping locally oriented retail. Carolina Jones spoke and expressed her support for the Town Center. Wayne Pathman, Pathman and Lewis spoke and stated that he is supportive of the master plan, but he stated that his client owns one of the properties included on the plan. He expressed concerns regarding the land swap, zoning, and surrounding the neighbors with concrete. Discussion held regarding the property of Mr. Pathman's client.

DIRECTION: Committee not in favor of waiving Concurrency fees and not supportive of two hour free parking, except on a limited basis. Item to be brought back to Committee following further negotiations. Parking garage location at Town Center or 72nd Street to be potentially discussed at the City Commission Retreat on February 28, 2018.

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

March 1, 2017 - R9 F

Sponsored by Vice-Mayor Alemán

Organizational Development Performance Initiatives

ACTION

Dr. Leslie Rosenfeld, Chief Learning Officer, presented the item. She said that she just wanted to update the Committee on the status of the request to cost out the enhancement requests that we received from the community when we conducted the survey, both in May and October. The majority of those enhancements have been priced out. She said she has a meeting early next week with one of the potential University partners to ensure the conversations that we have sit well and are being received by their staff favorably. The Committee will have a breakdown and proposal for the next meeting.

Commissioner Arriola said since this is going through the PTA's and since Summer is around the corner, that we have it in time for the budget that starts in May, because last year that was one of the issues with asking the PTA's to come up with their wish list and the budget appropriation cycle. If we can have this list ready before May it would be helpful.

Dr. Leslie Rosenfeld said that they will have the list for the March 13, 2018 FCPWC meeting for discussion and she will make some recommendations based on her conversations with the school district and the parents for the Committee to determine what they would like to fund, it should work with the budget cycle.

DIRECTION: Come back to the March 13, 2018 FCWPC meeting with a list of request to decide what will be funded.

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

April 26, 2017 - C4 F

Sponsored by Vice-Mayor Alemán

Planning

ACTION

Susy Torriente, Assistant City Manager/ Chief Resiliency Officer presented the item. The last time the item was before the Committee, there were 8 different elements discussed to make sure the process pays for itself and is not subsidized. The idea is to revisit the issue on a cap or a ceiling on fees, having a balance of terms on new development or rehabs or adaptive reuse. Also, closing the Commissioner loophole, in which the fees are waived for the private applications. Another option is having waivers for when affordable housing is a component so that way there would be some incentives. Essentially, looking at how fees could be shared and potentially reduced again while still paying for itself. Also, to figure out how to potentially treat projects that are big and move the needle to have a lasting impact. She explained what they have done since she was last at the Committee is they have gone to the pool of planners, engineers, and architects and they have a scope prepared by a consultant, Keith and Schnars. They can do this analysis in about 120 days for under \$30,000. She said we don't have this budgeted, but we think we can find some resources within the Planning Department budget.

Commissioner Arriola said we have had discussions about this in the past. He confirmed that Susy Torriente said we can get an expert consultant come in and streamline and make a recommendation. Susy Torriente said this consultant would look at the fees; the Committee has already approved the process consultant. The consultant will look at the entire process from a process improvement point of view from Planning to Building and all of the different elements. That is in the solicitation process right now.

Commissioner Arriola asked for Susy Torriente to tell the Committee a little bit about the firm's background. Susy Torriente said they are engineering, planners and surveyors. They do work in terms of engineering and planning, they are in our pool of prequalified consultants. It is easier for us to access them; they have already been prequalified by our Procurement Department.

Commissioner Arriola said he has a very strong desire to see the City streamline things, he said NCAC recommended we do a small business task force and asked if he was correct in saying that. Commissioner Samuelian agreed. Commissioner Arriola said he likes the idea and he applauds it, he would support that to see how we look at our small business community. As a business owner it is very hard to run a business. Sometimes government gets in the way. He said he isn't saying to lower our standards, but streamlining the permitting fee, applications, etc. makes a lot of sense. He would like us to look at how it would be easier for businesses to do business with the City without lowering our standards.

Susy Torriente said the process consultant will take care of the bigger picture, but this consultant engagement will focus on fees and hopefully come together with good options for the Committee. It might involve making some changes to our ordinances and maybe some administrative steps that we can maybe reduce. She said a nice menu of options will be good.

Commissioner Ariola said that he spoke about resiliency the other day, he wants Miami Beach to be a business friendly community because if we don't have small businesses, they don't become big businesses, the employment numbers go down, etc. We have to holistically look at what can make our City great.

Commissioner Samuelian said he would like to underline everything Commissioner Arriola said, we want to be as business friendly as we can and as responsive to our stakeholders. He supports bringing outside help. He said 3 things that will make for ideal work is, make sure we truly listen to our stakeholders in this case the developers and others that touch these processes; we do a little bit of informal benchmarking of how other cities approached the issue, and finally the economics with what happens as we reduce fees and what happens from a budget standpoint as well as potentially if we think some of those implications can increase development and increase fees. To summarize, he would like customer input, benchmark other cities, and economics analysis.

Susy Torriente said we will definitely do all of what Commissioner Samuelian said and she mentioned that Keith and Schnars will also look at 5 other cities for comparison and of course for the solicitation that is for the bigger review of the process, we are definitely looking for someone who has done this before in other places and has shown how they have been able to implement.

Commissioner Arriola suggested for them to take a look at our ordinances and regulations broadly because we can get in our own way. If they recommend getting rid of some of the processes because they are duplicative or they just slow things down that is fair game, this is all at a macro-level.

Susy Torriente said she thinks it is good for a third party to come in and give the Commissioners the options to see which of these things are duplicative and efficiencies.

Commissioner Steinberg said hiring an outside consultant is the way to go, with the lens to come in.

Commissioner Arriola said he is happy there is a consultant to do this because the last thing he would want is for the City to try to do this. Susy Torriente said we have a lot of data in the Planning Department and with the help of the Budget Office, but they decided the best thing was to have someone come in with fresh eyes and do some comparisons and see if it can be tweaked. The process was looked at about 3 years ago so it is probably a good time to do it again.

Commissioner Samuelian said he thinks we should officially reach out to the Chamber of Commerce as a potential important stakeholder and see if that have specific input.

Matis Cohen, business owner, spoke. He thanked Commissioner Arriola for his leadership on this issue. He said when it came to the new fee structure of the Building Department, they worked closely together with a number of stakeholders they came to an understanding with a workable schedule for fees. That was an intensive learning process for the business community along with the City to take a look at the different challenges. It was a workable and successful exercise. When it comes to the development fees this is a good model for how things went. There was good participation from everyone involved. He read into the record a statement regarding development fees and he said he will send it to the Committee members as well.

Commissioner Arriola thanked Matis Cohen for reading that. He said he thinks all of the Commissioners received that email, he said it was well written. He agrees with the spirit of the letter. The City needs to make sure we are being sensible in the way we charge to do business in the City.

Matis Cohen said the Chair of the Advocacy Council and Miami Beach Chamber of Commerce; they have a group of involved stakeholders that are willing to work with the City of Miami Beach to find the middle ground.

Susy Torriente said that she will share that email with the consultant and again she wants to say the collective goal and what she heard from the Committee was to make sure that we don't subsidize the process that we break even. She just wanted to reiterate that.

Commissioner Arriola said yes and no, let them come back to the Committee with breakeven and if we don't do this, what would it cost. He said people pay taxes and that is what we get for government.

Susy Torriente said we will ask what the economic analysis of the impact to the property tax base, which will be the request from the consultant.

DIRECTION: Come back to the FCWPC when the consultant, Keith and Schnars, has the report on the fees that the City has in place and what their recommendation is.

9. UPDATE ON ENERGGOV PERMITTING SYSTEM

April 26, 2017 - C7 M

Information Technology

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

10. DISCUSSION REGARDING G.O. BOND

January 17, 2018 - R9 J

Sponsored by Commissioner Arriola
Finance

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

11. DISCUSSION OF BUS SHELTER DESIGN CONCEPTS

December 13, 2017 - C4 U

Transportation

ACTION

Jose Gonzalez, Transportation Director presented the item. He said that at the January 2018 FCWPC meeting, they presented 4 preliminary design concepts for new iconic bus shelters throughout the City. The Committee recommended 2 options, which were options 3 and 4 and recommended refining the design a little bit more and come up with cost estimates for both options and present them. Before they present the cost estimates, he wanted to point out some things. First,

the estimated cost of option 3 has been revised since the memorandum was printed, on page 183 there are 2 costs, the cost of concept 3 has been further refined and has increased from \$93,229 to \$135,000 approximately, the second thing to point out is that similar to the City's current bus shelter contract provision and pursuant to City Commission direction the City would procure a new contract to fabricate, install, operate, and maintain the bus shelters at no cost to the City. That is arrangement we currently have with the contractor that we intend on having with the subsequent procurement. The costs stated in the memorandum do not include some of the amenities like the modifications to sidewalks, the security systems and panic buttons, wifi, charging stations, and some of the electronic signs. Those are some of the amenities we are looking for the enhanced bus shelter to have. The team is in the process of still costing those out. These are still planning level type estimates. The goal at this time would be to select one of the two concepts so that the design team could carry that design forward, which would be the design concept they would take to the Design Review Board and Historic Preservation Board.

Commissioner Arriola said that his understanding was that the community went 50%/50% on this. Jose Gonzalez confirmed and said that it was, with Commissioner Samuelian's office's help they went to 2 association meetings, the West Avenue Neighborhood Association and Mid Beach neighborhood Association, it was a tossup. He said the community liked both.

Commissioner Arriola asked if people were excited about these. Jose Gonzalez said yes.

Commissioner Samuelian said that people were having a hard time deciphering because they liked both. He clarified that concept 4 is \$101,000 and concept 3 is \$135,000.

Commissioner Arriola said he likes both, but he feels comfortable with directing staff to go with concept 4 because it is a little bit less money. Commissioner Samuelian agreed.

