

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: May 17, 2017

SUBJECT: REPORT OF THE FINANCE AND CITYWIDE PROJECTS COMMITTEE (FCWPC) MEETING
ON FRIDAY, APRIL 21, 2017

A meeting of the Finance and Citywide Projects Committee was held on Friday, April 21, 2017 at 3:15 p.m. in the Commission Chamber, 3rd Floor of City Hall. Commissioners in attendance: Commissioners Ricky Arriola, Joy Malakoff, John Elizabeth Alemán, and Michael Grieco. Members from the Administration and the public were also in attendance.

MEETING OPENED AT 3:21 P.M.

OLD BUSINESS

1. Discussion On Creation Of Economic Development Goals And Objectives And A Citywide Economic Development Strategy Plan

Commission Item C4B, December 14, 2016
(Tourism, Culture, and Economic Development)

Eva Silverstein, Tourism, Culture, and Economic Development Director

AFTER-ACTION

Jeff Oris, Economic Development Division Director presented the item. Jeff Oris said the item was originally before the committee in December 2016 and the committee endorsed it to move forward. They held back to be able to talk to 100RC and be able to build in some resiliency. He mentioned that he had numerous conversations with the consultant from AECOM. The consultant helped create the scope of work for an Economic Development strategy, which is included in the memorandum. Jeff Oris mentioned that the committee talked about the potential of adding in some transportation or workforce housing into the strategy. There is a concern, since they are doing so many other plans that if they were to move forward with this strategy, they would need to coordinate with the other people working on those plans. He said he would need to know if the committee would like this included as an enhancement for the next budget cycle to move forward with this project.

Commissioner Arriola said transportation and workforce housing is essential to a vibrant, resilient community, his concern is that taking it out would leave an incomplete study. He asked Jeff Oris how he envisions working with with the other studies that are being done.

Jeff Oris said that he would put whoever would be assigned to assist with this in touch with the other departments working on it and were there to fill in holes and talk about how that might impact what would be done citywide.

Commissioner Arriola said assuming they move forward with this study, he does want to include the issues of workforce housing and transportation. It is fine if they coordinate with the other consultants so there are no inconsistencies or overlap with additional expenses in doing that work. He said in his opinion it would be an incomplete study if the issues of workforce housing and transportation were not included.

Jeff Oris said that if the committee is inclined to move this to the commission, he can add an item in the scope to do what Commission Arriola said.

Commissioner Malakoff said she thinks it is important to have a business retention and expansion strategy along with targeting certain sectors that would be very happy to do business in Miami Beach. They may not know that we are receptive to bringing them here. We are too dependent on the tourism economy and that to give the City economic resilience, we do need this study.

Commissioner Arriola said not every industry will be interested in moving their business to Miami Beach, but there are all kinds of industries the City of Miami Beach might be underrepresented in and that we should be more focused in attracting.

Commissioner Alemán said she concurs with what her colleagues have said and also working on attracting businesses whose workforce cannot afford to live in Miami Beach. She also said she read over the scope of work, she would like to include when talking about meeting with local staff and stakeholders, various chambers of commerce who have been working on this type of thing in the community for some time and have some deep local knowledge.

Jeff Oris said that he is requesting an enhancement for next year's budget of \$75,000. Commissioner Malakoff said that it is included in her motion.

MOTION: Commissioner Malakoff moved the item to create economic development goals and objectives and a citywide economic development strategy plan, with the inclusion of coordination with other studies to address housing and transportation issues as well as an enhancement for the FY 2018 budget of \$75,000. Commissioner Alemán seconded.

2. Discussion Regarding A One Cent (0.01) Food And Beverage Tax Supporting Public Schools Within Miami Beach City Limits

Commission Item R9F, March 1, 2017
(Sponsored by Commissioner Grieco)

Dr. Leslie Rosenfeld, Chief Learning Development Officer
Cintya Ramos, Director of Budget and Performance Improvement

AFTER-ACTION

Dr. Leslie Rosenfeld, Chief Learning Development Officer presented the item. She said as requested at the last meeting that she reached out to the PTA's, the school district, and the Quality of Education Committee to begin a discussion regarding educational enhancements. The meetings began during the month of March, but she did want to make the committee aware that they are getting close to the end of the school year and contact with the PTA's and the Quality of Education Committee will be silent during the months of June, July, August. They will not reconvene conversation until most likely September, therefore the earliest they will be able to report back to the committee would be in October. She said they can attempt to expedite it somewhat, but June and July are coming up and school is not in session. The Quality of

Education Committee doesn't reconvene until the end of August and it takes the PTA's at least that month to gear up.

