

MIAMI BEACH

Finance and Citywide Projects Committee Meeting

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive

April 20, 2018 - 12:00 PM

Commissioner Ricky Arriola, Chair

Commissioner Mark Samuelian, Vice-Chair

Commissioner Micky Steinberg, Member

Commissioner John Elizabeth Aleman, Alternate

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OLD BUSINESS

1. DISCUSSION TO REVIEW STATUS, ISSUES, AND PLANS RELATED TO THE INDIAN CREEK DRIVE FLOODING MITIGATION

March 7, 2018 – C4 F

Sponsored by Commissioner Samuelian

Public Works

ACTION

Eric Carpenter, Assistant City Manager, presented the item. He explained that the latest update is specifically regarding the sea wall. He said they did hear back from the Environmental Protection Agency that they do not have any desire to be a part of the mitigation, so they have delegated that back to the Army Corp of Engineers. The Army Corps of Engineers, the City, the South Florida Water Management District, and County's Environmental Resources Management group will be sitting down in a meeting on April 26th to see if we can determine the path forward. He said they are hoping to make progress in the meeting and hopefully quickly remediate the situation with the sea wall.

Eric Carpenter said in regards to the roadway project, the neighborhood had asked and the State had agreed to a temporary traffic signal at 29th Street to be installed as part of phase 2. During the down period of phase 1 and phase 2, there would be a traffic signal out there and it would push the completion of phase 1 out to probably mid-June. He said they are submitting the design for phase 2 and submitted 100% of the construction drawings to the State at the end of April.

Commissioner Samuelian confirmed that the original budget was \$25.5 million; FDOT's share is 80% or \$20 million, so the City's share was \$5 million. He said based on what is going on the numbers appear to be increasing; he asked if there is a revised budget at this point.

Eric Carpenter shared some good news that the State had informed the City that they through their allocation process they have put \$6 million more into the overall project

bringing it to \$31.5 million of which the City is going to try to budget for the upcoming fiscal year the \$1.5 million match to bring it to \$33 million, which they believe will be close to a complete project. If it is not able to be complete, we won't know that until the selection of the contractor for phase 2 and we have the full dollar figures.

Commissioner Samuelian asked Eric Carpenter to touch on the 4 outstanding sea walls; he said the memorandum referenced a potential special assessment district.

Eric Carpenter said there were 33 outparcels along the project limits, 8 of those are owned by the City and 25 were privately owned. He said have secured 20 of the 25 parcels, he believes we will secure 1 of the 5 remaining parcels. There are 4 remaining pieces of land that we have not secured through either a quick claim deed or a permanent public access easement. At some point we will have to bring back to the Commission as to what we will do in the four areas of the gaps in the system. One of the things they have been working with the City Attorney's Office on is potential implementation of a special assessment district that would apply to the entire wall, but would specifically be a benefit to the people that do not have a new wall built. Those 4 properties have not taken us up on the offer to build the wall; they would be the ones to ultimately derive the benefit of the City building the wall through a special assessment district and they would be assessed.

Commissioner Samuelian asked how the property owners feel about this. Eric Carpenter said they have varying issues. Some of them are as simple as they just don't have any interest in talking to the City about it. Another example is a condominium document issue and they would have to revise the document to be able to give the City what we have asked for and they are not willing to do so. He said there is one property in which the outparcel was purchased speculatively by someone that does not own the property across the street, so they don't really have the interest in giving a public access easement, because they believe at some point it will be worth something.

Commissioner Samuelian said we need to do something about the sea wall and he welcomes the discussion if the special assessment district is the recommended path. As we structure that we should also be thoughtful of other areas of the City about how we approach them. Also, on the regulatory front, he wished Eric Carpenter good luck on April 26th and asked him to please bring back the item because it is a critical issue.

DIRECTION: Come back to the May 18th FCWPC meeting after the meeting on April 26th with the other entities.

2. DISCUSSION REGARDING PROGRESS UPDATE ON BAYWALK ALONG WEST AVENUE, BETWEEN 10TH AND 12TH STREETS

July 26, 2018 – C4 N

Sponsored by Commissioner Arriola

Public Works

ACTION

Eric Carpenter, Assistant City Manager, said they had a meeting between the property owners at the Mirador and the Mondrian; they were able to get to a place where there may be a path forward. The owner of the Mondrian which has the riparian rights behind all three buildings has basically completed his obligations with his relation to the bay walk by the contribution of the \$440,000. He said we had the conversation with him

recently and because of the public benefit he is willing to work with the City further and try to see if we can strike a deal to build the over water bay walk behind all three buildings. His only ask was because he owns the boat slips at the two ends. He would prefer to only build the portion that goes to those two boat slips and leave the connectors at the ends up to the City to try to make happen. He said he and David Martinez ran some numbers and they believe it ends up being about 3 quarters of a million dollars since a lot of the design work has already been completed. We would have to go through the permitting process, because we would have to get it from the Army Corps of Engineers and it could take us about a year. The good news is out of the \$750,000 cost, we already have \$440,000 in the bank, and we are only looking at about \$110,000 delta and the owner of the Mondrian mentioned that he believes he could get the work done cheaper than the City could if we were to build that out. If we were willing to give him the \$750,000 he would build the whole thing. He thinks that it sounds like a very good offer for the City and he wanted to present that to the Committee for discussion. A map was provided since some of this discussion is hard to visualize. They are talking about approximately 900 feet of bay walk and we would be able to get that for the \$440,000 that we already had proffered an additional \$110,000.

Commissioner Arriola stated that a while back the Committee authorized staff to get RFP's for the City owned pieces of the bay walk. He said there were 3 pieces that the City owned that we were going to get some cost estimates for. David Martinez confirmed. Commissioner Arriola said if we are going to move forward with this and he will definitely support it, as we are constructing this bay walk he asked if there is an opportunity while we are doing the RFP's.

David Martinez said the bay walk he is working on right now is the one associated with the West Avenue project that is on the North end.

Commissioner Arriola said he meant it might have been for some cost estimates not an RFP.

David Martinez said they were looking at a different type of bay walk in terms of specification. The one being talked about now is a little more of a different construction approach.

Commissioner Arriola asked if Mr. Galbut is going to be doing this from the water and we have the barge there, he thinks we can get some cost synergies if the City is going to do our piece a year or two from now, maybe with the G.O. Bond we will have the money to do that. He said maybe we can time it is as such to be able to finish the entire project.

Russel Galbut, principal with the ownership group at the Mondrian, spoke. He gave some context on the topic. He explained the president from the 1000 building and another person there representing the 1200 building were present. Members from all three buildings were present. He said it is a little bit closer to 940 square feet of linear feet. This has been a long process. One permit has been obtained, the one from the State of Florida to move the land leases so that they get out of the way of the walkway. Somewhere around \$250,000 has been expended on a permit that they finally did together with the City calling it a fishing pier. It is not exactly what is being built on the North end of Miami Beach and it is not 950 feet and it being built at a cost of almost \$4 million. What the City is building on the North end is more substantial than what is being discussed now. He said they had the option of building an upper deck by the pool

decks, which neither the neighbors nor the Mondrian wanted to try and go over water. The idea of going over water was a good idea because they are going to have to go over water to the north tenant and the further north tenant and the City has to deal with that. The methodology of going over water is a good methodology. What they have permitted at the State level is not permitted with DERM and not permitted with the Army Corps of Engineers, he said those would have to be acquired by the City, and it is too difficult by a private party to acquire these types of permits. The permit they have expires in October 2018. The Mondrian has completed its obligation to do this. What they would do now is purely voluntary, they do think a bay walk is essential for the community and they would like to see it happen. He said they have worked with the neighbors and they are committed to seeing the bay walk happen as well. He said they don't mind doing nothing and waiting for the entire length to be done by the G.O. Bond and they have no issue with that to the extent that they can go ahead of everyone and actually get their bay walk done, it would help the community. They are delighted to do that even though it will cost them a few dollars more. If the G.O. Bond comes at the same time the permits come, it is easier for the City to do the entire stretch. If they can get the permits ahead of time they are happy to go and do it. The Mondrian has no issue with the doing the portion behind the Mondrian and if the City wants to do the rest of it they will even do it for the City. It is about 50 cents on the \$1 that the City will pay versus the Mondrian. They are here because they believe in the bay walk and think it is something that is necessary. He said whatever the Committee wants they are here for.

Richard Gaccione, resident from Mirador 1200 spoke. He said this project started 6 months ago with a marina that took a lot of discussion and that a marina was not a good idea. The City and the developer eventually accepted that, that led to where we go from here with the bay walk. All of the buildings want a bay walk and they leave it up to the City of how they would like to handle it and the City has made note that this would be a lower cost. He mentioned the only thing that is a little bit of an issue is the easement that gets into the pier, but that will no longer be necessary because he can go directly down and they would also want a staircase that goes down from each of the properties. Other than that they are 100% supportive of this if the design is satisfactory to the City.

Komal Bhojwani, president of the Mirador 1000 spoke. She said in principle they have no problem with the bay walk. She echoed the resident's statements from before. They are opposed to the marina forever. She said they actually don't need a staircase from their property because they are right next to 10th Street and in discussions with the City and the developer they would use the 10th street access in order to keep their property free. She also mentioned the easement and said the developer owns a certain amount of square footage of the piece that was going to be used for the bay walk and he has agreed to give up the easement rights so that they don't have Mondrian guests constantly in and out of their property. If that can be part of the agreement they would be in full support of the bay walk and objective is to get the people to not use the pool deck at their building.

Sean Patrick Bryant, from the West Avenue Neighborhood Association, spoke. He said that he wanted to point out that back in 2008 there was an agreement with the City to finish the bay walk between 10th-12th Streets at no expense to the City, he said they understand that agreement expired after 10 years. He is concerned that we are in the same spot again. He wants to know how the City will be protected this time so that the bay walk and the agreement actually gets completed.

Raul Aguila, City Attorney, said there wasn't an agreement per se between the City and the Mondrian, it was a condition of a design review order for the Mondrian, which required them to build a bay walk. If they were not able to build a bay walk or failed to build it then there was a cash contribution which was put into escrow and would be released to the City. That is in fact what happened when they were not able to or did not get approval to build the bay walk. This would be different and it would be what Sean Patrick Bryant envisioned a contract between the City and the developer requiring him to build a bay walk under whatever terms and conditions that both parties negotiate. This wouldn't be tied to a design review order and it wouldn't have the contingency that if they didn't build the bay walk then there is a cash contribution that could be given in lieu of not building the bay walk. He suspects that if this is what the City wants in this instance to build the bay walk in a certain time frame to do it that would be negotiated as a contract between the City and the developer as opposed to be put in a design order.

Discussion continued regarding the previous situation of money being put in escrow.

Raul Aguila, said going forward if there is a desire to do a bay walk then that would be a contract between the City and the developer that would be approved by the City Commission and not be put as a condition of a design order. He said if there is a desire to do a contract he will be fully involved with it. He also said he looked into the history of a lot of the documents and unfortunately he didn't like the conclusion either because we didn't get a bay walk, but the Mondrian did comply and it did satisfy the obligations under the documents.

