



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: City Manager Jorge M. Gonzalez 

DATE: June 9, 2010

SUBJECT: **REPORT OF THE FINANCE AND CITYWIDE PROJECTS COMMITTEE MEETING OF May 20, 2010.**

OLD BUSINESS

As a related matter to the Committee's prior concessions with regard to the City's Living Wage Ordinance, the administration was directed to prepare an analysis on the proposal to incorporate, whether as an amendment to the Living Wage Ordinance, requiring certain vendors / contractors that do business with the City to provide certain paid time off benefit to their employees. As a result the deadline for submissions of proposals for the RFP for security guard services will be extended to allow for consideration of that analysis and possible inclusion in the RFP requirements.

The Committee recommended addressing beach clean up issues during the budget process.

The Committee forwarded to the full Commission, and directed the Administration to look into a possible Request for Proposals or Request for Qualifications for a qualified firm to develop Energy Control Measures (ECM) for the City's parking garage (similar to what Ameresco is currently doing in certain City facilities) Commissioner Libbin said he had been contacted by a firm that does this, at no cost to the City.

NEW BUSINESS

1. Discussion Item: Update on Revenue Parking Bonds

ACTION

Status Update

The Committee recommended proceeding with the bond issue.

Agenda Item CGF
Date 6-9-10

The Committee asked Administration to look at on-street parking rates in other cities and to bring back a report to determine if on-street parking rates should be higher than garage rates.

Chief Financial Officer Patricia Walker presented the item.

Ms. Walker stated that the Parking Bonds include funding for the second land acquisition and construction of the Sunset Harbor Garage as well as an estimated amount for the construction of the Collins Park Garage. In addition, existing Parking Bonds would be refunded and result in approximately \$1.4 million in savings, or about \$100,000 in debt service savings annually. The Committee recommended proceeding with the bond issue. Conversation ensued. The Committee asked Administration to look at on-street parking rates in other cities and bring back a report to determine if on-street parking rates should be higher than garage rates. Additionally the administration was asked to consider raising parking rates for non-residents so that residents utilizing an I-park device could have a significantly reduced rate.

- 2. Discussion regarding a Lease Agreement between the City and Rubin & Bickman, PLLC, for use of 1,515 sf of City-owned property located at 1130 Washington Avenue, 4th Floor**

ACTION

The Committee approved the proposed lease and recommended that the lease be brought to the June 9, 2010 Commission Meeting.

Assistant City Manager Hilda Fernandez presented the item.

On April 16, 2010 Koniver Stern Group, the City's contracted real estate broker, presented the City with a Letter of Intent (LOI) on behalf of Rubin & Bickman, a South Florida law firm, who expressed an interest in the 4th floor that is currently vacant and available. Koniver Stern recommended that the City consider the proposed lease terms based on the City's ability to secure a viable tenant during this economic time, and at a competitive per square foot rate. This rate reflects the location of the floor at a lower level with limited views. The proposed lease terms are within range of comparable spaces in the area, and reflect the current economic reality. The Administration recommends that a lease agreement with Rubin & Bickman, PLLC, for use of the 4th Floor be approved. The Committee approved the proposed lease and recommended that the lease be brought to the June 9, 2010 Commission Meeting.

- 3. Discussion regarding a Lease Agreement between the City and Strang Adams, P.A., for the use of 858 sf of City-owned property located at 1130 Washington Avenue, 3rd Floor East**

ACTION

The Committee approved the proposed lease and recommended that the lease be brought to the June 9, 2010 Commission Meeting.

Assistant City Manager Hilda Fernandez presented the item.

On April 26, 2010, Koniver Stern Group, the City's contracted real estate broker, presented the City with a Letter of Intent (LOI) on behalf of Strang Adams, P.A., a South

Florida law firm, who expressed an interest in a portion of the 3rd Floor that is currently vacant and available. Koniver Stern recommended that the City consider the proposed lease terms based on the City's ability to secure a viable tenant during this economic time, and at a competitive per square foot rate, for a lower level floor with no views. Additionally, this provides a tenant for the vacant half of the floor, allowing the City to lease the entire floor. The tenant is also investing a minimum of \$8,500.00 in tenant improvements which will be beneficial to the City as it remains an improvement to a portion of a floor that was only partially complete (in exchange for a 10 week credit against rent, in addition to the standard three (3) month credit against Rent, for a total of 22 weeks). This portion of the 3rd Floor requires a build out. Property Management estimated that it would cost the City \$19,266.00 to build out this portion of the 3rd Floor. The Administration recommends that a lease agreement with Strang Adams, P.A., for use of the east portion of the 3rd Floor be approved. The Committee approved the proposed lease and recommended that the lease be brought to the June 9, 2010 Commission Meeting.

4. **Review and discuss an amendment to the code of The City of Miami Beach; Amending Chapter 82, "Public Property," Article II "Sale or Lease of Public Property," Sections 82-36 through 82-40, Amending the procedures for sale or lease of City Property**

ACTION

The Committee recommended amending the ordinance so that proposed leases may be referred by the City Manager (without the need for referral by the City Commission) to the F&CWP for review; leases less than ten (10) years (including the renewal option periods) are discussed at the F&CWP, and following the Committee's review, one (1) reading at the City Commission; and leases greater than ten (10) years are discussed at the F&CWP, and following the Committee's review, two (2) readings at the City Commission.

City Manager Jorge Gonzalez presented the item and gave a brief history of the item.

The proposed changes to the ordinance would streamline and simplify the current process for approval of City leases or sale of City properties. The primary substantive change to the current City Code provisions changes the "two (2) readings" requirement before the City Commission to 1) a discussion of the proposed lease or sale at the Finance and Citywide Projects Committee (F&CWP); and 2) following the Committee's review, one reading at the City Commission (which, unless waived by 5/7^{ths} vote, is a public hearing). The revision intended to give the City Administration greater flexibility to negotiate and finalize lease and/or sale transactions in a more expedient manner; particularly where a lease and/or sale is time sensitive. Discussion ensued. The Committee recommended amending the ordinance so that proposed leases may be referred by the City Manager (without the need for referral by the City Commission) to the F&CWP for review; leases less than ten (10) years (including the renewal option periods) are discussed at the F&CWP, and following the Committee's review, one (1) reading at the City Commission; and leases greater than ten (10) years are discussed at the F&CWP, and following the Committee's review, two (2) readings at the City Commission.

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