Commissioner Arriola confirmed that Dr. Leslie Rosenfeld's request would be to come back to the committee in October. Commissioner Arriola said it is encouraging to see the activity of certain PTA's, but he also thinks it is an embarrassment to the City in regards to the little support certain schools are getting for obvious reasons. He said it needs to be fixed.

Dr. Leslie Rosenfeld said they will bring some recommendations back in October and go from there.

Commissioner Arriola referenced a chart of some of the different schools and compared the amount of money that each schools raises throughout the year.

Commissioner Alemán said it was a chart provided by Beth Edwards. She said there are many reasons as to why there are differences in the various PTAs' ability to raise money. She also said that when she was PTA president at North Beach Elementary, from a PTA standpoint they considered how could they as robust PTAs that are able to do a lot of fund raising and bring many enhancements into the schools and could mentor the schools that areas successful in fundraising. She mentioned they set up a peer-to-peer PTA president-mentoring program, but what they learned through that process is that there are many reasons why North Beach Elementary is bringing in a lot of money and Biscayne Elementary is not. Most of those factors do not have anything to do with the City of Miami Beach.

Commissioner Grieco said that as a non-member of the committee, he said it seems like the initial title of this item when it comes back in October needs to be changed. He said he thinks it is more about the discussion regarding creating a sustainable funding source as opposed to it being specific to the food and beverage tax. He said he does not want it to be misleading in any way that we are stuck on that issue. He thinks that they are just trying to come up with a sustainable funding source to take care of the schools within Miami Beach as a whole, when it comes to enhancements. In addition, he said he had the opportunity to review the last Finance and Citywide Projects Committee meeting that discussed this issue and he does not believe there was any consensus amongst the committee members regarding the suggestion that the parents should be creating a 501c3 or something along those lines. That is something that he is not supportive of, that was not one of the ideas that was discussed; it was not why he suggested this. There are school districts around that country that are self-contained, there are city limits, those city limits contain a school district, and that school district is able to determine how they are spending their money. The concept was that we need to take care of our own City; if the state is not going to do it and the school board is not going to do it to the extent that the City is happy with, then the City needs to take care of it. The property taxes are intertwined with the quality of schools. The parents of the schools are already doing their share of this with almost no help from the City government.

Commissioner Arriola said that he agrees with Commissioner Grieco. He said last time they discussed this they asked the Quality of Education Committee and Dr. Leslie Rosenfeld to tell the committee what the needs are and how much it might cost and then they would all sit down and figure out how they are going to pay for it. He said in his opinion, nothing is off the table regarding enhancements and he shares Commissioner Grieco's sentiment about not putting the burden on the PTAs alone.

Commissioner Malakoff said she agrees as well. She does not think the food and beverage tax is the way to go because they would need to go to the State of Florida to get approval. She does think that they do need to find better funding sources. She said perhaps every time an

apartment is built there is a fee that can go into a fund for education because that is bringing new families into the City that may have children going to the schools in Miami Beach. They have to go through a whole range of different ways of finding the funding to help bring all of the schools up to grade A+.

DIRECTION: Come back to the October FCWPC meeting after reconvening with the PTA's and Quality of Education Committee.

NEW BUSINESS

3. Discuss An Arrangement With Sabrina Cohen Foundation For The Construction And Operation Of An Adaptive Fitness Center At A Portion Of The 53rd Street Parking Lot With Direction To Staff To Do Outreach To The Buildings Immediately Adjacent.

Commission Item C4B, March 22, 2017

(Sponsored by Commissioner Malakoff)

John Rebar, Parks and Recreation Director

AFTER-ACTION

John Rebar, Parks and Recreation Director presented the item. He said that Susy Torriente, Assistant City Manager/Chief Resiliency Officer, himself, and some staff held a public meeting this past Monday. The public meeting was directed to the 3 buildings that are immediately adjacent to the site that was being discussed. John presented a hand out to the Committee that included comments from participants and the information was put into a spreadsheet. A thread of emails were also attached that have come into Parks and Recreation staff since the public meeting.