Jose Gonzalez said that one thing that the team took the liberty of doing is value engineering concept 3 a little bit because they realized that the cost was about 30% higher than concept 4. Concept 3 alternative 2 is a lower cost alternative that maintains more or less the same design with a different roof treatment and eliminates the neon lights. The original concept has 3 ribbons of light and in the alternative 2 they go down to 1 ribbon of light. The ribbons of light were driving the cost, more solar panels and more lighting, bigger batteries. To keep the shelters along similar lines of cost, the design team elected to modify this element to bring it in more comparison to the other option.

Eve Boutsis, Chief Deputy City Attorney asked what the new price would be. The team said it would be approximately \$105,000.

The Committee said to stick with 4.

Eve Boutsis asked if this has been shown to the Police Department to make sure for safety purposes. Jose Gonzalez said there was a little task force that collaborated with Police, Public Works, Planning, Housing and Community Development. These concepts were reviewed by the task force

DIRECTION: Proceed with concept 4.

12. DISCUSSION REGARDING THE 72ND STREET PARKING AND PARK COMPLEX

January 17, 2018 - C4 D

Sponsored by Vice-Mayor Alemán

Office of Capital Improvement Projects

ACTION

See item 32.

13. DISCUSSION TO CONSIDER REVISING THE "SPECIAL EVENT REQUIREMENTS AND GUIDELINES", BY AMENDING THE FOLLOWING SECTIONS: "MINIMUM REQUIREMENTS," "EXTERNAL REVIEW PROCEDURE," "BOOKING POLICY," "USE OF PUBLIC PROPERTY," "SPECIAL EVENT FEE SCHEDULE, AND "SPECIAL EVENT CLASS MATRIX", HEREBY PERMITTING AND RESTRICTING FURTHER USES ON

PUBLIC PROPERTY AND RECONCILING SPECIAL EVENT FEES TO MATCH RECENT INCREASES ASSOCIATED WITH OTHER PUBLIC RENTAL USES

October 18, 2017 - C4 F

Tourism, Culture, and Economic Development

ACTION

Eva Silverstein, Tourism, Culture, and Economic Development Director presented the item. She said they came before the Committee with some suggested revisions to public spaces and usage fees. The Committee directed staff to have outreach sessions with the industry, the special event producers, local and national. They have been reaching out very aggressively and collaboratively because they are in the height of season right now. They would like to have some really constructive discussions about the best ways forward that are fair and equitable to all. There is a meeting set with the industry for the first week in June and they respectively ask to bring this item back following that meeting.

DIRECTION: Defer to the June 29, 2018 or July 27, 2018 FCWPC meeting after the meeting with the industry.

NEW BUSINESS

14. DISCUSSION REGARDING THE IMPLEMENTATION OF ADDITIONAL PEDESTRIAN SECURITY MEASURES CITYWIDE

February 14, 2018 - C4 U

Police/Property Management

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

15. DISCUSSION REGARDING POTENTIAL SHORT TERM PUBLIC SAFETY ENHANCEMENTS SUCH AS HIGH-INTENSITY LIGHTING ON COLLINS COURT

February 14, 2018 - R9 V

Sponsored by Commissioner Samuelian

Police

ACTION

Daniel Oates, Police Chief and Roy Coley, Public Works Assistant Director, presented the item.

Commissioner Samuelian said when this item was discussed at the Commission meeting it was before the event that took place in Parkland. He said he wanted to set the discussion with two components, he thinks it's appropriate we talk about public safety and what we are doing for our schools. At Commission they agreed that they would like to see some enhancements for a short term solution.

Chief Oates said when this was originally discussed Commissioner Samuelian was interested in technology and lighting. He spoke about technology. He explained that there is a certain amount of money funded this year for cameras and license plate readers. He said we have enough money for this fiscal year to accomplish the things we want to accomplish. The biggest hurdle with the license plate readers are the restrictions that FDOT placed on roads. He said we cleared the restriction, we are now down to working out the details with the County because the best place to license plate readers are on the County light poles. They are not sure whether they have to sign an MOU, but we are encouraged finally to have the conversation with the County. The money that is in place to accomplish license plate readers between now and the end of the fiscal year is sufficient. The problems are administrative with the County and hurdles they have to clear in that regard. He said it sounds like as a body they are headed towards a broader discussion of public safety issues and that leans toward the G.O. Bond and there may even been some conversations about that at the Commission Retreat next week. He said we are in a good place between now and the fiscal year. Roy can cover the lighting in regards to Collins Court.

Roy Coley said that he is here to update the Committee on the lighting projects in the Entertainment District. He provided a brief history on those projects. In July 2016 he went out with the Chief on some visits in the area to prioritize the lighting projects. The lighting project at the time that was most important to the Chief was Ocean Court. If they were successful on Ocean Court they would push the practice to Collins Court as well. On Ocean Court all of the lighting was replaced and the lighting is owned by FPL. They worked with them to replace the lighting and it did move some of the undesirable activity off of Ocean Court to Collins Court. The Chief predicted that in advance and they immediately starting work on an agreement with Collins Court. They went through the negotiations with FPL; in 2017 they were issued a purchase order after the previous Commission authorized it. They had a purchase order in hand and no work had started presumably due to their challenge with hurricane recovery. The City Manager contacted Roy Coley several times to move that project along and the soonest we received commitment from FPL is September 2018. The City Manager contacted FPL and there have been several emails back and forth where the Manager has asked the higher levels to step in and reprioritize the work. The money is set aside; the plans also include additional lighting enhancements on Ocean Court, because when it was finished the Chief identified a few things the initial plan did not solve.

Commissioner Arriola said the FPL delay frustrates him. He thought about calling them out publicly and shaming them because we are ready and willing to make our streets safer.

John Guzman, resident, said it is not just FPL. He hears all of these things we want to do and it is also the County and the State. He said we are the number 2 revenue generator in the State and we are not exercising our clout to get things done. He said our financial base runs this County, they shouldn't be telling us what to do. He thinks FPL does need to be shamed.

Commissioner Samuelian said he appreciates that we have provided a good amount of funding; he appreciates things we can do without incremental funding. Having said that, he has heard some ideas floating around that may need incremental funding, for example, license plate readers on the Julia Tuttle, park rangers that we may need in some additional parks. He has talked with Chief Oates about getting some personnel for Ocean Drive. He said we may need to include some financial placeholders. Not to replicate the G.O. Bond, but take the high priority items and he believes the direction from Commission was to put a short term plan together around that, which was his hope of what we could do.

Commissioner Steinberg asked if September 2018 was the soonest FPL can come. Roy Coley said the latest information we have from them, they anticipate completion September 2018. He said it is only about a 30 day project once they start. Commissioner Steinberg asked if we can reach out to them.

Roy Coley said there are metal bulbs that are in the fixtures and that we have entered into an agreement with them to take the fixture completely down and replace it with a high intensity LED. We are spending about \$75,000 to do that. They own all of the poles in our alleys. Unlike the 100 blocks from 6 Street -14 Streets, during the time FPL was working on Ocean Court, our City staff changed all of the decorative lights to High Intensity lights. We own the streets and they own the alleys.

Commissioner Steinberg asked what the reason they gave for the delay. Roy Coley said they did not give a reason. They may have told the Manager more, but he doesn't think so.

Commissioner Steinberg requested an LTC with an update of what transpired with FPL at this point so we have it on record. We are paying for the service. After the LTC they will take it from there.

Chief Oates said if we can clear the hurdles with the county, funding is in place to cover the Julia Tuttle, the MacArthur Causeway, 71st Street, Collins Avenue and Harding Avenue. These are the entry points to the city, they are the priority. They are all State roads and are a challenge. He mentioned at earlier Commission meetings they presented a preliminary study of the Beachwalk and all the way up to 87th Street from a request from Commissioner Rosen Gonzalez and that was big money. That was millions of dollars. He thinks it is more suitable for the broad G.O. Bond discussion. The plan is to present the Commission with a timeframe and a schedule if the funding is there.

Commissioner Arriola suggested Commissioner Samuelian prepare a resolution for the full Commission to send to the County asking them to expedite all of the permissions that we need to put the license plate readers in place as well as the State. He also said they might contact the local Commissioners to sponsor this at the county level to at least remove that impediment.

Roy Coley said he was just informed that the Manager has a meeting with FPL next week over many issues and this is on the agenda, with the permission of the Committee after that meeting they will provide the LTC. The Committee confirmed.

Commissioner Samuelian said if that would be helpful, he would be happy to bring the resolution. He would like to bring this item back, there was a lot of information shared it was a little hard to track everything that was shared. He thinks it would be helpful to continue the discussion. We are making a significant investment and he has heard some things the community would like them to consider. He would like this item to come back with an update in 30 days.

Commissioner Samuelian said that we cannot talk about public safety without trying to take a look at where we are at, what is happening, and what our proper role is as a body. Miami-Dade County's School Board has made a request of \$30 million to the State and the time is appropriate for us to take a hard look at what we are doing. His initial thinking is that we take a position formally supporting the School Board in their request to make sure that adequate funding is being brought to the community at large, that we review with Miami Dade School Board their current plans in terms of public security and that we provide input and review that, and finally to talk about educational enhancements as part of the budget process if there are some safety enhancements that we can incrementally fund. He said he welcomes feedback from his colleagues.

Chief Oates said he just read a press announcement from the governor on his proposal, he is not sure what the consequences are for each individual City, but he is proposing a significant investment and or requirement for police in schools. Miami-Dade County is the primary police for the schools, they usually have 2 police officers in the city and we have 6 major schools. There is a lot of policy and he is not sure what the legal impact of the proposal is. He thinks we will be looking very hard at this in the days ahead and he is not sure what to say about that pending some more guidance from the Commission and the City Manager.

Commissioner Samuelian said he would like to make a motion in 3 parts. One being that we formally support Miami- Dade County School Board's request for \$30 million, second that we ask and do a complete review of Miami-Dade County School Board's security processes as they relate to our schools, and third as part of our budget process consider any potential security enhancements we can do as a body.