Commissioner Samuelian said he fully supports the bay walk and he definitely wants to see progress. He said hopefully coming out of the G.O. Bond we would have a complete bay walk; he would like to see the bay walk get here over the MacArthur Causeway into South of Fifth as well. He is ready to move the item as is, but his question to the City Administration is in terms of financing and permitting and construction whether this is done separately or we wait until after the G.O. Bond comes together. He said this makes a lot of sense, but we want to make sure we have the end point in mind.

Commissioner Arriola said what Commissioner Samuelian said about going over to South of Fifth is currently not in the G.O. Bond, but he would support studying that because that can be transformative. He is not sure how we can engineer that, but if we could we should. He would like to move this item independent of the G.O. Bond and the other City owned parcels. He said if we could tie the two together and create some synergy and cost savings to the City that would be wonderful.

Russel Galbut said that they are here to help. He said the Committee needs to pass this in two ways, that first the permitting process needs to be done, which really can only happen with the City of Miami Beach. If the G.O. Bond happens before that process is finished he suggested going with the G.O. Bond and leaving the developer out. He said the developer is tired of being attacked, he has done more than anyone else. He is the guy that has been on the frontlines and has spent over \$250,000 in the permitting process. He said if in fact they do get the permitting process completed before the G.O. Bond then come back and talk to the developer, he said he will help the City. He continued to speak about being tired of being attacked. He said he will help get the permits finished by going to DERM and the Army Corp of Engineers, he said we can probably do it together if it happens before the G.O. Bond and he and the City wants to

make a deal then the developer is here. They are here to help because they believe in the bay walk.

Commissioner Arriola asked Eric Carpenter what is needed from the Committee.

Eric Carpenter said there are two asks that the Administration has. One is if there is an appetite of the Commission to allow staff to work with the developer for a potential cost savings to be able to move this process forward. The second ask is if we anticipate this is something at \$310,000 that might be something we want to move forward as soon as we can get the permitting and if we should build it into the budget for the upcoming fiscal year 2018/19 because we wouldn't have the permit before the end of the year.

Commissioner Arriola said to Commissioner Samuelian's point for the G.O. Bond figuring out engineering, he asked if we have had any engineer look if we can connect the bay walk either under or over Fifth Street.

Eric Carpenter said we have done some very preliminary looks at that. He said we would want to look at two options. There was a third option that was brought up. The options are trying to do some flyover for pedestrians and bicycles, another option would be to try and do an over water around the bridge bulkhead, and the third option that had been talked about is tunneling under. He said he is a little bit concerned about the tunnel option.

Commissioner Arriola asked if the permitting is a hassle to go over and around the water. Eric Carpenter said it is, but it is no more a hassle we would be going through this piece over water. We would be potentially asking for something that the Army Corps has been reticent to approve, so we do have to caveat our discussions on if we get the permit, not when because there is a possibility that we could be told no. He said we are hopeful and would like the opportunity to move forward on it.

Commissioner Samuelian said they would like to move forward, but folks might ask how they get to Fifth Street now. The G.O. Bond is the exact opportunity. He asked if Eric Carpenter needs anything to conduct the feasibility study he was talking about or if they are good to get going.

Eric Carpenter said he doesn't know if we have a project budget for that at this point, so he is unsure of how we would fund it, but we can take a look at it and see what they think they would need. He said if they need the Commission to take action they will come back.

Commissioner Arriola suggested giving direction and he will support it.

MOTION 1: Commissioner Samuelian moved the item such that the Committee will allow staff to work with the developer for a potential cost savings to move the process forward and also direct staff to build the cost into the 2018/19 fiscal year budget. Commissioner Steinberg seconded.

MOTION 2: Commissioner Samuelian moved for staff to proceed with the feasibility analysis of the way to connect from the West Avenue Bay walk over or under to Fifth Street and staff sees fit and if funding is needed they would come back to the Committee and that the goal would be that it would be a component of the G.O. Bond per approval of the full Commission. Vote of Acclamation.

3. DISCUSSION REGARDING THE PROJECT BUDGET AND SCOPE OF 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. At the last FCWPC meeting there was a motion made that was accepted at Commission, the recommendation was to make this project a high priority project and to continue with the development of the construction plans, the design, and the permitting. In addition, the Committee wanted staff to come back with a list of elements that we could do now with the money that is currently available. Finally, the Committee wanted staff to explore how we can bring the potential Brownsfield grants into the equation. He said they have looked at all of those things and they have instructed the consultant to continue developing the project. He said in the memorandum there are a couple of options that they feel could be viable. Option 1 includes taking care of the whole remediation of the site including excavation of the lakes and some of the incidental items that did come along with that. Roughly there is a figure of just over \$4 million to do that, which puts us at a little bit of a deficit. These are rough figures based on the 30% of the development that they have. The other option was to just develop the tennis center or tennis court area, which includes the parking lot area and the restroom facility and some other associated features with lighting, etc. That option is just under \$4 million. The amount of money that we have to play with today is about \$3.35 million to actually construct. In order to construct any of these things we still have to complete the development and permitting of the project, which is expected to be completed toward the end of this year.

Elizabeth Wheaton, Environment & Sustainability Director, spoke. She said we are in the process of designating a number of sites as green reuse areas. One of them is the Par 3 site. There is a public meeting scheduled for this coming Monday, which is a requirement in order to get the designation. We are fast tracking that designation and they do anticipate having it by the end of the fiscal year. Any funds that we spend on remediation during that time period would qualify for reimbursement.

Commissioner Samuelian said his assumption of doing it all at once is more efficient, which is option 1. David Martinez said ideally we want to do the complete project; option 1 is just the remediation component of it and some other things. Commissioner Samuelian said he immediately leans towards option 1, second it is good to hear it would qualify for the Brownsfield and we could get the reimbursement. He said we would hope a successful G.O. Bond would provide funding so that after we did the remediation we could do all of the things we need to do. He said since the G.O. Bond isn't certain, perhaps during the budgeting process, that we would set aside the money for the tennis courts and the playground, so after the remediation we could rebuild.

David Martinez said option 1 basically gets us a lake, remediation, addressing of trees and some other things, and irrigation. We get back this passive green area with a lake, which is sustainable because it has been cleaned up as well as irrigated. He said the tennis center was mentioned we could add that, but there are a lot of other elements missing from the conceptual plan, hopefully those are the dollars we can get through the G.O. Bond process. Timing is important; we won't be complete with the drawings as well as permitting towards the end of the year, which would probably be beyond the referendum for the G.O. Bond. We would know at that point if we will be getting any

money from the G.O. Bond, either way that is when we would put out a solicitation to do any of this work.

Commissioner Arriola asked during the next 6-7 months what can we do and let's assume the G.O. Bond doesn't pass, he wants to make sure we aren't left with a site that is still going to require millions of more dollars that we don't have and that will become something negative to the neighborhood.

David Martinez said right now we need to start the permitting process through the regulatory agencies. In order to do that we need to continue developing the plans, this will take the remainder of this year. Without doing that we cannot really commence any of the remediation.

Commissioner Arriola confirmed that we have that part financed. David Martinez said more or less. We have the money to pay the consultant to develop everything to where we need it. If the G. O. Bond doesn't go through for whatever reason and there is no other funds at that moment in time we can say to proceed with option 1 or something that looks like option 1, which is remediating the site with grass back on, fixing the trees, digging the lake in essence.

Vice-Mayor Steinberg said we need to do option 1 no matter what, we need to remediate. David Martinez said correct, option 1 has to happen, but either way cannot happen until we are done with the process of permitting and completing the development of the design.

Commissioner Arriola said we need to move forward with that so we don't lose 6-7 months between now and the referendum. By January or February 2019 we will be breaking ground to do the whole park.

Adriana Savino, Savino Miller Design Studios, spoke. She said the environmental consultant actually said we can start the permitting process, they just need to prepare several documents that he can prepare right now; with those documents he can start the process. They can start the process while the park is being designed.

Commissioner Samuelian said that all makes sense and to Commissioner Arriola's point because he thinks we are coming across to option 1, through the budgeting process we should allocate funds for the playground and the tennis court as a placeholder in case the G.O. Bond doesn't happen that we have the funds.

Vice-Mayor Steinberg said we should have a placeholder in our budget so that we can continue no matter what.

Commissioner Samuelian said he is in favor of option 1.

Elena Dimitriatis, Bayshore Neighborhood, said she wanted to sum up where this is going so she knows what information to take back to the neighborhood. First would be to start the process for the permitting, the Committee likes option 1 which means the whole site will be remediated, including the lake which basically cuts the costs down in remediating. She asked about the placeholders.

Commissioner Samuelian explained that when we remediate the site we are going to lose some amenities.

David Martinez said the tennis courts would be a new addition.

Vice-Mayor Steinberg said there is nothing on the site right now, it was a par 3. The first step is the actual remediation, which we have to do no matter what. We are going to do the whole thing. She explained that we also not going to put all of our eggs in the G.O. Bond basket, during the budget cycle we are going to see what the next steps are to make sure the park goes forward and put the money on hold so that if the G.O. Bond doesn't pass we can still do the work.

Ms. Dimitriatis confirmed that the whole remediation will be done and that we are looking for placeholders in case the G. O. Bond doesn't happen.

Vice-Mayor Steinberg said yes for the tennis courts, lights, playground, water feature, etc. and for all of the things that are included in this master plan. She said as far as the playground, we bi-furcated the area by the Scott Rakow Youth Center, which is not being touched. She confirmed that there will be a new playground as part of the new park.

Commissioner Samuelian thanked everyone for the clarification. He asked with option 3 if the playground is on the Par 3.

David Martinez said option 3 includes the new playground that would be built as part of this master plan. It is an additional larger playground.

Commissioner Arriola wanted to clarify that we will move forward so we don't lose time for the remediation, we are banking that the G.O. Bond will pass, and if it does not pass we will do the remediation and whatever money we have left over we are talking about sodding the rest.

David Martinez said it would be sodded and irrigated and it would be sustainable. The lake would be there. We have money for that, but may be a little short.

Commissioner Arriola said this is an \$18 million park, we have between \$3-4 million for it, so we have to come up with about \$13 million as part of the G.O. Bond. We are not going to have \$13 million through the budget process. It will take years to be able to fund a few million dollars each year. He wanted to make sure the public doesn't think that we are going to fund \$13 million for the park.

Vice-Mayor Steinberg said she meant to put a placeholder for the next phase of the project.

Discussion continued about everyone agreeing we need to accelerate progress.

Commissioner Samuelian said that option 1 is where we want to go. He brought up another point regarding the Urban Land Institute and how Harvard can assist our resiliency effort and parks, stormwater management and that is a big focus. He asked for Elizabeth Wheaton to provide high level explanation of what we are envisioning in the current design and given the strong message that we have gotten from a couple of groups if there are things we should be thinking about from a green infrastructure on top of what we are currently contemplating.

Elizabeth Wheaton said the idea for this project is a stormwater retention lake that will serve as wetland habitat. The idea is this pond would serve to capture stormwater during times of heavy rains or groundwater table, it would be planted with wetland habitat which would allow for native species that would be indicate to those areas as well as treating the water that is in that area. She said they have worked closely with CIP in developing this concept and as it moves forward with permitting Environment & Sustainability will continue to provide feedback and guidance.