John Rebar said that one of the top concerns for residents was parking at the 53rd Street parking lot along Collins Avenue. Beachview park is to the east of the parking lot, then the ocean, and on the northwest corner of the lot there is the fire station. Parking was a big concern, because the residents said there already is insufficient parking. Residents mentioned that parking was already reduced to provide additional parking for the fire station. When special events come in to the City, parking is an even bigger issue. Residents also stressed that even though this proposal is not taking up greenspace, it is their belief that we are taking away the parking lot that is open space. They would like the space to be treated as the same as greenspace and not take it away. They also said the parking lot was too small of a site and they came up with other suggestions where the facility can be built, such as the UNIDAD building, North Shore Open Space Park, the lot next to the Eden Roc Hotel, and South Pointe Park.

Raul Aguila, City Attorney, gave some background about the proposed transaction. The proposed facility would be a City owned building. The Sabrina Cohen Foundation would commit to raising all of the funds, through either private donation or grant money to design and construct the facility. No contract by either an architect or a contractor would be entered into by the City, until all of the funds have been raised and the City is satisfied through the CFO, that they have been committed and available for the City's use. If the funds have been raised and and if the Commission moves to proceed with the project, the project can either be managed by the Parks and Recreation Department or it could possibly be managed by the Sabrina Cohen Foundation. In the event the Commission elects to have a private operator manage the facility, which could be the Foundation, if it is over a period of 10 years it would require a 6/7ths vote of the City Commission.

Commissioner Arriola mentioned the tennis center in Flamingo Park and another one in North Beach, that are City owned buildings, but run by a private contractor. Raul Aguila said that is

correct. He said we have other examples like this, like the UNIDAD senior center, the money was raised by grant money and UNIDAD is managed by a private operator. The golf course has the same set up.

Commissioner Arriola said that when they were building the tennis centers or the other facilities mentioned that there were probably some people that did not want them built. Raul Aguila said that is correct.

Tona Marco, resident who lives in the adjacent building to the property being discussed said while they are very supportive of handicapped access to aquatic facilities and the beneficial nature of this kind of activity, she thinks there are more controlled facilities where handicapped access can be added. She said she thinks access to the ocean opens the City up to a liability. The other issues are the limited parking in the area and the view of the ocean. The playground and park will not have the same access.

Robert Bollinger, resident of the building north of the proposed project site said he has been in touch with many residents in the building and they are against it. They have lost a lot of parking and the existing lot is congested. He said he likes the location of North Shore Open Space Park instead.

Commissioner Alemán said there would be tremendous resistance from the community to putting a structure in North Shore Open Space Park, given feedback received when they did the North Shore Open Space design. She asked how many people that are speaking against this facility have attended a Sabrina's adaptive beach day. She said she took her kids who are not disabled and they had a great day swimming together as neighbors and a complete community. The chance to have all members of the community be able to experience the ocean together is amazing.

Diana L. Rodriguez, resident of the condominium north of the proposed project site spoke. She said she is sure it is a wonderful experience and they deserve a place to be able to swim and enjoy, but there are other areas they are able to do so. The issue with the 53rd Street lot is that it is already congested; the general public uses it to access the beach. Her specific concern is that this proposal benefits special interests and limits the right of the general public to use the beach and the park. She said there are many other places to put this facility.

Commissioner Arriola asked how many parking spaces are in the parking lot. Saul Frances, Parking Director said that there are 139 existing spaces and they are estimating approximately 20 parking spaces to be lost. Commissioner Arriola said to Diana L. Rodriguez that this would be mostly during the day and not at night, so guests visiting nearby buildings would not be inconvenienced by this at all. During the day and on the weekends is when the spaces would be occupied.

Diana L. Rodriguez said usually when buildings are built by foundations they are rented after hours for events and other things. She asked if this is something that would occur.

Commissioner Malakoff said the first floor of the building will be used to store beach accessible wheelchairs that have rubber tires, that take up a lot of space. Upstairs on the second floor there will be equipment to help strengthen people who have disabilities. It is not a party space.