Commissioner Steinberg said she thinks we need to understand number 2 before we can do number 3. Commissioner Samuelian agreed. Commissioner Steinberg asked Chief Oates to tell them what we currently have at the schools.

Chief Oates said whenever there is an event like social media posts and such, they make it a point to put resources around the schools for a period of time, they cannot sustain that given the current resources, but they do that. In light of Parkland, there have been extra police officers around and we are in touch with the principals. We are doing the best we can in that regard.

Commissioner Arriola said he wasn't aware of the School Board's recommendation, but he fully supports it and he thanked Commissioner Samuelian for bringing that all forward, he supports all of it. He learned that the cameras in the Parkland high school had a 20 minute tape delay, which gave the shooter 20 minutes to sit in McDonalds and have a soda, while police thought he was still inside actively shooting. The technology needs to be examined.

Chief Oates said one other thing for consideration, to the extent we would want to assign armed police officers to any schools; Miami-Dade School Board requires that we sign an MOU that has restrictions on how we operate. We probably need to talk about that with them based on his initial read of the document previously discussed.

Commissioner Arriola would support that dialogue and he would make that a priority that we do that.

Discussion continued about communication with the City and the School Board.

Commissioner Arriola said to have a dialogue about this and bring it back. He learned that our radios don't communicate with the School Board's radios, in the event that we need to coordinate about an active shooter between our Police Department and the School Board. As a City we need to make this a priority as our technology needs to speak to each other. We have to be forceful on this issue. We need to fix the delays quickly.

The Chair for the Safety and Security Committee at Miami Beach Senior High School spoke. She said that she wanted to inform the Committee, that on Wednesday they held a safety and security plan presentation where all of the parents came and were told in situations like this what the procedures are. She would like to invite all of the Commissioners to come to the Committee meetings. She will send the invitation. A lot more can be done here. Everyone needs to be in discussions.

John Woodruff, Chief Financial Officer, said that he was speaking with the Chief and he will check on the new public safety radio project they are hoping to fund primarily through the G.O. Bond as he is hearing that it would definitely help the communications situation. Chief Oates said it would create full interoperability.

Commissioner Arriola said to consider everything so they can consider it and prioritize things.

DIRECTION: Staff to prepare an LTC after the City Manager meets with FPL, Commissioner Samuelian to draft a resolution supporting the School Board's request to the State. Continue with the active conversations regarding safety in schools. Come back to the March 13, 2018 FCWPC meeting with an update.

MOTION: Commissioner Samuelian made a motion in 3 parts. One being that we formally support Miami-Dade County School Board's request for \$30 million, second that we ask and do a complete review of Miami-Dade County School Board's security processes as they relate to our schools, and third as part of our budget process consider any potential security enhancements we can do as a body. Commissioner Steinberg seconded, with the caveat to explore part 2 and understand it before moving to option 3.

16. DISCUSSION REGARDING THE CREATION OF A NIGHT MANAGER POSITION

February 14, 2018- C4 T
Office of the City Manager/Police

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

17. DISCUSSION REGARDING THE ADDITIONAL FUNDING NEEDED FOR THE PARKING ACCESS/REVENUE CONTROL SYSTEM (PARCS) EQUIPMENT FOR THE MIAMI BEACH CONVENTION CENTER GARAGE - PROJECT NUMBER 21618

February 14, 2018 - C4 P

Parking

ACTION

Saul Frances, Parking Director, presented the item. He said they are about ready to order the equipment for the Convention Center garage, and realized they need some additional pay on foot stations for it. He said they need about an additional \$120,000 to do that which would require a capital budget amendment. It is very little risk if after having a year of operational experience under our belt, that the equipment can be used elsewhere, we have the Collins Park garage coming shortly after, it will be in construction at that point we can just remove the equipment and install it at the Collins Park garage.

Commissioner Samuelian asked if there are any doubts that we need this and if there are any alternative options. Saul Frances said that they are a little concerned with the brand new convention center, we want a first class operation, and we don't want to have any mishaps with queuing, with

people waiting any longer than they necessarily have to. He said they feel with an additional 4 stations, there are currently 10, so 14 would be better because there are 900 spaces. People tend to leave at the same time by the nature of a convention center. They want to make sure we have the capacity to handle this sufficiently.

Commissioner Samuelian asked where the \$120,000 will come from. Saul Frances said CDT.

VOTE OF ACCLAMATION TO APPROVE THE ITEM

18. DISCUSSION REGARDING THE STRUCTURAL DEFICIENCIES IDENTIFIED AT THE FILLMORE AND THE 17 STREET GARAGE THROUGH THE FORTY-YEAR CERTIFICATION PROCESS

February 14, 2018 - C4 K
Property Management

ACTION

Adrian Morales, Property Management Director, presented the item. He explained that the Fillmore and the 17 Street Parking Garage are due for the 40 year certification the County requires us to submit. This item is requesting budget appropriation to conduct the repairs necessary to meet the deficiencies in order to do clear the recertification and submit. The memorandum outlines the deficient items and this is something that needs to be done this fiscal year.

John Woodruff, Chief Financial Officer, asked for Adrian to explain what will happen if we do nothing.

Adrian Morales said that there is the opportunity that the building official in the County can shut down the building because of the structural integrity. John Woodruff said that both of the properties are in play for the Convention Center Hotel that has been discussed recently. It sounds like we need to do this regardless. We would put ourselves in jeopardy of not being able to operate these facilities.

Adrian Morales said we have to do this in order to occupy these facilities. There is no option; we have to fix the deficiencies in order to meet the recertification.

Commissioner Arriola confirmed the dollar amounts to be the Fillmore to cost \$654,000 and the 17th Street garage \$858,000 and the waterproof painting is \$4 million.

Adrian Morales explained that when you are done with the repairs you have to protect the investment. The waterproofing is something he is comfortable with moving through the normal budget process because we wouldn't be able to get to it this fiscal year anyway.

John Woodruff explained this is at the Committee because it is an unanticipated budget item, we are trying to bring all budget items to this Committee and we would need to add this to a future capital budget amendment pretty soon so we can get the repairs done in a timely manner. The money needed here is pending the RDA agreement. The Fillmore funding can come from the RDA agreement and the garage can come from parking funds.

Nancy Liebman, former Commissioner, spoke on the item. She wanted to know when this became a critical emergency. The Gleason has been discussed for the past 2 years. She wants to see if we can connect all of this money to put band aids on the Gleason, why not start a real plan. There have been votes by the Blue Ribbon committee. There has been discussion to use this building as part of the Convention Center Hotel, if there will be a hotel.

John Woodruff said that we have certain facilities that we know need capital investment; as a result we are looking at different options with the G.O. Bond and the Convention Center Hotel, we are going to take some action. Depending on the version that it is, we need to see what option it will be. As placeholders in the G.O. Bond there is a item to replace the whole building, an item to do significant renovations not band aids. It takes something like the G.O. Bond or the hotel to get something like this moving, it is an old facility and important facility.

Commissioner Samuelian confirmed that this money is not in the budget.

Adrian Morales said this was not identified in the fiscal year 17/18 capital budget because we were still in the process of evaluating the building. The engineers recently provided documents and noted the deficiencies.

Adrian Morales said there are opportunities with asking for an extension to operate. The repairs alone are going to take several weeks. This is the first step in the process finding budget to start the work.

Commissioner Samuelian asked why we didn't have a placeholder for this. He asked if we could be more prepared this coming process.

John Woodruff said he missed the first part of the budget process, this probably just wasn't on the radar is what he is guessing. He said we have been pretty aggressive with our capital dollars to make many projects happen in the community. With the RDA amendment money we should be able to address this need.

Commissioner Samuelian said Adrian Morales mentioned the possibility of an extension, he asked if there is a way to buy some time.

John Woodruff asked Adrian Morales if he feels if we budget the money to show we are committed to moving forward and ask for an extension that within the period of a reasonable extension we would hopefully come together.

Eve Boutsis, Chief Deputy City Attorney, said that there is a little bit of discretion to give time after you file the permits and plans, she is sure the building official will give us time to make sure we are going in the right direction.

John Woodruff said if we put the budget in place and in the meantime prioritize, we should be okay.

Commissioner Samuelian said as we budget and begin this work we are cognizant that there are active discussions about both locations, perhaps even getting an RFP to the market where we would want to do something.

Commissioner Arriola said he supports moving forward with appropriation subject to finding the funding to us bring into compliance. He wants to understand Commissioner Samuelian's comment about an RFP.

Commissioner Samuelian said we need to do this and appropriate the funding, we are going to budget it, and his comment was talking about these places as a potential Convention Center Hotel, RFPs for them. He just asks that we be cognizant as we proceed with the work that we may shortly land on some decisions that would fundamentally change what we are doing and that would be an impact.

Nancy Liebman said that Commissioner Samuelian has been recognized by MBU and Commissioner Arriola have been involved in the discussion about the Convention Center Hotel for the past she is not sure how many years. She said now we are up to a point it should be moving along. She said the committee said that they would put out some feelers to see if people would

support the Gleason as the Convention Center Hotel. She thinks the discussion regarding the hotel should be put back on agenda. She maybe it would help us get ahead of having to spend all of this money for repairs. She said she would give them her handout.

Commissioner Arriola said the Commission gave Administration direction to put out an RFP to put a feeler out to the market to see what appetite developers had to do an 800 plus room hotel on the Jackie Gleason site with a priority building around the Gleason without having to take it down. Another thing the Commission did was instruct the legal department to come up with ballot language changing the 60% threshold to 50% so when we do go to market we don't have that additional high hurdle. He said we did take some action at last week's Commission meeting.

Nancy Liebman said she thinks the residents will be upset to hear that we are putting money into the Gleason.

Commissioner Arriola said that with respect to the Fillmore, Nancy Liebman's point is well taken. Something will be done with the hotel, but that takes a long time. We may get an extension for doing the work needed, but he doesn't know we can go 2-3 years without doing the work. We aren't 1-2 years away from we are 2-3 years at best away from doing the hotel.