Commissioner Samuelian said his preference is that we are really doing everything possible to not only deliver a beautiful park with great amenities but max out on stormwater management. He said it was spoken about at the Sustainability and Resiliency Committee that Dr. Troxler at Florida International University had a team coming up with some ideas, but maybe they could provide some of that.

Elizabeth Wheaton said she has a meeting scheduled with Dr. Troxler for next week, so she will be able to provide an update after that meeting.

Vice-Mayor Steinberg said she seconds the direction to explore to make sure we are looking at all of our parks this way and everything we are doing as a city.

Elizabeth Wheaton said after the conversation at the Sustainability and Resiliency Committee, Maria, Eric, and herself already started thinking about the Convention Center P-lot to see what elements could be built in. She said there is a lot approaching down the line and they are already starting to come up with different ideas based on projects that are in design.

Commissioner Samuelian said that this is a complex issue and they are all as colleagues trying to work through it, but there are some areas where he thinks they are in agreement and this idea of using green infrastructure, taking advantage of our parks. He thinks they have pretty good consensus that they want to do this stuff.

VOTE OF ACCLAMATION TO GO WITH OPTION 1

DIRECTION: Move forward with the remediation, start the permitting process, put some placeholders in the budget process in the event the G.O. Bond does not pass.

4. DISCUSSION REGARDING G.O. BOND

January 17, 2018 – R9 J

Sponsored by Commissioner Arriola

Finance

ACTION

John Woodruff, Chief Financial Officer, presented the item. He mentioned that there was a G.O. Bond Workshop that took place on April 5th, which was great. There was a \$1.1 billion unfiltered wish list that they asked the Commission to take a look at and they made some initial reductions of \$450 million, so now we are closer to \$700 million. Between now and the end of July we need to come up with a final list. During this time we would like to propose doing some public engagement and potentially get a recommendation from the Committee and hopefully bring it back to the April 25th Commission meeting, so that everyone is aware of it, so as we begin touching the

public in a significant way that we all understand what it is going on. Some things that have been talked about are launching a website, doing public workshops, maybe in 4 locations including north, middle, and south, and one on a weekend for those that cannot make it during the week. Additionally, we would have a neighborhood meeting blitz, for example, with Miami Beach United. There is a close partnership with the Mayor's Office. The benefit would be engaging the public and ranking and prioritizing projects, so hopefully when the public goes to vote on this later in the year, that they would see their priorities are reflected on the list and create buy in.

Commissioner Arriola suggested starting the outreach right away. He said if we dwindle the list down too much ourselves before going to the public, we don't want to remove something that the public thought was important. He would urge to start the public engagement right away. He also suggested live streaming the community meetings on Facebook, also taped and memorialized and shown on our public access channels. We want people to feel that we are over communicating what we are doing.

Commissioner Samuelian said that he echoed all of what Commissioner Arriola said, that you cannot communicate enough. He also said he would like to underline something that he has said a few times, that he would put his time into as well as Commissioner Arriola along with others that we certainly should be spokespeople out there to help.

John Woodruff said given the recommendations from ULI yesterday, we will be taking a fresh look at the Resiliency/Infrastructure part of the list and there may be changes there over the next few weeks.

Commissioner Samuelian said that we have so much great information in the last 10 days, the Harvard Study with some enormous implications; the ULI work was very insightful. He is pleased to hear we are going to look into that list. He said he just wants to be clear, if we think about 3 buckets, Parks, Safety, and Infrastructure. For the Parks and Safety, he is 110% committed and he feels really good about the thinking, planning, and where we are going. As he said last time at the Commission meeting, he does have some reservations related to infrastructure specifically as it relates to resiliency. That in no way is that we shouldn't be trying to be resilient and it is not any objection to the funding. We may actually need more funding than we have. He is concerned as a body, which both the Administration and the Commission have not engaged on the critical policy issues related to our resiliency program. We are making some headway, we have heard from Harvard and have the ULI coming, but as someone that would like to be a forceful advocate for it, there are critical issues related to our approach to seawalls, whether it is how we are going to prioritize neighborhood projects, whether it is specifics about green and blue infrastructure, and he believes we need to start to make progress in that area. If we are going to voting in June/July he wishes we were doing that sooner. These are so strategic and he believes we should be having a much more engaging approach on these critical issues. He mentioned that we are spending a couple of hours on transportation next week, which he thinks is an important topic, but if you think about the magnitude and impact, he almost wishes we were having a session on resiliency as well. We need a process to bring all of this together so that we can communicate with the community as well as internally, if we don't he feels we are going to run into trouble sooner rather than later.

Commissioner Arriola suggested maybe referring something to the Sustainability and Resiliency Committee, so we can take up ideas on how we can further advocate and study this.

Commissioner Samuelian said he thinks we have something coming from the Commission, but if we can do that as well, he thinks that would be helpful. He suggested maybe doing a workshop to jumpstart the process. There is so much good information coming that we need to absorb this, so we know we are advocating for the right solutions.

Commissioner Arriola said that residents look to us for direction, if Commissioner Samuelian is hesitant to support a bond initiative to build the City's resiliency, which is troublesome because all of the reports including ULI and Harvard say we must do something. For us not to make investments in our resiliency would be catastrophic. It is very important that Commissioner Samuelian get comfortable very quickly because money does need to be appropriated for the resiliency program. We can debate the specifics of the resiliency program, but we need to be very clear in communications that we are going to set aside money for the resiliency strategy. The mix of gray infrastructure and natural infrastructure can be further vetted, but we do need to get money in order prepare our City for climate change.

Commissioner Samuelian said he appreciates that and with that he and Commissioner Arriola are on the same page. We do need to set aside important funds for our resiliency initiative. Part of his drive here is not just about planning, but is about finding areas where we have consensus where we can act now. For example, issues related to the parks he thinks we should be moving quickly on that. We have some neighborhoods that we have temporary pumps that are screaming for solutions. If we had solutions and they were packaged and put in front of us, he thinks we could move pretty quickly on that. If we had an integrated comprehensive approach to the sea walls, we could get on with that. He is not seeing that as a body come together yet. Part of his call is to do some things that we can jumpstart action in addition to long term planning, but he does support the notion of long term resiliency and the resiliency investment. He is suggesting that we need to have it in a cohesive manner, so when we communicate this, residents can have comfort and have our ducks in a line that we go out for hundreds of millions of dollars.

A video was shown to the Committee, which is an example of something that will be used in social media.

John Woodruff said that the Communications team has worked really hard on this. He said they have also been in close collaboration with the Mayor's Office, Djordje Milekic has been very helpful in that regard. They have scaled up the colors and details, so that when they develop the handouts that look and feel are standardized. He also mentioned that they have worked very closely with the City Attorney's Office to help make sure they stay on track in terms of voter education versus advocacy. He said the website is almost up. Before we put the teaser video on social media, he said we want the whole Commission to understand the plan. It will go to the April 25th Commission meeting for a blessing. Right after that we will probably be in a position to start launching.

Commissioner Arriola said the other thing we may think about as best practice is branding. We should think of a catchy slogan or catch phrase for the G.O. Bond itself.

We should talk to our Marketing and Communications Department about this or another branding expert, we shouldn't just call is G.O. Bond, there is no sizzle to that, we need to come up with something catchy.

John Woodruff said we have some different ideas, it is very subjective, so it is a little tricky.

Commissioner Arriola asked if that is something we are going to discuss at the next Commission meeting. John Woodruff said he will check where we are at. If so they will bring it forward.

DIRECTION: Provide update at the April 25th Commission meeting.

NEW BUSINESS

5. DISCUSSION TO EXPLORE DISCOUNTS FOR SHARED WORK SPACES IN ORDER TO ATTRACT ENTREPRENEURS AND SMALL BUSINESSES

April 11, 2018 – C4 H

Sponsored by Commissioner Samuelian
Tourism, Culture, and Economic Development

ACTION

Commissioner Samuelian said back in March, the City of Miami announced a pretty unique partnership with a shared work space provider. An example of that is one they particularly worked with is WeWork. The arrangement was if you are new to Miami or new to WeWork you would get a discount. It is basically a referral program. Obviously WeWork was trying to grow their business and Miami is trying to say they are open for business. He wanted to discuss this item so that we would understand what the City of Miami did and see if there is something similar we can do. We have We Work and Buro is another provider. At a minimum, he would hate an entrepreneur to wake up and say should I be in Miami or Miami Beach, look at the numbers and say there is a discount to go to Miami. That is a big miss, so we want to address that and at the same time we want to mention and be clear that we are open for business. This is a wonderful place for entrepreneurs and small businesses to be. Eva Silverstein and her team have done some thinking around this and he asked her to share her initial reactions.

Vice-Mayor Steinberg asked if we have a WeWork in the City.

Eva Silverstein, Tourism, Culture, and Economic Development Director, said yes we do. She thinks the difference here is that the City of Miami subsidized WeWork so that when they launched in Miami they gave a subsidy to support the discount that is now being passed on from WeWork to the businesses that go inside of that WeWork property.

Commissioner Alemán said that the WeWork in Miami is more competitive. Eva Silverstein said currently yes. The WeWork founder was actually here meeting with the Mayor late yesterday and she spoke with them last night and they would like to come back in a few weeks and tour our City and look for potential locations in the City. She said while we are waiting for them to be back and see if that partnership is still in the mix already in terms of their consideration she thinks we may be able to study their business model, whether it is WeWork or another company she can come back to the

Committee and study the business model and then make some suggestions about maybe how we can implement it here.

Vice-Mayor Steinberg asked if there any other types of WeWorks out there that aren't WeWorks.

The Committee said there are many.

Vice-Mayor Steinberg said she would like to see what else is out there and maybe work in opening up the process and making it a competitive process. She said when this comes back to the Committee maybe provide an umbrella of all of that.

Commissioner Samuelian said it would be interesting to understand the subsidy angle. He said maybe there is some information that wasn't publicly available in the media. He thinks as a real starting point he would love to know before we take action, if someone called up Miami WeWork using that referral link and got a price and then they priced the Lincoln Road location if we are at a disadvantage. His hypothesis is that we are because for the first few months you get 20% off and then you get 10%. He would like to see that data to know if we are really up against something and then maybe the Committee can take action, but he looks forward to the update once ready.

DIRECTION: Study the business model of WeWork and see what other companies are out there and come back to FCWPC with some suggestions.

6. DISCUSSION REGARDING THE REQUEST FOR QUALIFICATIONS (RFQ) NO. 2017-119-KB, SMART CITY STREET LIGHTING SYSTEM – DESIGN, BUILD, OPERATE, AND MAINTAIN AS REQUESTED AT THE APRIL 5, 2018 G.O. BOND WORKSHOP

April 11, 2018 – C4 AD

Sponsored by Commissioner Góngora
Public Works

ACTION

Roy Coley, Public Works Director presented the item. He explained that after the agenda was complete for this meeting, they received an executive summary from the negotiating partner on this project the day before. He distributed it to the Committee. He said the subject that was referred from the G.O. Bond workshop from his understanding was if this would be authorizing any entity or agency to collect data that we didn't know about, the answer is no. Of the list of key deliverables, the only component that the data collection has in it is to identify all of the issues surrounding data what could be collected and monetized to come back to the City Commission for consideration. This is the original concept of designing and identifying financial models to go forward. He said what they would be seeking from the Committee in today's meeting is the authorization to finalize negotiations with the City Attorney and the vendors and bring it back to Commission for approval.