Daisy Zias, resident of 6450 Collins Avenue and part of the Green Shirts group spoke. She said the people do have access to the beach; they have access in South Pointe, 15th Street, Allison Park, and 75th Street. The access is there, but they do not use it.

Commissioner Alemán said she had attended many of the Allison Park discussion meetings and during those meetings; and this is the exact site that was suggested.

Sylvia Ospina, resident of 6450 Collins Avenue spoke. She said she made a suggestion on Monday that South Pointe Park be studied more thoroughly as a location for this center. South Pointe Park already has wheel chairs that can be rented that are automatic. At Ocean Drive and 10th Street, they also have wheelchairs that can be rented. South Pointe Park has a lot of parking available and the beach is much wider there. She asked what the motivation is behind this location.

Commissioner Arriola said these folks do not have convenient access to the beach, despite what the residents might say. These other sites theoretically sound good until you are in a wheelchair and have to cross hundreds of yards of sand just to get to the beach.

Michael Llorente of Llorente and Heckler Law Office, spoke on behalf of the Sabrina Cohen Foundation. He mentioned that Sabrina worked for several years with the City on a similar concept at a different location. At the end of a lot of debate and discussion, that project did not move forward. One of the main reasons is that there was not sufficient public outreach done. He said that is why they are here talking about a similar project at another location that have many benefits. Conceptually the facility would be located at the southeastern corner of the paved area, there is no encroachment onto the greenspace, there is no elimination of park land, there is not environmental impact. Of the several things mentioned today, parking seems to be an issue. He believes based on the numbers that the Parking Department has seen; there is capacity at this parking lot. In addition, the hours of operation would more or less working hours, outside that range there should be little or no impact to parking in the parking lot. Regarding greenspace and open space, it does not encroach on the area. He said he would argue that an adaptive fitness center for the disabled is a much more productive use of a paved space than a few parking spaces. In regards to special events, this is still in the conceptual stage, and they are looking forward to having sustained conversation with the community because things like this need to be addressed. In addition, in regards to access, there are a few other areas in Miami Beach which have mats that provide limited access to the dunes, but they do not get you very far. This concept is designed to get you beyond the dunes.

Carolina Jones, Chair of Parks and Recreation Facilities Advisory Board, spoke on behalf of the board and said that they are in great support of this project. The storage is for the bicycles that actually get the people in the water because the people need additional assistance and support.

Helen Schwartz, resident spoke. She said she has been on the Disability Access Committee for 5 years. She said the way to refer to disabled people is disabled not handicapped, which is a degrading term. Getting in the water requires special equipment. One of things she wanted to do when she first moved to Miami Beach, was get in the water. The only way she was able to do that was through Sabrina's work. She thinks it is very important.

Commissioner Arriola suggested to the people that have never been out to Sabrina's adaptive beach day, to go out there and educate themselves on what is being discussed in regards to this facility. It was a big education for him to see how bulky the equipment is and how necessary it is to be able to transport one to the water's edge. He said there is no question in his mind that they must do this somewhere on the beach.

Sabrina Cohen, President and Founder of the Sabrina Cohen Foundation, spoke. She said she wanted to show gratitude for the item being heard today and continuing the conversation. She said in addressing the residents that have concerns, this is not for a private entity or to eliminate anyone that is already going to the beach in the area. This is to expand and open up opportunity

for all residents and visitors of Miami Beach. She said they are here to work with the residents of the community because this is a program meant to enrich the community. The purpose is to enhance the quality of life for all residents, not any one particular population. She addressed liability and said that the Sabrina Cohen Foundation has taken on a lot of responsibility with the first year of the adaptive beach programming and they will continue to. She said in a very safe method, they served over 600 individuals while conducting their program that began last year. There is not one incident report because they have qualified therapists, qualified ocean rescue, and the chief of City of Miami's Fire Department. These are the people that are controlling activities, monitoring and making sure that everything is safe. She said to the residents that are worried about the obstruction of their views, that this is a two-story building. She said when they have the renderings they will share them with the community. This building will not impede any views. She said she is asking for the support of the residents to continue the conversation. She said like Commissioner Alemán mentioned, when they were first looking at the 64th Street location, the people of Allison Park urged the Sabrina Cohen Foundation to go to 53rd Street because of more open space and more parking opportunities.