Commissioner Arriola asked if we can wait 2-3 years for the repairs for the Fillmore. Adrian Morales said he can speak to the building official, but he doesn't believe so if you are going to occupy the building. He will explore a waiver, but he hasn't heard anything like that. He said his concern is the southwest stairwell, it is in pretty bad shape and the folks use it as an egress to the people occupying upstairs. Right now they don't allow anyone to go out through that exit, but if there is a fire he is not sure what that will look like. We have to take this action and it has already been on record that there are structural integrity issues and in the garage.

Commissioner Arriola said when he gets firm staff recommendations he usually defers to staff's recommendation.

Discussion continued regarding the hotel. Commissioner Arriola said hopefully in 60-90 days, there will be a report back from the Administration.

VOTE OF ACCLAMATION TO APPROVE THE APPROPRIATION OF FUNDS

19. DISCUSSION REGARDING CAPITAL APPROPRIATIONS FOR RENOVATIONS AT THE PUBLIC WORKS FACILITY, CIP DEPARTMENT, AND MIAMI CITY BALLET

February 14, 2018 - C4 Q

Property Management

ACTION

Adrian Morales, Property Management Director, presented the item. He explained this is another item that needs to come to the Committee before doing a capital budget amendment. There are several projects that they need to reallocate money to in order to be able to complete. They include the Miami City Ballet windows, the Public Works operations is short some funds so they are trying to move around some money from other projects to be able to complete those, and the renovation of the Capital Improvement Projects Office located at 1701 Meridian Avenue on the 3rd floor.

Commissioner Samuelian wanted to confirm that this isn't incrementally funding it is moving funds around that have already been allocated elsewhere to address these needs. We are shifting dollars not asking for additional. Adrian Morales confirmed that is correct. He said we are re-appropriating funds from existing projects to be able to fund these projects.

John Woodruff, Chief Financial Officer, asked if the projects that Adrian Morales wants to un-fund to fund these projects identified in the memorandum or is it to be determined on the capital budget

amendment when we bring it back to Commission. Adrian Morales said they are all identified in the memorandum with the account numbers. The goal is to create a new account to condense the small line item projects into one whole project. For example, the first one is the Public Works facility interior renovation, there is some money from a restoration of \$65,000, the other one is \$41,000 for the windows, and they are trying to condense it to complete a full facility renovation.

John Woodruff explained how these Capital, Renewal, and Replacement dollars work is that we allocate a pool from a small amount of the millage rate that is dedicated to this, so Adrian Morales takes in all of these project requests on an annual basis. As things move around, sometimes projects come in higher and sometimes an unforeseen project comes in he kind of reprioritizes on a rolling basis to try and do the most important things first. In the past this hasn't come to the FCWPC for discussion, we just want to make sure that if it appears on a capital budget amendment, that it wouldn't be the first time that anyone has seen it.

VOTE OF ACCLAMATION TO APPROVE THE ITEM BASED ON THE ADMINISTRATION'S RECOMMENDATION

20. DISCUSSION REGARDING THE CONTINUED RENTAL OF THE WAREHOUSE CURRENTLY OCCUPIED BY THE SPECTRA TEAM DURING THE CONVENTION CENTER RENOVATION

February 14, 2018 - C4 N

Property Management

ACTION

DIRECTION: Defer to the April 20, 2018 FCWPC meeting.

21. DISCUSSION TO CONSIDER BUDGET AMENDMENTS FOR PREVIOUSLY APPROPRIATED WATER AND SEWER AND STORMWATER PROJECTS AGAINST THE LINE OF CREDIT

February 14, 2018 - C4 S

Public Works

ACTION

Eric Carpenter, Assistant City Manager/Public Works Director, presented the item. He said that these were projects undertaken by committing against the line of credit, the exact same discussion we just had, but some of the work was completed before the resolution to issue the bonds. The fees had already been raised in anticipation of the bond issuance, the resolution had not been passed to issue the bonds and the bond covenant basically says it can only support dollars associated, so this would come out of the money that was coming in from the raised revenue that was anticipated for debt service available to pay these bills. It would come from cash reserves from the same utility fund as opposed to the bond fund.

John Woodruff, Chief Financial Officer, said what is really going to happen is that we will see a future capital budget amendment that is basically going to take this money from a different source than what we originally thought. As a whole nothing really changes, we moved the money from here to there. He explained they didn't want it to appear on a capital budget amendment without having appeared at the Committee first.

VOTE OF ACCLAMATION TO APPROVE THE ITEM BASED ON THE RECOMMENDATION BY THE ADMINISTRATION

22. DISCUSSION ON REQUIRING SUSTAINABILITY STANDARDS SIMILAR TO LEED FOR RETROFITS IN CITY-OWNED PROPERTIES

February 14, 2018 - C4 W

Environment & Sustainability

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

23. DISCUSSION TO CONSIDER FUTURE APPROPRIATIONS AND ENCUMBRANCES FOR ABOVE GROUND WORK ASSOCIATED WITH NEIGHBORHOOD PROJECTS IN ANTICIPATION OF GENERAL OBLIGATION (G.O.) BOND FUNDS

February 14, 2018 - C4 O

Public Works

ACTION

Eric Carpenter, Assistant City Manager/Public Works Director, presented the item. He said that this item is to talk about projects that have been funded for neighborhood improvements. Each project has different components to it. One of the components are referred to as above ground costs. The water, sewer, and stormwater are enterprise funds that pay for the utilities, the pipes, the pumps, underground infrastructure, and a portion of the roadway that is torn up during the installation. Many of the above ground improvements are those that people see, for example the aesthetics. He said what they are asking here today, about projects that are planned to move forward that have above ground shortfalls on. He wants to know if the Committee wants him to move forward the same way projects have been done in the past where they relied on potential future funding sources or if we want to have the money in hand before we are moving forward with these projects.

Commissioner Samuelian said he is open to the discussion and recommendation of Eric Carpenter, but given the two choices he leans toward the latter. He is concerned that if we didn't have the RDA money that we might be staring at a \$4.7 million shortfall and a problem. At least at first blush, if we are going to go into a neighborhood and do a project he would expect that we have the money to do the below ground as well as the above ground otherwise we run a risk.

Eric Carpenter said he totally understands Commissioner Samuelians's position and he doesn't differ from it, but that is one of the reasons why we have started talking about the G.O. Bond process because that would be a way to generate additional above ground funding sources to be able to move forward with some of these neighborhoods. It is difficult to make sure the above ground looks better after the project is done than before, but it is very difficult that when you are bonding out the underground work and we don't have the ability to bond out without a G.O. Bond that requires a referendum for the above ground portion to make those dollar figures line up.

Commissioner Samuelian asked if there are specific projects where there is an issue where Commissioner Arriola and he can give guidance on.

Eric Carpenter said there are a number of projects. He said they moved some of the money from old G.O. Bond projects that were \$4.5 million to close out the above grounding funding needs in the existing projects. Moving forward we have the La Gorce Neighborhood improvement project, that we have gotten the pricing on, we have about a \$15 million dollar above ground shortfall. The North Shore neighborhood improvements have about a \$10 million shortfall.

Commissioner Arriola asked if these were intended to be included in the G.O. Bond. Eric Carpenter said yes. He said it really comes down to putting the projects on hold until the referendum passes or we continue moving forward.

Commissioner Arriola said the downside is the delay. We can fund this portion now with the RDA money which we can replenish if the G.O. Bond passes.

John Woodruff, Chief Financial Officer, said we have already done that with two existing projects. We are talking about any additional projects. We have to be careful that if the G.O. Bond doesn't pass or if the RDA amendment doesn't pass we wouldn't have a funding source.

Eric Carpenter said they are happy to move as fast or as slow as needed, but in order to make the dollar figures line up we have to judge that based on what our funding approach would be.

Commissioner Arriola said we need to pass the G.O. Bond to fund all of these projects, but if it doesn't pass we are in trouble.

Eric Carpenter said in the past we have raised the storm water rates even though we hadn't gone to the bond market yet. We appropriated it against the line of credit because we knew we had bond money coming. On the above ground side it is not so clear because it is not just a resolution to the Commission; it is an actual referendum to the general public.

Commissioner Arriola asked if this is a ripe question for them to be considering right now given that there are so many projects to worry about. He asked if this can wait 9 months to see how the G.O. Bond goes before the Committee gives direction or does he really need the direction today.

Eric Carpenter said he doesn't need the direction today, but it is something we need to really start talking about because he has a project that is almost ready to award in the La Gorce Neighborhood project. In the West Avenue Neighborhood he knows Rafael Paz in Legal was not 100% comfortable, but he worked with them to come up with a contractual mechanism that bought them some time to be able to make that firm decision from where to fund the above ground improvements. Maybe we can do something similar on the future La Gorce contract. It does come with some risk of disappointing the public.

John Woodruff said part of the risk here is that with the previous projects we talked about \$1.5 million and \$3.7 million, that is pretty different than \$13 million for La Gorce. We would have a real challenge coming up with that, without having the G.O. Bond.

Rafael Paz, First Assistant City Attorney, said if we are going to rely on the G.O. Bond as the funding plan, we should be careful because it is subject to a referendum. We need to identify an alternate funding source now to move forward with that balance.

Commissioner Arriola said that \$13 million dollar is a lot, we would need to build a reserve for 3-5 years to get there and that would deplete most of our discretionary money every year. It is why we are doing the G.O. Bond. We need to pass the G.O. Bond to keep the City's infrastructure moving forward.

Commissioner Samuelian said that he thinks Commissioner Arriola is right; it would not be prudent to commit to projects that bet on the G.O. Bond passing. We might have to go back to our master plan and do things differently. He is not at this point comfortable with starting a project where the neighborhood is going to expect something if there is not a way to do it unless the G.O. Bond passes. If that means delay to some extent and he hates saying that, he thinks it would be the prudent course.