Vice-Mayor Steinberg asked Raul Aguila, City Attorney, normally when we have these types of agreements if the Committee ever gets to see them ahead of time before they are finalized or if they just get them once they are finalized.

Raul Aguila, City Attorney said the Committee can ask to see this, the agreement that the Committee is going to see is only going to be the phase 1 agreement, which is the one that is budgeted for \$3.6 million.

Vice-Mayor Steinberg said that some of the things that were brought up at the Commission meeting are concerning to all of the Commissioners were regarding data collection. She said she would like to personally see the agreement. This is potentially a \$50 million project through the G.O. Bond.

Roy Coley said he would propose to finalize the agreement and submit it to the Commission before it goes to a vote. He said they are not far away from finalizing the agreement; there are some legal steps to go through with the City Attorney's Office and some final scope clarification and final numbers being put together.

Commissioner Arriola said his concern is if we move forward on this to be sure this is in no way authorizing the collection of data. That issue comes up because that technology is available. That is a policy decision that can be made at some point in the future, which is independent of moving forward with a Smart City Street Lighting System, which he believes is necessary. The data collection and the use of that is a policy issue and the Commission can deal with that at a later time, but we can move forward without having to cross that bridge yet. He said this has a big price tag and as he understands it, this might be somewhat self-financing. He said the carriers pay to be on our light poles.

Roy Coley confirmed that the carriers pay to be on our light poles. He said what drove the whole data discussion was that we ask our vendors to identify any potential revenue sources to monetize our assets and there were 2 primary sources. One is virtual real estate rentals, where we rent out the access of our street lighting poles for people like Verizon Wireless to rent those poles and they would use those for both service in their current telephone technology and also leverage it forward for 5G services. The second source of revenue is where Johnson Controls brought another vendor in to teach us about the potential of data. They brought that to us at our request of bringing any source of revenue for our system and that is how we got into this discussion to find out if the \$50 million cost could be borne by someone other than just the tax payers.

Commissioner Samuelian said he likes this and looks forward to the policy discussion around data and what we do. He looks forward to the creative financial alternatives that could come out of phase 1. He asked if we have the \$3.6 million of funding. He asked if that is set aside and ready to go.

Roy Coley said they have identified approximately \$3 million that exists within our current funds, so we would either negotiate a scope to that number or we would have to identify a little more money, \$3.6 million is slightly more than was set aside.

Commissioner Arriola said to try to negotiate to what we have set aside if we can.

MOTION: Commissioner Samuelian moved for staff to continue the negotiation and take it to Commission. All in favor.

7. DISCUSSION REGARDING SELECTION OF POTENTIAL STORMS' DEBRIS MANAGEMENT SITES

Public Works

ACTION

Eric Carpenter, Assistant City Manager, presented the item. He said that this item was put on the agenda as a result of last hurricane seasons' inability of the City to stage on the Julia Tuttle Causeway yard. What was asked of the Public Works Department was to look at what would be needed for staging, which they determined to be approximately 10 acres of vacant land. They were able to identify approximately 70 sites within 5 miles of the City limits. The challenge is that from experience with this last storm we had at least 2 instances where vendors contacted our primary debris management contractors and said we want to work in Miami Beach because they have a staging site that is convenient and set up and ready to go. All of these haulers are making their money by the cubic yard. Every extra quarter or half mile that they have to haul it makes working for that particular jurisdiction less desirable for them. He said we are continuing discussions with FDOT to try and get to be able to stage on the Julia Tuttle yard again, but we are not done at this point.

Commissioner Samuelian said as he thinks about the Miami Beach locations and he totally understands that we want to be close, he really didn't love any of them except for the FDOT site. That location is a really good one, he knows it is not easy he too has talked to the District Secretary here; he said he would think about it. He really would like to see us explore that and he would love to think there is an off Beach location, within striking distance. None of the others jumped off the page at him, none he would get behind at this point. For him, we should continue pursuing FDOT and we narrow the places off the Beach to the couple closest and if there is a payment premium that comes with that he would be willing to accept that charge.

Commissioner Arriola said almost everything has a price, if we have to pay more to do that it just may be the cost of doing business. He asked if we have explored that with FDOT and make it worth their while. Or if we have to ship it across the bay to storage somewhere it may cost more.

Eric Carpenter said that we have not approached that with FDOT, but we are in the process of reBIDding our debris management contracts, to the extent that we can find a location and identify it into the contract it may help. The challenge is that we are typically contracting with a primary vendor who is subcontracting out the hauling services, so until the storm actually hits, all bets are off.

Commissioner Alemán said she agrees with Commissioner Samuelian that the only site that is appealing at all is the FDOT site. The rest of them all negatively impact the residents and in some cases our tourism industry. The only question she had is on the Miami Beach Golf Club; she asked if there is some piece of that that could be used that wouldn't prevent the Golf Club from being used.

Eric Carpenter said they can look at that, potentially the driving range or they can look at a subset of the Golf Course. Unfortunately, the two facilities that we utilize, the green waste facility and the 2100 Meridian facilities are not big enough. Hurricane Irma at the end of the day was about a 250,000 cubic yard event, which is not a huge event and we needed every bit of that 10 acres.

Commissioner Alemán would ask that we look at the Golf Club and see if there is a way to use some piece of it even if we have to reconfigure some tees. Let the Committee know if there is any potential there.

Vice-Mayor Steinberg asked how long it took us to get rid of the debris. Eric Carpenter said this year we were a lot faster than we were with Hurricane Wilma. The storm hit September 11th and we had the debris removed from the site by the end of December.

Commissioner Arriola said in respect to the Golf Course that Commissioner Alemán brought up he confirmed that this is in an emergency; he asked if we could take over the driving range. It would be inconvenient for the golfers, but it would be an emergency.

Eric Carpenter said they can look at that, they didn't look at specifically subsets of these properties yet, but they can absolutely look at that if there is any interest looking further.

Commissioner Samuelian said that is a good idea to explore, FDOT sounds wonderful, maybe a slice of the Golf Course, and maybe narrowing down the off Beach locations so we have a sense of how far the cost premium is and if it is doable. From his standpoint off the Beach is preferred.

DIRECTION: Look at the options with FDOT, the Golf Course, and the cost premium of options off of Miami Beach. Come back to FCWPC with the different options.

8. DISCUSSION REGARDING LEVYING A VACANCY TAX ON EMPTY STOREFRONTS THROUGHOUT THE CITY OF MIAMI BEACH AS A WAY TO ENCOURAGE LANDLORDS TO KEEP THEIR RETAIL OR COMMERCIAL SPACE RENTED AND ACTIVE

April 11, 2018 – C4 J

Sponsored by Commissioner Arriola

Tourism, Culture, and Economic Development

ACTION

Commissioner Arriola said that the title doesn't reflect totally what he is thinking about doing. He is not advocating for this, but he wanted to tee up a conversation about thinking progressively about our City particularly about the commercial and retail corridors throughout the City, including Lincoln Road, Washington Avenue, Collins Avenue, Ocean Drive, 41st Street, 71st Street, 72nd Street, etc. Unfortunately, in his opinion the commercial districts are suffering. There are a number of boarded up storefronts. When you see that for a long period of time there are negative consequences. Entire blocks become blighted and crime can increase. If businesses are not opening, that is hurting our tourism, is it depriving us as a City of resort taxes. He said we have big competition with Brickell, Design District, Wynwood, etc. They are clearly open for business. He is not sure how we end up with this whether it is getting a consultant, a task force together, working with staff to spearhead this. We need to be forward thinking of how we want Miami Beach to look. He feels that the City has had a hands off attitude towards business. He said some establishments attract certain crowds and therefore forces out the establishments that we would like to attract. Our government has sort of let the private market do its thing, that sometimes has unintended consequences. He wants to know if there is an appetite to start thinking for the kinds of businesses we want to attract, create incentives and disincentives. The idea of a vacancy tax would be

a disincentive, he is not really pushing for a vacancy tax, what he wants us to start thinking about is being progressive, what kind of businesses we want and create a bonus structure if you are a landlord and you attract a certain type of business we will have some benefits for you. We should create disincentives; we have recently taken action in the past year to prohibit certain types of businesses of opening on Ocean Drive, we have banned liquor stores from opening in the MXE District, we are starting to think about this, but he would like some real comprehensive guidance on how we better improve our commercial districts. It is only going to get harder; we have competition from across the bay. He strongly supports BIDs; he loves the idea of an Ocean Drive BID. BIDs work because you get property owners to work together and think about policies for the street and how to improve the business district.

Commissioner Samuelian said that he too strongly support BIDs. He also thinks we should have more conversation about the economic environment that we are in and the roll that we are playing. We have the small business task force that hopefully can be a driver. There may be something relating to aesthetics that we can come back to. On the commercial side in addition to some of the points Commissioner Arriola made, he thinks we need to know how we are perceived by the business community and if there are barriers getting in the way and if there are things we can do to be more business friendly. He thinks we should engage the Chamber of Commerce and talk to them and get their ideas and feedback. He would also be interested to see what type of data we are capturing, including businesses opening and closing. He would like to know what metrics we are using the track how we are doing. He also thinks there is at least a perception around the vacant store fronts that perhaps is creating a blighted look. He heard this from residents, but he doesn't have the facts. He read from the ordinance that states what you can have on the vacant storefronts. His question which he would like to have explored is if we have the enforcement already. He is hearing from residents and he has seen it himself on Washington Avenue. He thinks that is a separate issue. These storefronts that are very unattractive and don't look like they are necessary adhering to the ordinance are causing concern.

Commissioner Alemán said we do have a window screening that is available through the City that is a standard template that is attractive that includes our no trespassing language so that Police has built in authority that they can address loitering and so forth. It is optional, it is not mandatory to use our screening. She said whatever we do in this category we need to be careful not to drive homogeneity because it is really to our benefit to have a mix of businesses that provide all of the services and products that our residents need.

Commissioner Arriola said that is a good point, homogeneity could eventually kill tourism. We talk about resiliency in terms of climate change, but resiliency is to be able to last as a City. This is part of a resiliency strategy of how to attract the businesses we want and not attracting the ones we don't want. To his knowledge we have never done this and because we have never done this is the result of what we have now. He asked if staff has an idea of how to approach this. He recommended bringing this back to the next FCWPC meeting to give a month to think about this and give Eva Silverstein time. He mentioned other cities that do things to attract businesses; he would be interested in seeing some best practices. He said he will also come back with some ideas.

Commissioner Samuelian said if we think with the end in mind, he would like to know what our one or two primary measures that we are using to see how we are doing. It is

always an important question. He would make sure our businesses are doing well and thriving, but also the specifics around aesthetics when we have vacant storefronts. He hears from residents that we are not adhering to the ordinance as much as we should. He would like to know if the ordinance is being adopted as much as it should. He would love that feedback when this comes back.

Commissioner Arriola said if we think about this from a business case study, what are Miami Beach's competitive advantages, there are certain businesses that wouldn't thrive here. Residents shop in some areas and not others, we should look at what we need to put there and so on.