Raul Aguila said there is a preliminary draft term sheet in the committee's packets and they will continue to have conversations to firm up the term sheet.

MOTION: Commission Malakoff moved to go forward to continue the conversation and move to the next step of the Sabrina Cohen Foundation use of the 53rd Street parking lot for an adaptive recreation fitness center. Commissioner Alemán seconded.

4. Discussion Regarding A Potential Lease With The Venture City For Commercial Space Located At 1661 Pennsylvania Avenue
(Jeff Oris)

Eva Silverstein, Tourism, Culture, and Economic Development Director

AFTER-ACTION

Jeff Oris, Economic Development Division Director presented the item. He said he asked Venture City to provide some additional information. They were willing to provide information, but they wanted to check with some of their investors first. They asked that this item to be deferred to the May 19th Finance and Citywide Projects Committee meeting.

DIRECTION: Item deferred to the May 19, 2017 FCWPC meeting.

DEFERRED ITEMS

5. Discussion Regarding Proposed Interceptor Garage At 1623 West Avenue (Lot No. P23).
Commission Item R9E, September 27, 2016
(Parking)

Saul Frances, Parking Director

AFTER-ACTION

DIRECTION: Item deferred to the May 19, 2017 Finance and Citywide Projects Committee meeting. The CIP Department received a preliminary concept design and associated cost estimate from Desman, DCP (Design Criteria Professional) for the proposed pedestrian bridge connecting the developer's parking garage to the City's planned interceptor garage. Desman's

estimates the pedestrian bridge to cost \$200,000 to \$300,000. Crescent Heights is in possession of Desman's preliminary concept design and estimated costs. The Developer communicated it is evaluating the information.
Status:

6. Discuss Engaging In A Pilot Program With A Cost Reduction Consultant.

Commission Item C4N, March 1, 2017

(Sponsored by Commissioner Arriola)

James Sutter, Internal Auditor

John Woodruff, Chief Financial Officer

AFTER-ACTION

DIRECTION: Item deferred to the May 19, 2017 Finance and Citywide Projects Committee meeting, pending coordination with several departments to identify areas and cost reduction potential.

7. Discussion Regarding A Skate Park/Parking Structure At 72nd Street Parking Lot (P92).

Commission Item C4B, February 8, 2017

(Tourism, Culture, and Economic Development)

Eva Silverstein, Tourism, Culture and Economic Development Director

AFTER-ACTION

DIRECTION: Item deferred to the May 19, 2017 Finance and Citywide Projects Committee meeting, pending creation of drawings.

8. Discuss The Key Development Parameters For The Barclay Plaza Apartments Workforce Housing Project.

Commission Item C4A, March 1, 2017

(Office of Housing and Community Services)

Maria Ruiz, Director of Housing and Community Services

AFTER-ACTION

DIRECTION: Item deferred to the May 19, 2017 FCWPC meeting, pending data and analysis.

9. Discussion Regarding Future Uses Or The Potential Sale Of Vacant City-Owned Land Located At 226 87th Terrace.

Commission Item C4A, October 19, 2016

(Sponsored by Commissioner Grieco)

Eva Silverstein, Tourism, Culture and Economic Development Director

AFTER-ACTION

DIRECTION: Item deferred to the May 19, 2017 FCWPC meeting, so that the City's appraiser is available to discuss this item.

10. Discussion Regarding The Maintenance Of Public Bathrooms Citywide.

Commission Item C4N, February 8, 2017
(Sponsored by Commissioner Grieco)

John Rebar, Parks and Recreation Director
Adrian Morales, Property Management Director

AFTER-ACTION

DIRECTION: Item deferred pending direction from the Neighborhood and Community Affairs Committee.

11. Discussion To Explore Placing Cameras On Every Corner Of The MXE (Mixed Used Entertainment) District And On The Beachwalk, And Installing Emergency Activation Boxes Along The Beachwalk.

Commission Item C4P, March 1, 2017
(Sponsored by Vice-Mayor Rosen Gonzalez)

Daniel Oates, Police Chief

AFTER-ACTION

DIRECTION: Item deferred pending direction from the Neighborhood and Community Affairs Committee.

Meeting adjourned at 4:08 pm.

JLM/JW/MTG