Commissioner Arriola is in agreement with Commissioner Samuelian. He said at least with projects \$13 million, he doesn't want to signal to neighborhoods promises that we may not be able to keep absent the G.O. Bond. As a mechanism to get voters to understand that if they want this work to be done, they need to support a G.O. Bond.

DIRECTION: Identify existing above ground funding source before moving forward with neighborhood improvement projects.

24. DISCUSSION REGARDING THE COMMUNITY PARK (FKA) PAR 3 PROJECT

January 17, 2018 - C4 B

Capital Improvement Projects

ACTION

David Martinez, Capital Improvement Projects Director, presented the item. He said that they wanted to talk about the scope going forward with the project as well as the budget deficit that exists. He gave some history on the project and the said it was approved by the Design Review Board in

September 2017. It was also endorsed by the community and Parks and Recreation Facilities Advisory Board. They are at about 30% development of design. They are seeking direction to proceed and continue to complete the design and pursue options regarding the funding gap.

Barry Miller, Landscape Architect with Savino & Miller Design Studio, gave a presentation on the Par 3 project. He went through the presentation that was attached to the agenda packet.

Discussion was held regarding the plans of the park.

Commissioner Steinberg said the presentation was exquisite. She would like to make it happen with all of the amenities that will be included.

Commissioner Samuelian said this is wonderful work. We need to do what we can to accelerate the process. He asked David Martinez if there is a specific request for the Committee today.

David Martinez said yes. One request is to direct them to continue with the design knowing that there is a budget shortfall they will continue to work through to bring it down as well as exploring the different options whether it be the G.O. Bond or anything else that can come around. In about 6 months it will be street ready, towards the end of the year we need to start thinking about how we move forward.

Commissioner Steinberg asked if this gives us time to have it in the capital budget process to move forward. John Woodruff, Chief Financial Officer, said yes the timing of the G.O. Bond if it is approved in November, would allow for funds to be available in January or February.

David Martinez said the numbers that were put on here because they are at 30% are very high level in order of magnitude. He doesn't expect them to be any higher than that, they would be working with Mr. Miller's office to bring them down and fine tune them.

Commissioner Samuelian said he had a question related to the funding; we had a presentation about Brownfield and the opportunity to recapture some funds. He asked if that is incorporated and he asked for someone to speak to the status of that.

Commissioner Arriola said he thinks they directed staff to go through that process with the State; the state will basically give us around \$800,000. It is pretty much free money.

David Martinez said he believes we are going through the process, but is not sure of the particulars of the process.

Commissioner Samuelian said perhaps we can see if there is a financial benefit to that before coming back. He said the design is fabulous and he thinks we should identify this as a high priority project. He thinks we should look for some additional steps to get the ball moving. In addition to completing the 70% design he would ask the project team if there is some work that we can start sooner rather than later that is heading towards the vision of getting this done that can start. For example, he sees the item for environmental remediation, he asked if that is something we know we are going to have to do and if that is something perhaps we can do in parallel with some of the design to accelerate the timing.

David Martinez said that is an excellent question since we do have a few million dollars available, as Mr. Miller stated, part of the remediation to keep the cost down involves the excavation of the lakes and utilizing some of the underlying the soil material to be able to cap. He doesn't know if we can afford the whole process it would be with the lakes. He said we can look from that angle and they can come back and tell the Committee whether it is feasible or not at the next meeting.

The Committee said that would be helpful.

Commissioner Arriola asked about the \$13 million. He asked if that would be put in the G.O. Bond. John Woodruff said that \$13 million is the amount he has received from CIP for this project. The Commissioner said he is a big proponent of building world class parks in the City, he doesn't want to

value engineer this to the point that it is not as beautiful as what the presentation shows. If this costs \$18 million to build and we can justify it then that is what we should build. It will be a great park for the community.

The idea is to find the true cost.

Commissioner Arriola said that funding would be available after the G.O. Bond; he asked how quickly they go to market. John Woodruff said late January early February and we would try to do it as quickly as possible. That is when the \$13 million will be available. This time next year we could be moving on this.

Resident spoke. She said the problem that she has and many others have is the G.O. Bond issue. She said they were part of the G.O. Bond issue 14 years ago and got nothing. To tie this to once again to something the community has doubts about is not good. They never got what they were promised with the G.O. Bond.

Commissioner Arriola said for us to just move forward.

The resident asked if this can be started before the G.O. Bond.

The Committee suggested coming back in a phased process, for example, the remediation and other things to the March 13, 2018 FCWPC meeting.

Commissioner Samuelian said getting started is what they want. He said he mentioned remediation because it was at the top of the list. He asked John Woodruff to talk for a second about the G.O. Bond, since it didn't happen decades ago what might give comfort if this all proceeds that the money would be used as it was just talked about.

John Woodruff said if we didn't do a G.O. Bond the answer to when the project would ever get funded is it would probably be 5-10 years. We would have to come up with the money from our checking account. By doing a G.O. Bond we are able to fund the project immediately. From what he is hearing this would be one of the first projects done. He is sure they will create a bond oversight committee and also have an inspector general, hopefully this fall after the vote. They will be keeping an eye on the projects. The recent Administration has a pretty good track record over the past 4 years of getting projects done. We are hearing loud and clear of that this project is a high priority.

The resident said when Commissioners were running office, residents were told that the City has plenty of money, so she would like to see the City use some of the money now.

Commissioner Arriola said we are moving forward, this will be part of the G.O. Bond funding. He said we are going to analyze what we can do given our financial resources and what we can do per the scope of the project to move it as far along as we can up until the point we have full funding come November.

Commissioner Samuelian said for those who are very interested and passionate to stay close and at the next FCWPC meeting on Tuesday March 13th at 12:30 p.m. we hope to get an update discussed including specific things that could start.

Resident spoke and said she likes that they are making this a priority and she will go back and tell her neighborhood about this.

Carolina Jones, Park and Recreation Facilities Advisory Board, said that she spoke with some of the neighbors and understanding they have been waiting for this along time and it completely tied to the G.O. Bond, so we need the neighbors to support the G.O. Bond. She would encourage an informal conversation between some of the Commissioners and the neighborhood so we can have an agreement where the Commission says this is going to be one of our top priorities and the neighborhood says we are going to advocate for the G.O. Bond. We work together as a team to get this and other projects going.

DIRECTION: Come back to the March 13, 2018 FCWPC meeting with an update on the project including the phases.

25. DISCUSSION REGARDING SIMPLIFYING THE SIDEWALK CAFÉ APPLICATION PROCESS FOR BUSINESSES IN NORTH BEACH AND WASHINGTON AVENUE

February 14, 2018 - C4 AE

Sponsored by Commissioner Arriola

Public Works

ACTION

Jay Fink, Public Works Assistant Director, presented the item. He apologized for not having a memorandum, they ran out of time, but it talked about how to simplify the process from looking at the Surfside example it seems that it is much simpler in Surfside than in Miami Beach, which is correct, but having said that if you look at the existing ordinances in Surfside they actually took it from the City of Miami Beach. The big difference is that they have 2 blocks where they have sidewalk cafes and we have a city full of sidewalk cafes. The one big difference in Surfside is that a City official goes here is where you can put your tables and chairs other than that it is pretty much the same thing. The plans that we look at are more complex, we look at egress for Fire, where the placement of umbrellas are, we make sure the clearance is there and ADA compliance is there. We get into a lot more because we demand a lot more, we worry about the experience of the diner and the rights of the pedestrians. We don't want to see a mother pushing a baby in a stroller on the street because the sidewalk is crowded with tables and chairs.

Commissioner Arriola asked Jay Fink what the recommendation is. Jay Fink said they can look at ways to streamline the process; it is a little bit difficult in saying to cut things down and do certain things, because all areas are different. He said they see the bad apples and where things can go wrong, if it is not spelled out to check things to keep people in check, it becomes difficult to enforce later.

Commissioner Samuelian said it sounds like from a policy perspective they would like to have this happen, but it doesn't sound like we are necessarily there in terms of the ideas. He would like to see if we can continue the productive thinking and bring it back.

Commissioner Arriola suggested bringing this back in 90 days. Jay Fink said he can bring it back in 90 days and it will dovetail with the discussion that was just had to see if there is something between the two.

DIRECTION: Come back in 90 days to the FCWPC after some more research.

26. DISCUSSION TO CONSIDER AN INCENTIVE PROGRAM FOR NORTH BEACH RESTAURANTS TO ACTIVATE THE SIDEWALKS BY ASSISTING THEM IN OBTAINING A SIDEWALK CAFÉ PERMIT TO ALLOW UP TO TWO TABLES AND FOUR CHAIRS TO BE PLACED IN THE CITY'S RIGHT OF WAY

February 14, 2018 - C4 M

Sponsored by Vice-Mayor Alemán

Public Works

ACTION

Jay Fink, Public Works Assistant Director, presented the item. Jay Fink explained that in front of the Committee is a proposal to allow incentive to sidewalk cafes to put furniture in the right of way in a simplified manner. Through the North Beach Master Plan process, there are areas there that the City Commission has tried to activate around the Normandy Fountain. There is push to activate the area with tables and chairs for restaurants. In front of the Committee is something they think they can effectuate and basically what it does is allow an existing restaurant that is in good standing, which has their licenses, permits, grease traps, etc. in place, the ability to place tables in chairs in the sidewalk in an area that will be safe that will be compliant with ADA and not impose or impede pedestrians' right to use that sidewalk. That will have a certain sunset, if the restaurant after activating that this is a good business model, they can go ahead and go through the formal process and do what needs to be done to come into full compliance with it. He explained they have had some discussion internally with various departments that go through the approval process of the normal cafes, such that they are looking at only limiting it to a couple tables and chairs, not allowing fans, heaters, umbrellas that would trigger a certain fire inspection response.

Commissioner Samuelian asked if we have a ball park cost of the fees we would waive. In order of magnitude he asked what are we talking about with dollars to the City. Jay Fink said we have already waived all of the fees above 63rd Street in North Beach, there is no net revenue loss for doing this program. There is a potential net gain, if we look at additional meals that are served, additional taxes, additional revenue for the businesses. There is a potential.