Eva Silverstein, Tourism, Culture, and Economic Development Director summarized what the Committee would like for them to bring back. Aesthetics is a big part of it, accompanied by sort of an analysis of Code Enforcement in terms of the current storefronts, the programming of the business mix in terms of nonhomogeneous in terms of what is tourist targeted and what is resident targeted and how they mix. She said we do have some research on other cities in terms of a vacancy tax and having a registry and that sometimes can feed the aesthetic issue because if there is a vacancy tax it could be used to make aesthetic improvements while those vacancies exist. Also, look at other best practices in other tourist driven cities and clear critical measures of success.

Commissioner Arriola said to include BIDs as well. The vacancy tax would be the disincentive. He also mentioned for staff to research incentives for attracting certain types of businesses.

Commissioner Samuelian said for Eva Silverstein to get a meeting at the Chambers of Commerce in the next 30 days, they have a number of good groups, he thinks they will have a lot of ideas that she can filter as she sees fit.

Raul Aguila, City Attorney, said the one thing he wanted to point out for the Committee and he had spoken to Commissioner Arriola about this is that technically the City does not have the taxing authority to levy a vacancy tax. If that is something we want to do after the discussion is over we would have to make it one of our legislative priorities and get our State legislatures involved. He understands that Commissioner Arriola wanted to open up the discussion beyond that.

Commissioner Arriola said that this isn't purely about the vacancy tax it is more about solving a problem and using it as a tool. There are fines and other things we can do to achieve the same result since we don't have the authority to levy a tax. In his opinion, we should have a more active role in configuring our commercial districts.

Commissioner Samuelian said that we have been talking a lot this week about resiliency, if someone wanted to be in the stormwater resiliency business, whether it is engineering, consulting, construction, he cannot think of a better place to be than in South Florida, Miami Beach particularly. That is an industry we should be leaders in and it would be interesting to know and to think about that one particularly since it is one that is so near and dear to what we are doing.

Commissioner Arriola suggested getting an inventory of the vacant storefronts at least along the major corridors.

DIRECTION: Come back to the FCWPC after studying aesthetics, accompanied by an analysis of Code Enforcement in terms of the current storefronts, the programming of the business mix in terms of nonhomogeneous in terms of what is tourist targeted and what is resident targeted and how they mix. Provide the research on other cities in terms of a vacancy tax and having a registry and that sometimes can feed the aesthetic issue because if there is a vacancy tax it could be used to make aesthetic improvements while those vacancies exist. Also, look at other best practices in other tourist driven cities and clear critical measures of success. Include research on BIDs as well.

9. DISCUSSION REGARDING THE RENEGOTIATION OF THE MIAMI BEACH TENNIS MANAGEMENT, LLC AGREEMENT TO PROVIDE PROFESSIONAL TENNIS MANAGEMENT AND OPERATIONS SERVICES AT THE CITY'S FLAMINGO PARK TENNIS CENTER

March 7, 2018 – C4 C
Parks and Recreation

ACTION

John Rebar, Parks and Recreation Director, presented the item. He explained they are here to discuss the last one year renewal of the Miami Beach Tennis Management Contract with Howie Orlin, who now operates Flamingo Park. During the summer there was a change in operations in July where the City did a hybrid model for North Shore Park Tennis Center, now Howie Orlin is just in charge of Flamingo Park Tennis Center. Commission did direct Parks and Recreation to go renegotiate some things and also run it through the Parks and Recreation Facilities Advisory Board to make sure they were also on board. He said there were some cleanup changes that were obsolete from 2014. He said he is going to go through the bigger changes that had to do with the use of the courts. He said we are having bigger tournaments and we want to utilize Flamingo Park. He explained what the Committee will see is a 224 court day use of the City for free. It is a great flexibility to the City to bring in the tournaments. Another change has to do with memberships and light fees. Right now everyone pays a light fee, it is very standard in the tennis industry, but it is a lot cleaner and easier not to have the additional fees when possible. A lot of members have asked what their perk is with the membership. They are suggesting if you have a membership to the centers, you don't have to pay a light fee. We would still charge a light fee of \$1.50 per hour for nonmembers. Also, we haven't adjusted the rates in years, in 2003 there was a resolution that allowed for it, but just hasn't been exercised, but we should look to see if the fees should be adjusted. The Parks and Recreation Facilities Advisory Board recommended they look at all fees for the Parks and Recreation Department. In the memorandum it states that we are looking to raise memberships and that would just be for the adult resident memberships and the family. The youth and senior residents will stay the same at the lower rate. For a resident adult it would go from \$210 to \$250, for family it would go from \$500 to \$540. They are also suggesting raising rates for nonresidents including the youth and seniors in that category. Another big change is software. This manager was using their own system and he has agreed to switch to our platform that is going to be great for data because now he only has his data, but now the City will have access to that data and we own the data because it is our center. A small thing is that we will have a ball basket available for those that want to train with their child or practice their serving, which we didn't have before.

John Rebar also mentioned the dual membership. Before the same operator ran both centers, if you joined either site you were a member at both. In October the Department was getting some folks who still had the desire to be dual members. We offered it for this year, but we are tracking their use and then we will split the revenue with Mr. Orlin. If they bought the membership at Flamingo Park Tennis Center, but they are using North Shore Park Tennis Center 40% of the time, we will then share the revenue for that membership for this year. He said they are proposing going forward is to get out of that dual membership. Using the data that we are collecting now, anyone that is proving to be doing 60%/40%, that perhaps we grandfather just those folks in until they stop being members. Dual membership would go away, you won't be able to buy it moving forward unless you have proven this fiscal year that you use both sites a lot.

Commissioner Alemán said the club ball basket idea is very logical as described. These are resident friendly public courts. We have to be careful and explicit about the use, we cannot open the door for other professionals to compete with Mr. Orlin's professionals. She wanted to clarify that the club baskets would be for individual use only or if a parent/guardian wants to teach their own child. We would need proof of some certificate of guardianship that they are the child's parent/guardian otherwise she thinks it jeopardizes the program with the lessons that are a core value to our partner in their contract.

John Rebar said he agrees and explained they don't want it to be a platform for renegaded business, but do want to promote the game of tennis for families.

Vice-Mayor Steinberg said she hears what Commissioner Alemán is saying and she doesn't necessarily disagree conceptually, but she would like to see how that kind of works out, because some people may not be a parent/guardian, but they may be a sibling or a mentor that is a resident.

Commissioner Alemán said then we shouldn't have it because this is exactly the problem we have with the third party professionals up at North Shore Park that everyone involved can attest to. We have finally fixed that problem and cannot open that door again. She suggested starting conservatively to see how many requests come from a sibling and then we can modify from there. We do not have this now. She said we have some members that have been bringing and storing their own baskets of balls at the facility for a long time for this exact situation. We don't have space for every single member to store a basket of balls. We want to make sure the members that are doing that, don't feel like they are losing anything, but we want to create equity for all members. She said the use of the same software system is excellent. She said we need to make sure that all payments go through the City's secure system. We cannot be taking credit cards over the phone, Pay Pal, etc. That is how we protect our residents and visitors with financial transactions. She said she loves the elimination of the light fees because there have been a lot of complaints about that from residents.

Commissioner Alemán said she is surprised to see the dual memberships being brought up again and she is completely opposed to them. When we bi-furcated the two tennis centers we had about 10 people that were playing both courts that were well known to Mr. Orlin and Mr. Van Daalen who are operating the two centers. That list has grown and she did a public records request today to see how many it has grown to.

John Rebar said he doesn't know the exact number but it is over 50.

Commissioner Alemán said that memberships are getting sold at one center and that center is getting most of the revenue and they are actually selling use at the other court. She is really not pleased that it has continued. She doesn't want to do the dual memberships. She said it is only \$5 to play. She said if you have a membership at Flamingo Park, you can go play at North Shore Tennis Center for \$5. That shouldn't be stopping anyone. She was okay with honoring the original list, but at that time when there became 25 people she gave clear direction that it was to stop. Now that we are at 50 people is completely unacceptable. Because of the lack of structure her sense is that we shouldn't have the dual memberships at all.

Commissioner Samuelian said he understands that we don't want one location to get the funds and the other not be treated fairly, it needs to be equitable. He asked if there is a sufficient demand that we would have a class of memberships with some premium and asked if we can do it fairly.

Commissioner Alemán said if we do that it needs to be a 50%/50% split because otherwise we are setting it up for one of the vendors to be competing against the other one to nab the memberships. She is okay with doing it at a premium price.

Vice-Mayor Steinberg said rather than eliminating it she thinks that is the piece we may want to bifurcate out of this today and bring back to the Committee so we have all of the options. She doesn't feel comfortable eliminating it today, but she understands Commissioner Alemán's point.

John Rebar said the one problem with doing the dual membership right now is that Mr. Orlin based his guaranteed payment from the City based on projected revenue, if we are splitting 50%/50% in fairness to everyone that could affect the revenue. We could do it, but it will take some negotiation and figure out what the right price is.

Vice-Mayor Steinberg said for this part of the item to come back and for Parks and Recreation to bring options of what we can do so that the Committee understands it better.

Commissioner Alemán said to eliminate the dual membership from here and come back to the Committee and see if Parks and Recreation is able to reach an agreement with the two vendors on a dual tier that they both can live with and bring that back separately.

John Rebar confirmed that they will go to Commission with the extension and the dual memberships will be a new and separate item.

Vice-Mayor Steinberg said they would also need the list of who should be grandfathered in and what that looks like comparatively. She doesn't want anyone out there to think it is being stopped today, we are looking into it.

MOTION: Vice-Mayor Steinberg moved the item as amended. Commissioner Samuelian seconded.

DIRECTION: Come back to the FCWPC with the dual membership piece of the item with options and bring the list of people who should be grandfathered in.

10. DISCUSSION REGARDING THE FUTURE USE OF THE CORAL ROCK HOUSE, CONSISTING OF APPROXIMATELY 1,307 SQUARE FEET, LOCATED AT 1701 NORMANDY DRIVE

April 11, 2018 – C4 A

Tourism, Culture, and Economic Development

ACTION

Mark Milisits, Asset Manager, presented the item. He explained that the Coral Rock House is one of the two City's remaining structures built of coral rock, which was typical architecture in early Miami Beach. The house was built in 1934 on Collins Avenue and was scheduled for demolition in the early 1990s when the City intervened. The City purchased the property at 1701 Normandy Drive and relocated the house to that location that is about a 10,000 square foot lot and is directly across the street from the Normandy Park. Following several years of renovations, UNIDAD opened the Hispanic Miami Beach Community Center at the Coral Rock House in 1999, the ceased operations about 15 years later when they moved into the new location at Ocean Terrace, the North Shore Senior Center. Today, the house has fallen into some disrepair and Property Management estimates the cost to make it suitable for use is about \$60,000, which includes things like remediation of mold and water damage, replacement of wood floors, interior and exterior painting, updates to life safety, landscaping, etc. He said he is looking for some direction on potential uses of the Coral Rock House. One option is to lease it to third party tenants; they estimate the annual income would be about \$50,000 of rental revenue. An alternative is to provide additional community services in North Beach, Parks and Recreation has expressed an interest in utilizing the building for some of their programs. Those would include teen club and after school program, specialized toddler programs, activities with the boys and girls club, etc. Housing and Community Services has also expressed an interest in utilizing the building, they would help residents with snap benefits register North Beach eligible households for some of the Children's Trust funded programs, they would also provide services in that area such as rent assistance, utility assistance, grocery programs, etc.