Commissioner Samuelian asked on the gain, if we can a part of the process make a commitment to track how the businesses do so we can understand what Jay Fink spoke about. Jay Fink said if we were to go forward with this we would be able to track their permit, at least what they are going to put out there, we would be able to say if this program was successful a year from and how many people have continued on into full compliance with a fully activated sidewalk café. Because there almost 200 sidewalk cafes throughout the City, this is a business model that works, it is a benefit to certain pedestrian areas because it is an attraction. For example, in 2016 we had issued looking at the Parklet program, Commission had authorized an abatement of sidewalk café fees along Washington Avenue as an incentive and because of that 3-4 additional restaurants took advantage of that that did not have sidewalk cafes out there. He said we could be able to share the information with the Committee. The tax dollar and things like that, Public Works could not provide that information, that is not to say it couldn't be done, but that is above what they could do.

Commissioner Samuelian said that if Finance could do that, it would be nice to know we did some waivers and the sidewalk cafes were open and there was some benefit to the City it would be nice to do. He also asked given the work that was done if the administration recommends this.

Jay Fink said that this would fall in place with the North Beach activation, the emphasis and attention that has been put there, he thinks it is a step in that direction. The NCAC meeting the other day, the Committee would recommend going forward with the small business plan, this ties in with that. He said he suspects this may invoke some ordinance change to allow this to happen.

Commissioner Steinberg said she would move this with a favorable recommendation and of course see what the ordinance changes would be. She asked if there was a pilot program that we could do if it would still trigger an amendment before we amend the code.

Raul Aguila, City Attorney, said yes if we are talking about streamlining or amending the application process that specifically prescribed in the code. This would require a code amendment.

Commissioner Steinberg said she would have to see that, but for purposes of moving this forward. She would like to move it forward with a favorable recommendation pending the change of language in the ordinance.

Raul Aguila said the code amendment would go to the City Commission as the Committee knows it requires two readings with a final public hearing. There would be ample time for the City Commission to comment on the code amendment.

MOTION: Commissioner Steinberg moved to approve the administration's recommendation favorably. Commissioner Samuelian seconded.

27. DISCUSSION REGARDING CABLERUNNER AND ITS TECHNOLOGY

February 14, 2018 - C4 V

Sponsored by Vice-Mayor Alemán

Public Works

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

28. DISCUSSION REGARDING CREATING A DEDICATED SOCCER FIELD AT BISCAYNE ELEMENTARY SCHOOL

January 17, 2018 - R9 H

Sponsored by Vice-Mayor Alemán
Organizational Development
ACTION

Rafael Paz, First Assistant City Attorney, explained the background on the item. He said the proposed soccer field is on land that the City jointly owns with the School Board. There is a joint use agreement that the City governs the property. He said they have drafted an amendment and sent it to the School Board. There are also proposed improvements to the bike path on the property, they are combining that and they will be setting up a meeting with the School Board in the next few weeks.

Dr. Leslie Rosenfeld, Chief Learning Officer said that as Rafael Paz indicated the City did submit an agreement for consideration and review to Miami Dade County Public Schools' attorney, the attorney has transmitted that to the facility's director at the School Board, they will be reviewing it. Her contact is aware as well and they hope to make some progress on that in the next few weeks.

Commissioner Steinberg suggested bringing this back when she has the agreement and let the Chair of the Committee's office know when that is so it will be placed on the proper agenda.

Commissioner Arriola asked if there will be any resistance to this.

Raul Aguila, City Attorney, said it is a very straight forward agreement, according to the joint use agreement we have for the facilities. It would require the City to be responsible for the cost. That is the way the amendment has been drafted. He said he thinks Dr. Rosenfeld will have to check in periodically because the School Board does not operate as fast as we do where they are on their end and whether it needs board approval. Rafael Paz said it will.

Commissioner Arriola said he is willing to financially commit to this project. The soccer field is desperately needed. He suggested calling Dr. Karp to expedite the process, who has always been very helpful to the City.

Raul Aguila said if they want to fast track this, he asked if the Committee is prepared to make a motion to move the amendment to joint use agreement to the full Commission for approval, subject to available funding and subject to the approval by the School Board. He said we can consider it, execute and transmit it to the School Board, if not we can keep it in Committee.

Commissioner Steinberg said the school knows our position on this since we have been in discussions with them, but she doesn't want to commit today not knowing what the funding implications are.

Dr. Leslie Rosenfeld said the actual agreement does provide amounts. Rafael Paz said it would cost \$140,000 for the soccer field.

Commissioner Arriola said he doesn't like delays. Kids will go years without playing and then they never get to play. Rafael Paz said ideally they would like to get the School Board's comments as soon as possible so that the work can ideally be done during the summer, while school is not in session.

Commissioner Steinberg said next time to please attach the agreement so they have something tangible to see.

John Woodruff, Chief Financial Officer, mentioned that this project is not budgeted right now, so depending on the RDA amendment we can potentially move something forward. We have been moving forward several projects already like the batting cages, so the timing might just end up dovetailing with the normal capital budget process any way. He said we will keep an eye on how things progress and if there is value to try to move it up we can do that.

Commissioner Arriola said he wants to keep things moving because we will find the money either this year or next year.

Commissioner Samuelian said he supports this, and if it is close in terms of timing getting in sync with the capital budgeting process to him would be a benefit. He would love to know if we allocate these funds if there is something we are going to pass on. It would be ideal if it fits with the capital budgeting process.

Commissioner Steinberg said that is what the Attorney's Office was saying before, to move it forward with this providing that we have a funding source, let's move it forward with those terms. We still have to wait for Miami Dade County Public Schools to get back to us, our hands are pretty much tied right now.

DIRECTION: Continue conversations with Miami Dade County School Board and move this project forward subject to funding.

29. DISCUSSION REGARDING DELAYING THE GRANT EXECUTION FOR THE OUTDOOR CAFÉ AT THE BASS MUSEUM OF ART

February 14, 2018 - C4 Z

Tourism, Culture, and Economic Development

ACTION

Commissioner Arriola asked if they can just vote on this.

Eva Silverstein, Tourism, Culture, and Economic Development said that it was Commission direction to fund the Bass Museum for them to activate their outdoor concession area, but they are asking for a deferment on that grant commitment because they are not ready to activate outside. There have been voices in the community that are really eager to see the activation outdoors now, but the Bass Museum is not ready.

Commissioner Samuelian confirmed that we would be holding the funds for a future date. Eva Silverstein confirmed.

Commissioner Samuelian asked when the Bass Museum would be ready and when would it be operational.

CJ Black, Operations Manager for the Bass Museum, spoke. He said they are hoping to be able to run a trial operation starting December 2018 for Art Basel. They feel it would be best to wait until that point because by the time they could even start something now the season would be over.

Eva Silverstein said there are no issues; the Bass Museum currently does not have a concession permit because they are closing out their construction permit. The pilot program would have to wait for the construction permit to close out to get a concession permit, then they can pilot it and we can fund them.

DIRECTION: Delay the grant and try to fund it by December 2018 when the Bass Museum will activate.

30. DISCUSSION REGARDING FUNDING FOR CULTURAL PROGRAMMING DURING MEMORIAL DAY WEEKEND

February 14, 2018 - R9 Y

Sponsored by Commissioner Arriola

Tourism, Culture and Economic Development

ACTION:

Eva Silverstein, Tourism, Culture, and Economic Development Director, presented the item and passed out some information. The Blue Ribbon task force for Memorial Day Weekend has recommended that in addition to the Air and Sea Show activity as well as the concert that we consider collaborating on cultural programming that is relevant, inviting, and diverse for the Memorial Day Weekend. Before the Committee are cost estimates. She has reached out to the Adrienne Arsht Center in regards to doing a free gospel Sunday concert on the beach. In tandem she has been working with Jonathan, the owner of the Betsy and his team. They are really interested in putting together a spoken word program and she explained what they late last night came up with was since there will be an existing stage on the beach for the concert on Saturday night, perhaps if logistics fall into place combine the spoken word and gospel concert to generate a little more interest and audience for those elements together. Jonathan would like to work with O Miami, an established funded by the Knight Foundation poetry producing and presenting network in Miami as well as Dranoff Piano Slam, a really great youth poetry focused organization as well. They are already familiar working partners. The Arsht Center felt in order to attract an audience for the gospel Sunday event it would be wise to go after a headlining act, so we do need direction on that budgeted item.

Commissioner Arriola asked what the \$50,000 would be for. Eva Silverstein said the artist. The Arsht Center would not charge a fee. That is strictly for a headlining artist or potentially 3 local choirs, as well as technical components. She said she is exploring a spoken word by the Betsy. She said there would be a welcome informational center at Miami Dade Preservation League, she has been working with Daniel Ciraldo and he is happy to host this we would need a small amount of money to fund some banners and staffing, book readings. The Betsy has a writer in residency program, they offer a hotel room. She thought it would be great to have a writer and residency program come in a week prior to Memorial Day weekend, they thought perhaps to do some workshops with local kids. Unity and the community has no cost associated.

Commissioner Arriola said he supports this. Commissioner Samuelian said he is comfortable with this and he will support it, he said he is assuming we don't have this budgeted.

John Woodruff, Chief Financial Officer said that this is unbudgeted, but he believes there is \$100,000 from a previous decision that is unbudgeted. Eva Silverstein said there was \$250,000 unbudgeted from the concert. John Woodruff said that is the contingency amount, therefore, just this \$100,000 is unbudgeted.

Commissioner Samuelian said he doesn't like the unfunded amount so late in the game, but the strategic importance of Memorial Day, Commissioner Arriola has put a lot of time into this. He will support it.

John Woodruff said in normal budget years we would have a higher contingency in the resort tax fund because we have a lot of special events that come up that maybe we didn't have budgeted before. Because the resort tax was so tight this past year, we only have \$250,000 but he think we can make it work.