Vice-Mayor Steinberg said staff came up with a great list of potential uses, she would ask for staff to come back to the Committee with a cost analysis on some of the things they feel would be the top recommendations for the use of the Coral Rock House, whether it is for City services, Parks, programming. Whatever they feel would work very well there. She would like some options. She would like to know what the greatest return on investment would be, not just monetarily, but for the community.

Mark Milisits confirmed that she would like cost analysis for City services. Vice-Mayor Steinberg said cost analysis for any programming. She would like to maybe see a chart that has City uses and other uses.

Commissioner Arriola said he doesn't know much about this property, but it is underutilized, if there is a City Department that has great use for it and a great idea bring that back to the Committee. Whether it is Parks and Recreation or another City Department that is fine, he said just come up with a business case for it. Before we start spending money for renovations we should probably have a definitive use for it. We should do it all at once. He asked if we can do something performance based.

Mark Milisits said the footprint is pretty small. He said we may be able to get a few departments in there, Parks and Recreation, Office of Housing and Community

Services, Code Compliance has also expressed an interest. We may be able to do a shared arrangement.

Vice-Mayor Steinberg said that could also be a benefit to the community, to almost have the building as an annex City Hall of some sort.

DIRECTION: Come back to the FCWPC with a cost analysis and options of different uses.

11. DISCUSSION REGARDING THE INDEXING OF THE LIVING WAGE RATE FOR FISCAL YEAR 2018-2019 IN ACCORDANCE WITH CHAPTER 2, ARTICLE VI, DIVISION 6, SECTION 2-408, OF THE CITY CODE

April 11, 2018 – C4 D

Procurement

ACTION

Alex Denis, Procurement Director presented the item. He said that every year during the budget cycle an item is brought to the FCWPC to consider the living wage rate for the following year; the living wage rate is the rate that certain contractors are required to pay their employees. He said that last year instead of a one year increase, the Commission approved a three increase. They approved an increase for 2018, 2019, and 2020. For the coming fiscal year beginning January 1st, the living wage rate is proposed to be \$11.70 per hour with health care benefits of at least \$2.74, that represents in the rate the CPI increase was \$1.80 that is a 4% increase the City has already granted. In the medical benefits the CPI was relatively low this year, it was 0.3%. The City has approved the 5.3% increase. He said although the increase has already been approved for next year, they are still required to come to the Committee and ask if this is what they would like to do for the following year.

MOTION: Vice-Mayor Steinberg moved the item. Commissioner Samuelian seconded. All in favor.

12. DISCUSSION REGARDING THE AUTOMATED BUSINESS TAX RECEIPT RENEWAL ALERT SYSTEM

April 11, 2018 – R9 J

Sponsored by Commissioner Alemán
Finance

ACTION

Commissioner Alemán said she had a couple of businesses that are successful business people and fairly well organized approach her and tell her they didn't get reminders and wouldn't it be nice if there was a BTR reminder. She said apparently we do, but it concerns her that she has had two businesses come to her and say they didn't get theirs. She said she wants to have a discussion of we do have and how it works and the timing of the different notices because she knows we have a hard copy and an electronic notice. She said for the electronic notice, how do we know it actually went out and something like this could get stuck in someone's spam folder for example, we cannot be responsible for that, but how do we know it made it out to the cloud so to speak.

Commissioner Samuelian said he loves the direction on this; we want to make it easy to do business with the City. He said a lot of the bills he pays are on automatic renewal, he suggested in addition to a notice, maybe we can have something that people can opt in and cycle through.

Manny Marquez, Assistant Finance Director, spoke. He said that he is responsible for the Business Tax section of the Department. He said we send out renewals every July of the fiscal year, we send out a piece of mail and beginning two years with the Energov system we also send an email reminder a few weeks after the mail goes out. Renewals are due September 30th of every year. They are good from October 1st-September 30th. Another improvement other than the renewals being emailed is also the payments online through Energov. He addressed Commissioner Samuelian said they met a few weeks ago and he recommended the autopay feature for the renewals, Mr. Marquez said he reached out to the vendor Engerov and they told him that it is not a feature that is currently available because Energov is a permitting system, it is not a financial invoicing system. He said that he has meetings scheduled with Energov next week and they are going to see what can be done to have it developed, but it is an excellent idea.

Mr. Marquez said most of renewals are paid within what we call a renewal quarter of July, August, September, and October for the late filers. This past year's renewals we budgeted anticipated revenues of \$4.9 million for the entire fiscal year. In the period of July, August, September, and October we collected nearly \$4.5 million, so that was about 92% of renewals collected during that period. That data tells him that most of the businesses are getting their renewal notices since 92% of them are paying, he believes that some didn't get them because they tell him and they are adamant, but we do send out the mail and the email. He said something we can do is possibly send the mail via certified mail. He reached out to the Central Services Office and right now the cost to send the mail is approximately \$4,000, to send them certified mail we are looking at \$53,000.

Commissioner Alemán asked for the outbound emails if there is an audit log that the system has that shows how many of those emails went out. Mr. Marquez said he has an audit log of how many went out, but what he doesn't have is how many were opened, how many were rejected. He doesn't have that data right now. He requested from Information Technology to see what we can develop in order to get the data. He knows the technology is out there.

Commissioner Alemán said she is not asking to spend money on that technology, but to make sure that the email server function is working effectively based on looking at the logs. She just wants to make sure the emails are going all the way out of our system to the internet. After that she thinks we have done our duty. Mr. Marquez said that he thinks the emails are working and before Energov we would collect 80% of our revenue in the period from July-October, now with Energov we are collecting about 92%.

Vice-Mayor Steinberg said not to veer off too much, but she has also received some complaints that utility bills have gotten lost and other things, but whatever we can do as a City, not just for BTRs, but whatever our system is to make sure we are doing it across the board.

Mr. Marquez said that we are looking forward to updating our utility billing system hopefully in 2019.

John Woodruff, Chief Financial Officer, wanted to mention one additional thing we are doing because we are looking hard at all of the processes and trying to improve them. One thing we have discovered is that sometimes people pay for their BTR, but they owe the City money. As a result we say thank you for the payment, but we aren't going to give you the BTR until you pay whatever it is that they owe. Often times there is confusion about that, because they feel that they have paid, but they don't technically have a BTR and then Code Compliance shows up and they get \$1,000 violation. One of the things we are trying to do is when we send out the renewal include a list that basically shows anything they might owe the City, so they have plenty of time during the renewal period to take care of it. We are finding that part of the issue is that they don't really know that they owe the City money. We are trying to make that more proactive on the front end. We are curious to see how that works out, Mr. Marquez has been working really hard with his group and IT to try and make those kinds of improvements.

Vice-Mayor Steinberg said that is interesting because some people are going to renew their BTR and they cannot because they are not whole from the year before, but they have been operating with an unpaid BTR.

John Woodruff said what happens is that we generate a list that we send to Code Compliance and they will cite people.

Vice-Mayor Steinberg asked why we cite them before we give them an opportunity to cure the problem and why we wouldn't send them a reminder.

Mr. Marquez said we send out renewal notices and if someone makes a payment and have other obligations due to the City we send them a letter that says thank you for the payment, but you have these other pending obligations.

John Woodruff said maybe that letter should be certified, potentially. That would be a much smaller group and less expensive. That is holding up the process and we want to make sure they know. That is something we are looking at and not sure if we are ready to recommend that yet.

Mr. Marquez said that we are actually launching that this upcoming July with our renewal notice. We are sending folks what we call an Lien Research Statement, it is a statement that shows all monies owed to the City whether it be a utility bill, resort tax missing filings, outstanding violations, permits, so the customer will have that at the front end.

NO ACTION TAKEN

13. DISCUSSION REGARDING ESTABLISHING AN OPEN DATA POLICY PROGRAM

April 11, 2018 – C4 K

Sponsored by Commissioner Arriola and Co-sponsored by Commissioner Samuelian
Finance/Information Technology

ACTION

Commissioner Arriola said talking about smart cities and trying to update our use of technology as a government, he has come across some really innovative things that other cities are doing and he wants to be at the cutting edge use of technology.

A video of how Boston is using smart city data was shown.

Commissioner Arriola mentioned how many Fortune 500 companies that are moving to Boston. There is a reason they are successful and if we are going to be resilient we need to be forward looking.

Commissioner Samuelian said he is happy to join the case with Commissioner Arriola. This is all about improving the way we deliver services and it is about having information that allows the City Administration, the Mayor and Commission, as well as residents to see what our goals are and how we are doing. He said the City of Boston example is excellent, but cities like Phoenix, Dallas, and Seattle have it all over their website, this is a score carding approach that is sort of a best practice. He said he believes John Woodruff and the team have been exploring and he is excited to find a way to get some actual information that we can use.

Commissioner Arriola said he looks at this the way he looks at any business. If you are trying to establish a culture, high standards, big goals, in order to create accountability in a culture of excellence in any organization. The goals have to be clear and clearly communicated. For example, he doesn't know the goals of the Sanitation Department are. It would be very nice to be able to see what the goals are for each department are. In well run businesses you should be able to walk up to any general manager and ask them their goals. His hope is that we can create dash boards for each category to know what the goals are and what percentage we are meeting. It is a way for departments to know how they are doing.

John Woodruff, Chief Financial Officer, said there was a hand out distributed and it explains a path to get there. He referenced the document that encompasses the Police Department including performance measures that can be tracked and reported on publicly. The departments have a lot more measures to help run the department. He referenced the blue part of the packet and said that we are implementing a program budget as part of the cycle. When we get to the budget retreat on May 24th, we are going to distribute a program budget for every department in the City, so it can be transparent. He went through the packet and noted the measures on the right of the document that support each of the programs. In year 1 when you roll this out a lot goes into breaking out the dollars and the people that support them. He said the performance measures next year will be more of where we want them to be. We have a tool right now that we use that has a lot of challenges, so we are excited to move to another tool since we are moving towards program budgeting we are going to have a greater need for it anyway. He explained if you flip through the program budget you get to a handout that looks more like a dashboard, we are looking for a product to help automate these performance measures. We are hoping to automate the performance measures by building hooks into the primary data source; we would then be able to create score cards like you see in strategic goal #3. For example, in the one from Boston it looked like they just picked a few they wanted to highlight citywide. We can organize them many different ways. If someone wants to see a certain number of measures, you can customize them as needed. For example, for the G.O. Bond we can track the projects easily online so people can see where the projects are and what phase they are in. He referenced the last hand out; as we build hooks into these data sets in our primary data sources we can create open data. He said what we would like to propose is the next logical step forward is try to come up with a scope of building a scorecard that would support the new strategic plan that is under development for this Fall. We would probably work with Procurement, we already have one vendor we are kind of working

with, but we have to make sure we are going through a competitive good process and we would vet that out and as part of the budget process bring back a project. Right now it looks like it would be approximately \$200,000, \$100,000 would be a onetime cost to get it up and running and then about \$100,000 as a recurring cost. The concept would be to prove the concept through that and then if we like it, we would go through each department and we would build it out throughout the organization and as we go we would create data sets that would facilitate open data. As explained that is one path forward.