Commissioner Arriola said he doesn't like last minute things either, but there are a lot of reasons why the Memorial Day Weekend programming is coming late, we had to approve the contract and it was outside of the budget cycle and some events outside of our control came up. He is very supportive of this for a lot of strategic reasons. It is a low dollar amount and it sort of a trial to see what works and what doesn't work for future years to try and build off of what worked and what didn't work to try to have a more culturally rich experience for our guests.

VOTE OF ACCLAMATION TO APPROVE THE PROGRAMMING AS DESCRIBED. 2-0.

31. DISCUSSION REGARDING RECOMMENDATIONS OF THE BLUE RIBBON EMERGENCY RESPONSE COMMITTEE

February 14, 2018 - R9 J

Sponsored by Commissioner Steinberg

Office of the City Manager

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

32. DISCUSS REGARDING INCLUDING A COMPETITION-SIZED SWIMMING POOL WITHIN THE 72ND STREET MIXED USE PROJECT

February 14, 2018 - C4 X

Sponsored by Vice-Mayor Alemán

Capital Improvement Projects

ACTION

John Rebar, Parks and Recreation Director and David Martinez, Capital Improvement Projects Director presented the item.

David Martinez said he had met with Vice-Mayor Alemán previously and they are looking at all of alternatives that the consultant is presenting. One of the items is the aquatic center and evaluating the possibilities, he said they are seeking the Committee's direction to incorporate the aquatic center as one of the elements they would be evaluating as part of this project. He said there are 2 items on the agenda for the park and they were hoping the 2 items can be combined going forward, this item and item 12. It is the same conversation; he believes this item 32 was added such that they can get direction to incorporate that element into the analysis. It is such a large component of what would be the site, originally it wasn't in the scope of work for them to look at.

John Woodruff, Chief Financial Officer, said that item 6 that includes the Town Center Redevelopment and a parking garage there. The garage will only be 2 blocks away, so we wouldn't want to build 2 garages. He said we probably should pick if the garage should be at 72nd Street or downtown. He explained the direction David Martinez and John Rebar are seeking will help him with the project for the G.O. Bond either incorporate these ideas or separate them.

Commissioner Arriola said that is a great point that John Woodruff made.

David Martinez said that the direction given at the last FCWPC meeting was to meet with Vice-Mayor Alemán in developing the alternatives further, such that at some point in time bring it back to the Committee and show where they are with the site.

Commissioner Samuelian asked when would be a good time to get community input regarding the overall concept including the swimming pool. David Martinez said if they get the direction from the Committee to look at the aquatic complex, they know what the other components could be, they can bring those particular alternatives to this body and get an opinion of those options and at that point go to the community and seek feedback. He said this is going to be a project that will end up probably being a part of the G.O. Bond process. It would go through that community outreach also. He said the project is about \$40 million.

Commissioner Arriola said not to use that number because that is not how much the actual pool will. David Martinez said the \$40 million is not just for the pool it is the entire project including the parking garage.

Commissioner Arriola said he is in favor of at least exploring this because it is part of a continuous park design that they are all envisioning with a skate park, tennis courts, competition swimming pool, leading into the Youth Center. There will be ample parking whether it is this structure and/or the related structure a block south. It makes a lot of sense. If we are going to do a project of this magnitude it makes sense to do the competition swimming pool here.

Commissioner Samuelian said he is supportive of moving forward including the swimming pool, the timing that was mentioned in coming back to this Committee first, and then subsequently the community makes sense. He thinks it will be important because the community is starting to hear this term G.O. Bond, it will be helpful for them to get a sense of what some of these projects will look like. The one thing that he would add building on Commissioner Arriola's comment he thinks it might be helpful to have the recommended option, but maybe some alternatives, also some design alternatives because if we are going to go to the community it would be nice to say we are thinking about this and maybe that to get them engaged as opposed to just telling them what the answer is. He would like some alternatives as far as a cost and design standpoint.

John Woodruff said he wanted to give an idea of some of the projects he has seen through the G.O. Bond process, there has been discussion about having an innovation center, which is like a new version of a library. He said there are quite a few elements we are probably going to want to prepare a menu and go through and try to get some firm direction over the next 3 months.

Commissioner Arriola asked if they took care of item 12.

David Martinez said yes and he confirmed that the direction is to incorporate evaluating the aquatic center as part of this project.

Commissioner Arriola said that Commissioner Samuelian had a good point, to evaluate the Cadillac plan and a slimmed down version, which we have talked about a warm up pool, diving platform. David Martinez confirmed then bring it back to the Committee.

DIRECTION: Incorporate the swimming pool as part of the 72nd Street project. Bring back options of design and cost, and then take it to the community to discuss. Combine with item 12.

33. DISCUSSION REGARDING MAURICE GIBB MEMORIAL PARK'S BUDGET AND DESIGN SCOPE

February 14, 2018 - C4 AA

Sponsored by Commissioner Arriola

Capital Improvement Projects

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting.

34. DISCUSSION REGARDING THE CITY'S GROWING YOUTH BASEBALL PROGRAM MANAGED BY DANNY BERRY'S BASEBALL CAMP, INC. AND WAIVER OF BID TO CONTINUE THE CURRENT YOUTH BASEBALL PROGRAM

February 14, 2018 - C4 C

Parks and Recreation

ACTION

John Rebar, Parks and Recreation Director, presented the item.

Commissioner Steinberg asked if this was supposed to be heard at the NCAC. John Rebar said it was dually referred to both committees.

John Rebar explained that in 2015 we started little league with Danny Berry. He said it has really taken off. We have entered into an agreement with a per team fee we pay the organization to run the league for us as a Parks and Recreation program. It is now so popular we have too many teams that the City Manager has the authority to enter into an agreement with. He said today he is looking for the support from the Committee to continue with Danny Berry, it would require a waiver of bid at Commission and to exceed past the \$50,000 threshold that the City Manager has. It was just heard at the Neighborhood and Community Affairs Committee on Wednesday and it passed there.

Commissioner Samuelian asked if there is any choice needed to be made by the Committee or if they just need a green light. John Rebar said just a green light. Commissioner Samuelian said he would be supportive of the green light, he would move the item.

John Woodruff, Chief Financial Officer, asked if there is any budget impact to this. John Rebar said this year they are able to absorb the cost and they will appropriately budget for the amount next fiscal year to cover it.

Commissioner Steinberg asked how many teams we have playing right now. John Rebar said right now we are up to 20 and we are looking to grow to 26. He said we started with 14. The Committee said that is awesome.

Commissioner Steinberg said she is very supportive, she confirmed that each family pays to be a part of this. John Rebar confirmed that is correct. Commissioner Steinberg requested a quick

explanation of what the coaches are doing. John Rebar said the league is run through Danny Berry Baseball, it is a Parks and Recreation program managed by him, the parents/guardians register through him, the coaches are volunteer based, they have uniforms, umpire, etc.

Commissioner Steinberg said she would second Commissioner Samuelian's motion.

MOTION: Commissioner Samuelian moved to approve the item. Commissioner Steinberg seconded. All in favor.

**35. DISCUSSION REGARDING USES OF ADDITIONAL RDA AMENDMENT FUNDING
PENDING MIAMI-DADE COUNTY APPROVAL**

December 13, 2017 - RDA 2 and R7 B

Office of Budget and Performance Improvement

ACTION

John Woodruff, Chief Financial Officer, presented the item. The RDA amendment is taking longer than anticipated to be approved by the County. There have been conversations at the County Commission and we are hoping this gets approved hopefully in March and the latest would be April. We would follow with a budget amendment in April or May depending on when it gets through the County.

John Woodruff spoke about the proposed uses of the funds. He referenced the exhibit in the agenda packet. The proposed used in FY 18 would total \$13.5 million. He pointed out that the money can get tied up pretty quickly depending on what is going on. The first is the repayment of HUD funds that references the LTC that went out, above ground costs for West Avenue and 11th Street. We are trying to bridge to the G.O. Bond, if it does not go through, we would be stuck without having a place to pay for it. He said we would like to have a placeholder and following the vote we would have some of this money available to us again. The Public Safety Radio System project, we didn't want to hold it up we want to keep the project moving. The \$1.5 million is in addition to what was already budgeted to get the year 1 cost moving. In regards to Hurricane Irma, in FY 17 we had \$3.5 million of known costs that we funded from our general fund reserve, we try to refill that money as soon as we can. It would be positive in regards to the bond ratings to be able to show that we had the hurricane and we were able to refill the reserves within a year.

Commissioner Arriola asked about the \$3.5 million from reserves, he said he kept hearing \$600,000. John Woodruff said that was actually the net amount we would have exposure for if we got reimbursed from FEMA. That was really related to the debris removal. There are different components to it. This is the general fund component.

The additional \$3.6 million of the estimated hurricane costs in FY 18 was one of the original FEMA estimates that we had early on; it is looking more like it will be closer to \$1.5 million. This would be an item that if we release funds from the above ground projects, he would like to refill that money as well.

In relation to the General Fund reserves, we budget about \$1 million for contingency in the general fund so as we come across budget items or unforeseen items that the Commission wants to fund. John Woodruff gave some examples. There are a lot of small items that we need to replenish. He mentioned the Unidad meals and Unidad maintenance \$230,000 in total. He would suggest in the future if we could make it effective October 1 as part of the normal budget process. He suggested talking about things like this at the Commission retreat.

There may be a cost associated with creating an Inspector General function that would occur before the referendum in November.

John Woodruff said the Fillmore cost was just discussed. Also, the Spectra Warehouse was an item on the agenda that was deferred; this is where we have some warehouse space that Spectra is staying until the Convention Center is ready. There have been a lot of discussions in the hurricane after-action that we need places to store equipment. He said we are trying to do a holistic study on storage needs before the item comes back. The most the cost would be is \$220,000 for this fiscal year. He also mentioned park rangers and security. He said if we look at the contingency right now with the two Unidad items we only have \$150,000 of \$1 million left. He would like to use the RDA amendment money to enhance the contingency.