Commissioner Arriola asked about the strategic plan he mentioned. John Woodruff said the strategic plan is basically being redone so this Fall is about when all of that effort will start coming together. Commissioner Arriola said he remembers talking about it and he didn't know it was actually being worked on. John Woodruff said it is being worked on and a lot of it is driven by the resiliency efforts that are going on with working with Miami and the County. All of that will be coming together over the next few months.

Commissioner Arriola said he didn't know that was going on and is curious as to why he and his colleagues have not been consulted. He would think the Commission would be key stakeholders. He is happy that Administration is running with this, but if they come back with a strategy that none of the Commissioners agree with it is a waste of time. He said he was going to say to his colleagues is that he doesn't think they have ever sat down and done goals like what do we want to accomplish in 1 year, 5 years, 10 years like a business would. For example, we want crime down and tourism up, he asked what the metrics are. He would like to have a goals conference, if it is dealing with tourism, average room rate goal, occupancy goal, if it is sanitation what kind of score we want, etc. He would be very willing to have that dialogue to sit down as a team and go through every department and talk about goals. If they are coming up with goals and the Commission doesn't agree with them that is a problem. The dashboard that we are going to create are tracking what our goals are, if we don't have goals the dashboard is not going to be very useful. He said that going back to what John Woodruff explained, he would move to direct him to go in this direction, but start small, pick one department a simple dashboard to create, prove the concept and then we build it.

Vice-Mayor Steinberg said she was going to suggest that. She said anything that is going to increase our transparency she is in favor of. It looks like we are already going that route. She likes that Commissioner Arriola said to start small. As far as the goals, the retreats are supposed to be strategic prioritization for the upcoming year. Perhaps we may want to look at having an extended version of the budget retreat where a portion of that is to reconfirm and look at our strategic priorities for the next fiscal year, but also look at our vision 5, 10, 20 years out so we really have something to strive towards. Maybe bring forward everything that was discussed at the last retreat to make sure it truly captures what we were intending.

Commissioner Arriola said that he does this for a living. A lot of businesses run their company based on their budget, but the budget is not a business plan. That is not how you run a good business. It is a best practice to have retreats. He wants to discuss what we want for our City.

Vice-Mayor Steinberg and Commissioner Samuelian support this.

Commissioner Samuelian said this tool really is a strategic tool because it will help us sort through what the priorities and targets are and really engage with the Administration.

Commissioner Arriola said this was a more specific item about the dashboard and the tool. He asked what specific direction is needed.

John Woodruff said if we are in sync and are on the right track, he would like to move forward and basically bring it back during the budget process, this is going to take funding in order to do it and it kind of dovetails with the Procurement timeline anyway, so we can bring back a proposal. He wanted to make sure that the scope of what was being talked about is something that can support the strategic plan and the reason why that is important is that we are doing a new strategic plan and it is cross cutting across departments and we would have to hook into several primary databases to really have a great opportunity to prove the concept better than if we just went to one department. We would also prove that it is very user friendly. It is one thing if it is helpful for us, but another if it is helpful for residents and others. He said it sounds like there hasn't been enough communication about our strategic plan efforts; he can invite Susy Torriente and Amy Knowles to meet with the Committee and/or bring them to a following FCWPC meeting.

Commissioner Arriola said there has been a lot of energy invested into the resiliency, but there are so many other things. There hasn't been much discussion on parks, tourism, commercial districts, etc. There are a lot of areas where he would like to have forward thinking. He will make the request of the Mayor and the City Manager to convene a meeting at some point in the future.

Commissioner Samuelian said he agreed. On resiliency, while we have had some discussion that has been constructive, we need more. He is very pleased with this and 100% of what he had in mind, he moved it as John Woodruff described.

VOTE OF ACCLAMATION TO MOVE THE ITEM AS DESCRIBED

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

February 14, 2018 –R9 J

Sponsored by Vice-Mayor Steinberg
Office of the City Manager

ACTION

Vice-Mayor Steinberg said we are going to get into detail next FCWPC meeting when Susy Torriente is present. She suggested John Woodruff explain something exciting that came up as a genesis from the recommendations of the Blue Ribbon Emergency Response Committee.

John Woodruff, Chief Financial Officer, said that an exciting thing that has come up is that we are working with our insurance broker about some of the conversations that have come up through the RC100 process to look at potentially ensuring our resort tax revenue. It is a pretty innovative concept that we would be probably the first ones in the country to do it. We have explored the concept and provided a bunch of information to the insurers of what potential premiums could look like, and then we would react to it in the next 30-45 days and bring that back to the FCWPC. This is something that is very

new and different and is something to look forward to, here in this community we are lucky to have as much resort tax as we get and we are also a little dependent on it because it is a variable type of revenue we felt that it is something we would like to explore.

Commissioner Samuelian said congratulations on the concept and congratulations to Vice-Mayor Steinberg and the team that put this in play.

Vice-Mayor Steinberg said it is all staff.

John Woodruff also mentioned that Risk Management has worked really hard on it.

Vice-Mayor Steinberg said she would like to get more into this next month and some of it might end up requiring some budget enhancements for next year, maybe not, but it is something we can hash out.

DIRECTION: Come back to the May 18, 2018 FCWPC meeting to discuss in more detail with Susy Torriente present.

15. DISCUSSION REGARDING MOVING FORWARD WITH AN ART INSTALLATION THAT CELEBRATES DIVERSITY IN OUR COMMUNITY, AS REQUESTED BY THE LGBTQ ADVISORY COMMITTEE

April 11, 2018 – C4 X

Sponsored by Vice-Mayor Steinberg

Tourism, Culture, and Economic Development

ACTION

Commissioner Arriola stated that Vice-Mayor Steinberg asked that this item be deferred, but wanted to know where we were with the LGBTQ crosswalk on Ocean Drive, he said he understands that there may be a request for some additional funds in order to finish it.

Josiel Ferrer, Transportation Manager, said he doesn't have a visual today, but he can send it out via Letter to Commission.

The Committee requested they all get pictures of it.

Josiel Ferrer said it has very special pavers; they are not normally made in rainbow colors, the size is also very special in order to fit the interesting design that Savino Miller put together. The pavers are made by one manufacturer in Central Florida; they do carry a fairly high cost. Right now as part of this agenda and it will be back in May, there is some need for additional funding in the amount of \$67,000 and it is because of the cost of the pavers. He said they are already in negotiations with a contractor, once the funding is approved we will be able to issue the notice to proceed. The pavers have a lead time of 4-6 weeks to get manufactured, following that it will take about 5 weeks for it to be completed. It should be completed at the very end of July or beginning of August.

Commissioner Samuelian asked if we have any risk since it is one vendor, he asked what the backup plan is. Josiel Ferrer said it is a risk, but a risk for a beautiful design. He said this vendor is one of the biggest vendors in the country for these special types

of pavers, they don't think the vendor being solvent will be an issue. We will also try to carry some stock so we can come back and make and maintenance needs and address them as needed.

Commissioner Arriola asked if this is money we can find.

John Woodruff, Chief Financial Officer said he would move it subject to capital budget availability and if we can come up with something it would appear on the capital budget amendment for May. It would happen quickly if we can identify funding.

Vice-Mayor Steinberg said the reason the Committee is deferring the installation is only due to the fact that it is a dual referral to the NCAC and they will hash out where and more specifics and then it will come back to the FCWPC to find the funding.

MOTION: Vice-Mayor Steinberg moved to fund the \$67,000 for the LGBTQ crosswalk subject to capital budget availability. Commissioner Samuelian seconded.

DIRECTION: Defer the installation discussion after NCAC hashes out location and more specifics and then bring it back to FCWPC to find the funding for the art installation.

16. DISCUSSION REGARDING A MID-YEAR CAPITAL BUDGET AMENDMENT FOR THE FUNDING OF INTERIOR RENOVATIONS TO THE OCEANFRONT 3RD STREET RESTROOM WITH REMAINING FUNDS FROM A COMPLETED CAPITAL PROJECT
April 11, 2018 – C4 E
Parks and Recreation

ACTION

John Rebar, Parks and Recreation Director explained that at Marjory Stoneman Douglas Park, the restroom needs some work and there is left over funding in the Lummus Park project. All they are asking to do is take over that left over funding from that project and use it to do this project.

MOTION: Commissioner Samuelian moved the item. Vice-Mayor Steinberg seconded. All in favor.

17. DISCUSSION REGARDING THE RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND/OR AUTHORIZING THE FOLLOWING ACTIONS: AUTHORIZING THE CITY MANAGER TO RECAPTURE \$178,378.09 OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS PREVIOUSLY ALLOCATED TO THE MADELEINE APARTMENTS REHABILITATION PROJECT PURSUANT TO RESOLUTION NO. 2018-30135, UNDER THE ACTION PLAN FOR FY 2016/2017 AND THE FIVE YEAR CONSOLIDATED PLAN FOR FY 2013-2017, AND REALLOCATING THESE RECAPTURED CDBG FUNDS TO THE NEPTUNE APARTMENTS PROJECT; AUTHORIZING THE CITY MANAGER TO SUBMIT THE REVISED ACTION PLAN AND CONSOLIDATED PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND, FURTHER, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS OR AGREEMENTS
April 11, 2018 – C7 N
Office of Housing and Community Services

ACTION

Maria Ruiz, Office of Housing and Community Services Director, presented the item. She said that the catalyst for this item was that we had a delay for acquiring an architect to do the architectural drawings for the rehab project of the Madeleine Village Apartments in North Beach. In order for us to meet ratio we had counted on these funds being expended to this project, but because of that delay we are now recommending shifting the funds to the Neptune Apartments which has \$1.6 million in capital needs that are there including an existing building violation that we inherited when we acquired the property from MBCDC. She explained they feel the importance of these funds going to this project it can be used as leverage for a FEMA grant that we are applying for in August, which would bring an additional \$600,000 in revenue to meet the \$1.6 million to do the building.

Raul Aguila, City Attorney, confirmed that this would be taking recaptured funds from one project to put it into another. He asked if there has been a common period.

Maria Ruiz said yes, the common period already occurred.

Raul Aguila said that HUD requires when you do this to have a common period and let everyone know in case there is an objection and that has already expired. He asked if it already expired. Maria Ruiz confirmed and said it expired prior to the Commission meeting.

Commissioner Samuelian said it sounds like we have some urgent needs at one of our properties and we are shifting funds over, these are our funds, to him it seems like the prudent thing to do. He thinks for a future discussion we will have to get around to discussing the \$1.6 million. He said he believes we have 5 properties we took back in the last couple of years and it sounds like we may have some obligations, liabilities, and funds needed that are coming at us. He said for today if this discussion is regarding from moving funds from our property to the other he doesn't have any objection to that.

Maria Ruiz said one of the things that we did when we acquired these properties is ensure that we did not want to impact the General Fund, from acquisition through rehab we have made sure that we utilize non General Fund dollars to take care of those needs.

Raul Aguila said he thinks Commissioner Rosen Gonzalez's concern wasn't as much related to the action being recommended today that was brought to the City Commission, but regard to at what point is Miami Beach Community Development Organization or any other organization going to be eligible to be considered as a Community Housing Development Organization (CHODO), when an organization is certified as a CHODO by the City and by HUD, then it is entitled to receive federal funding through the City. He said he believes that was the global discussion.

Maria Ruiz said that was actually regarding the next item, the one that was deferred, which is the use of the FY 18/19 HUD funds.

Raul Aguila said the concern wasn't as much about this item as it was about the latter item that was mentioned.

MOTION: Commissioner Samuelian moved the item as is. Vice-Mayor Steinberg seconded. All in favor.

18. DISCUSSION REGARDING THE CITY OF MIAMI BEACH PROVIDING SUPPLEMENTAL FUNDS TO MIAMI-DADE COUNTY FUNDS FOR AN EMERGENCY BEACH RENOURISHMENT PROJECT AS WELL AS FUND A BREAKWATER FEASIBILITY STUDY

April 11, 2018 – C4 G

Sponsored by Commissioner Rosen Gonzalez
Environment & Sustainability

ACTION

Elizabeth Wheaton, Environment & Sustainability Director, presented the item. She started off by giving an overview for the item. She said that Miami-Dade County is the local sponsor for all beach renourishment projects for the entire County that are public. Typically for projects that are federal projects the County pays for 25%, the State pays for 25%, and the remainder 50% is paid for by the Federal Government. The City does not provide matching funds for any projects both the large scale projects as well as emergency projects. As a result of the severe beach erosion that we experienced in March, the County will be initiating an emergency project in the vicinity of 63rd Street. This project will be funded by the County, it is estimated based on rough numbers that we will get 30,000 cubic yards of sand for \$1.5 million. Commissioner Rosen Gonzalez wanted to explore the City adding an additional \$1.5 million to that emergency project to address the next critically eroded section of the beach which would be 53rd Street. Another component to this request would be the funding of a breakwater feasibility study. In the 1990s Miami-Dade County did a sand study to identify sand needs and potential options, during that study it was determined that a breakwater at 32nd Street was feasible and that was installed in the early 2000s. It is now seemed to be at equilibrium and is a success. We do have erosion south of the breakwater structure that they continue to monitor. In 2005 Miami-Dade County completed a beach erosion control master plan and identified 55th Street as a potential location for a breakwater structure, however, they have not done the follow up studies for that section. If this is something that we wanted to explore what is needed is a coastal engineering study. This is presented for the Committee's consideration. This would set a precedent if we did fund beach renourishment and potentially could open a door where the County is looking for us to make up funds in the future.

Commissioner Arriola asked if this is an issue of money or the procurement practices of the County, or is it the availability of sand.

Elizabeth Wheaton said there are a few issues with sourcing sand. We have depleted all of the off shore sources of sand, which were typically used in beach renourishment projects. Now we are moving forward with trucked in sand where we are buying sand from Central Florida and trucking it in. This is extremely expensive. The Corps did a study a few years ago of using sand sources off of St. Lucie and Martin County in federal waters where they would pump that sand onto a barge and barge it down. The challenge with that is that the color is different than the sand that we currently have. It is a bit darker and there are also political issues with taking sand from St. Lucie and Martin County and bringing it to Miami-Dade. The County and the Corps are continuing discussions of identifying potential sand sources. Right now we are precluded from using offshore nondomestic sources, which would be the Bahamas. That is a sand

source that is more affordable, but there may be some environmental issues and we would also have to change the federal requirements. We are working with our federal lobbyists to try and get that changed. The County could initiate a project using Bahamian sand if they did not use federal funds, but they do not currently have a project programmed. That is a large issue and the County does not have a dedicated funding source for beach projects. Rather they are reacting when there is a problem, they do have some money that was set aside a few years ago and they have less than \$1 million left for some large scale projects, the next one being slated for Surfside, but after that there is no game plan. She thinks there needs to be a push for the County to dedicate a funding source and also establish a long term plan. The Corps is also asking for prioritization by the County because they would like to come in the future and do a large scale project, but without the County coming in and prioritizing and creating the research necessary it won't happen.

Vice-Mayor Steinberg said one thing that we should do and she appreciates this item being here is urge the County to start that and expedite it as best they can to set the prioritization so that it gets done, so that everything Elizabeth Wheaton just said comes to fruition in the right manner and in a timely manner. She would like to make a motion to urge the County to do that and make sure it goes to the Commission, so we do everything we can in our power to move the needle on that.

Commissioner Samuelian seconded that motion.

Commissioner Arriola requested for a dedicated funding source be thrown into that motion. Vice-Mayor Steinberg said yes, finding a dedicated funding source and setting prioritization, she also said that Elizabeth Wheaton will probably work with the sponsor all of the things that she feels and the Department feels that need to be put into that resolution.

Vice-Mayor Steinberg said she and Elizabeth Wheaton are working through the Sustainability and Resiliency Committee with the coastal communities to try to be a collective voice to try and move the needle on a lot of this stuff.

Commissioner Arriola said he would put in the resolution, points regarding to tourism because without our beaches tourism would go down and the County also benefits tremendously from tourism. This is a must do.

Commissioner Arriola said we have had discussions in the past about artificial reefs and things of that nature and he thinks there is some money tentatively slated for that in the G.O. Bond. Thinking about as part of the Harvard report, as part of the resiliency program and learning this week from ULI about using nature as part of the resiliency strategy, we should be thinking about these things now. For example, waves are depleting our sand and we should think about if something could minimize.

Elizabeth Wheaton said this is where breakwaters present an opportunity. It is considered more of that gray infrastructure, we have moved away from hardening our shore line. We have seen breakwaters placed in the right location can help us from having to purchase additional sand. That erosional hotspot at 32nd Street was the most critically eroded section of the beach in the entire County and now we have an extremely wide beach and we don't have to go back in there and renourish it with sand and we are saving money. We are doing the feasibility study to look at both 55th Street as well as other areas along the shoreline that this could make sense. This is not a

blanket option. We need to do the coastal engineering study to see where it would be applicable and if it is applicable.

Vice-Mayor Steinberg asked who does that. Elizabeth Wheaton said in the past the County has done those studies. Vice-Mayor Steinberg said to do a separate resolution getting the County to expedite that study and use 32nd Street as an example since it will save money down the road.

Commissioner Arriola said the other thing he thinks about with artificial reefs and how we tackle that is it is part of our resiliency strategy, but he also thinks it is part of ecotourism because these things become reefs etc. He said we used to have reefs.

Elizabeth Wheaton said there are still some areas where we have patch reefs adjacent to Lummus Park.

Commissioner Arriola and Vice-Mayor Steinberg said they should refer a separate discussion to Sustainability and Resiliency Committee regarding artificial reefs.

Elizabeth Wheaton said the University of Miami has some interesting research they are doing with harvesting and growing corals and replanting. There can be a potential there for a partnership.

DIRECTION: Prepare a resolution urging the County to expedite the coastal engineering study to see where they can place breakwaters.

MOTION: Vice-Mayor Steinberg motioned to urge the County to start the study and expedite it as best they can to set the prioritization so that it gets done and also including Commissioner Arriola's point regarding tourism. Commissioner Samuelian seconded.

DEFERRED ITEMS

19. DISCUSSION REGARDING THE CITY'S FISCAL YEAR 2018/19 FEDERAL ALLOCATION FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND THEIR USES

April 11, 2018 – R9 M

Office of Housing and Community Services

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting, per Commissioner's request.

20. DISCUSSION REGARDING THE NEW FLORIDA LAW REQUIRING THE STATE BOARD OF ADMINISTRATION TO DIVEST SPECIFIED INVESTMENTS AND PROHIBITING INVESTMENTS WITH THE GOVERNMENT OF VENEZUELA, OR IN ANY COMPANY DOING BUSINESS WITH VENEZUELA IN VIOLATION OF FEDERAL LAW, AND POTENTIALLY AMENDING THE CITY'S INVESTMENT POLICIES AND PROCEDURES, AND THE MIAMI BEACH EMPLOYEE'S RETIREMENT PLAN, TO REQUIRE SIMILAR DIVESTMENT REQUIREMENTS AND INVESTMENT PROHIBITIONS

April 11, 2018 – C4I

Sponsored by Commissioner Rosen Gonzalez

Finance

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting in order to dovetail an investment policy update that is scheduled for the May 18, 2018 FCWPC meeting.

21. DISCUSSION REGARDING THE 2260 COLLINS AVENUE GARAGE AND THE NORTH BEACH TOWN CENTER GARAGE

April 11, 2018 – R7 A
Finance

ACTION

DIRECTION: Referred to the May 18, 2018 FCWPC meeting by the City Commission.

22. DISCUSSION REGARDING A TERM EXTENSION OF SIX (6) MONTHS AT THE COMPLETION OF THE SCHEDULED CONSTRUCTION PROJECTS AT THE NORTH SHORE TENNIS CENTER FOR VAN DAALEN TENNIS, LLC. TO PROVIDE PROGRAMMING AT THE CITY'S NORTH SHORE TENNIS CENTER

April 11, 2018 – C4 F
Sponsored by Commissioner Alemán
Parks and Recreation

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting to provide staff additional time to evaluate options.

23. DISCUSSION REGARDING RESTROOM FACILITIES FOR THE COLLINS PARK ROTUNDA

April 11, 2018 – C4 C
Tourism, Culture, and Economic Development

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting, pending additional information from the Office of Capital Improvement Projects as requested by the Cultural Arts Council.

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

February 14, 2018 – C4AA
Sponsored by Commissioner Arriola
Capital Improvement Projects

ACTION

DIRECTION: Defer to the June 29, 2018 FCWPC meeting, in order to work with the community to gain feedback and to come up with alternatives for the master plan.

25. DISCUSSION REGARDING CABLERUNNER AND ITS TECHNOLOGY

February 14, 2018 – C4 V
Sponsored by Commissioner Alemán
Public Works

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting, pending full report from the consultant engineer, Hazen and Sawyer concerning the advisability for allowing this type of technology in the sewer system.

26. UPDATE ON ENERGOV PERMITTING SYSTEM

April 26, 2017 – C7 M
Information Technology

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting.

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

January 17, 2018 – C4 D
Sponsored by Commissioner Alemán
Capital Improvement Projects

ACTION

DIRECTION: Defer to the June 29, 2018, pending completion of feasibility study.

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

April 26, 2017 – C4 F
Sponsored by Commissioner Alemán
Planning

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting, pending consultant's report on fees.

29. 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

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

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

February 14, 2018 – C4AE

Sponsored by Commissioner Arriola
Public Works

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting, pending additional research.

31. DISCUSSION REGARDING A WATERLESS CARWASH RFP AT GARAGES

October 18, 2017 – C4E

Parking

ACTION

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

32. 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 June 29, 2018 FCWPC meeting, pending direction from the Sustainability and Resiliency Committee.

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

October 31, 2018 – C4 A

Sponsored by Commissioner Alemán
Finance/Code Compliance

ACTION

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

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

February 14, 2018 – C4 N

Emergency Management

ACTION

DIRECTION: Defer to the May 18, 2018 FCWPC meeting, pending further research and discussions.