John Woodruff spoke about the future dollars, he said we have \$13.5 million year one, but going forward approximately \$5.9 million. It turns out that the \$5.9 million is about annual debt service is about \$100 million worth of bonds. If we had a G.O. Bond of \$100 million we could basically do it without a millage rate increase. If we do \$500 million G.O. Bond we would only have to finance \$400 million because we could afford \$100 million with the \$5.9 million annually. That would reflected in 2020. In 2019 it is a little bit different because of the timing of the millage rate vote that would support the actual G.O. Bond. If it is approved on November 6th, we would be able to issue bonds in January or February timeframe, without having had the vote on the millage rate to support it. He said we spoke to the financial advisor and this is kind of an understood thing in the industry. We would structure 2019 where we wouldn't actually have a debt service payment. We would really only have to pay for the cost of issuance out of pocket.

Commissioner Arriola asked about the \$5.9 million. John Woodruff said we could use it to cover the cost of issuance. His recommendation would be to cover a portion of the G.O. Bond debt service. It would cover approximately \$100 million. The other option is to use it to fund other programs. If so, we would need to have a higher millage rate increase in order to finance the other \$100 million worth of the bonds.

Commissioner Arriola said he would go with the latter. The \$5.9 million would be good to have as a budget item to fund things that are more short term oriented.

Commissioner Samuelian said he would echo Commissioner Arriola's comments; he is not opposed to the option John Woodruff mentioned. If we had high value use for the money, it would be something he would absolutely consider. He said to keep the discussion open on that. He said overall he is very comfortable. He said the one thing that jumps off the page is the \$4.7 million for the above ground. He just wants to be clear, from a go forward policy standpoint he would like to avoid this situation where the project was not fully funded. He asked if we need to do anything to make sure that doesn't happen again.

John Woodruff said item 23 on this agenda is an attempt to continue that conversation. For any upcoming projects in the near future, we will avoid a similar situation. If the County Commission approved the RDA amendment we would follow up quickly due to timing with a plan for the FY 18 dollars that would hopefully be similar to this then it would go to Commission to vote.

Commissioner Arriola said he was surprised by the replenishing of the general fund reserves of the \$3.5 million. John Woodruff said he can get some detail on that money. It was in the year end budget amendment. Hopefully we will get at least a portion of that reimbursed eventually from FEMA.

Commissioner Arriola said he would like to understand the replenishing of the reserves.

John Woodruff said if FY 18 in concept looks good we would bring back a budget amendment once the RDA amendment is hopefully approved, it would be materially similar.

Commissioner Arriola and Samuelian are comfortable with that.

DIRECTION: Wait for the RDA amendment to hopefully be approved and bring the item in a future budget amendment. Proceed with FY 18 and hold off on the FY 19 and FY 20 recommendation.

36. DISCUSSION REGARDING SPONSORING THE 2019 MIAMI BEACH FIT FEST IN NORTH BEACH AND WAIVING ALL ASSOCIATED PERMIT FEES

February 14, 2018 - C4 Y

Sponsored by Commissioner Arriola and Commissioner Góngora
Tourism, Culture, and Economic Development

ACTION

Eva Silverstein, Tourism, Culture, and Economic Development Director, presented the item. She said they calculated the fees. The administrative fees can be waived by the Manager total \$990 and the square footage fee is \$4,300 and that needs to be waived by Commission.

Commissioner Steinberg said she attended the event last year and it was brutally hot, she is happy that it will be in a cooler month and also in North Beach.

MOTION: Commissioner Steinberg moved to approve the item. Commissioner Samuelian seconded. All in favor.

37. DISCUSSION REGARDING THE FILM INCENTIVE GUIDELINES AND CRITERIA AS RATIFIED BY THE PRODUCTION INDUSTRY COUNCIL

February 14, 2018 - C4 L

Tourism, Culture, and Economic Development

ACTION

Eva Silverstein, Tourism, Culture, and Economic Development Director, presented the item. She explained that in April 2017, the Mayor and Commission gave unanimous support for creating a culture shift in regards to the film and production industry, what they approved was a loosening of the permitting guidelines, to make the guidelines seamless and friendly to productions coming in to our City. The Commission also approved a \$100,000 fund as a cash incentive program to help attract productions to Miami Beach, given that we lost the incentive from Tallahassee several years ago. Since April 2017 the production industry counseled a pick and we have 2 members from the industry present here today, they have worked very hard and very thoughtfully with created a set of criteria and guidelines which were handed out to the Committee. The cash incentive would function in other words as a grant, it would come for review before the pick. The proposal in front of the Committee is to maximize this first year with a launch year with \$100,000, the idea is that we would give out 9 grants in the amount of \$10,000 each and one remaining \$10,000 bucket would be dedicated to local student film makers, so we can support the next generation.

Commissioner Steinberg said having seen this for the first time she would like to go through it, she sees there are people here to speak from the public, but there may be some tweaks they would like to make. She doesn't feel she has had enough time to look through the criteria, the return on the investment. She does support it though. One thing that was discussed that Jerry Libbin brought up at the Mayor's Blue Ribbon Emergency Response Committee, was how much we want that dollar amount to actually be. Then she brought up working together with the other municipalities in Miami-Dade County and everyone contributing so we have a larger pot of money for South Florida so that it is a true incentive. \$100,000 is a lot of money, but if everyone contributes it could become in the hundreds of thousands which result in a true incentive. She wanted to be able to incorporate some of those ideas.

Eva Silverstein said that has been incorporated, she said we worked very closely with the County on all film and print productions that come to Miami Beach. The County has a much higher threshold; it is a \$1 million spend.

Commissioner Arriola asked what the Committee is being asked for today. Eva Silverstein said to approve the criteria and guidelines. The cash has already been allocated; this is just to let the City launch the grant. Commissioner Arriola said he gives deference to the Committee and staff that have done extensive work on this; he will typically go along with it. He said if they are saying this is what is recommended as far as guidelines after extensive analysis then he supports it.

Commissioner Jerry Libbin, Miami Beach Chamber of Commerce spoke. He said that Commissioner Steinberg mentioned at the Blue Ribbon Panel they were looking at different ideas, he thought it would be great, if we could pool resources. He said he thinks the City of Miami was looking at \$1 million. He would hope in total we could put together \$500,000, add to that as a pool, get other cities to contribute, because the return on these dollars is like 5:1. We have to start looking at investing. He is asking we find another \$400,000 and make a commitment of \$500,000 add it to what the City of Miami is doing and see what other communities can contribute and see if we can make a significant impact. We are against other states that are putting up a few million dollars and the industries are going there instead of here.

Commissioner Arriola asked if we know what Georgia does. Eva Silverstein and Jerry Libbin said it is in the millions. Eva Silverstein said she would be happy to have the City work with Commissioner Libbin to advocate in that manner, what she is asking today is to have the ability to launch this program that was approved in April 2017 to telegraph to the community that we are serious about this.

Daniel Davidson, owner of the Temple House, spoke. He said he chairs the Production Industry Council. He is in agreement with what everyone has said. He agreed with Commissioner Steinberg that it would be nice to look at this and collectively acknowledge more money is certainly better, which indeed it is. He said this has been worked on for many months and has been vetted; great lengths have been taken for all of the bullet points to make sure they are in compliance with standard operating procedures. He thinks what is important to do today is to telegraph to the entire community and the people that work so hard in this industry do not leave Miami, let them know we are serious, while \$100,000 is the first step and doesn't get us all the way to where we need to be, but it is an important first step. If we delay this any further the concern is significant. By saying today that the Committee unanimously agrees as Commission has done, we are sending a message to the hardworking industry that we are serious. As to Commissioner Steinberg's points, let's look very seriously along with Mr. Libbin at finding more money.

Commissioner Steinberg said she would move to approve only what the Commission directed staff to do, she believes we set criteria originally and that this is just a further vetting of that they brought back. Eva Silverstein confirmed. She said they aren't ready to just add more money to the bucket; we need to see what the return on the \$100,000 is, how we examine that, and work with other municipalities to try to make the pot bigger.

Commissioner Samuelian agreed with Commissioner Steinberg and Daniel Davidson as well as to send a message to the industry for them not to leave Miami Beach or Miami. He said he would like to incorporate as well that coming out of the first year that we have the results fully baked, so we know what we got for our \$100,000. Also, gather any resident feedback both positive and constructive criticism, so we can size it for next year. He would second Commissioner Steinberg's motion.

Another person from the Film industry spoke. She agreed with the comments from everyone thus far. She brought up an issue from a few years ago, there was an issue with A-Rod's name who wanted to make filming more restrictive here, there were many meetings going over a year period with the residents. The complaints weren't about the film industry per se; they were about strangers in the neighborhood, renting houses, parties, parking everywhere, etc. She said they are not having people park all over the place and they are not having late night parties. She just didn't want the film industry to be lumped together with some complaints that were made in the past.

VOTE OF ACCLAMATION TO APPROVE THE CRITERIA AND GUIDELINES

DEFERRED ITEMS

38. DISCUSSION REGARDING A WATERLESS CAR WASH RFP AT GARAGES

October 18, 2017 - C4 E
Parking

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting to report on success of the pilot program.

39. 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: Defer to the April 20, 2018 FCWPC meeting, pending direction from the Sustainability and Resiliency Committee.

40. DISCUSSION REGARDING THE TRACKING OF TOTAL SHORT TERM RENTAL VIOLATIONS IMPOSED AGAINST PROPERTY OWNERS

October 31, 2017- C4 A

Sponsored by Vice-Mayor Alemán
Finance/Code Compliance

ACTION

DIRECTION: Defer to the June 29, 2018 FCWPC meeting, pending report.

41. DISCUSSION REGARDING FUTURE STORMS' DEBRIS REMOVAL SITE

Public Works

ACTION

DIRECTION: Defer to the March 13, 2018 FCWPC meeting, per staff's request.