



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: July 29, 2015

SUBJECT: REPORT OF THE FINANCE AND CITYWIDE PROJECTS  
COMMITTEE MEETING ON JULY 1, 2015

The agenda is as follows:

### NEW BUSINESS

#### 1. General Fund CSL Update and Proposed Millage Rate

##### ACTION

The General Fund CSL Update was adjusted from a surplus of \$234,750 (net of the recommended enhancements and efficiencies/reductions) to \$1.4 million due to an additional \$1.2 million available from the change in certified taxable values from the Property Appraiser on July 1<sup>st</sup> from 12.0 percent to 13.2 percent.

#### 2. Review of Proposed Capital Budget

##### ACTION

The Committee recommended removing the following proposed items from the 2015/2016 Capital Budget:

- Espanola Way Conversion to Pedestrian Mall project estimated at \$1.1 million
- The Press Room portion of the City Hall Space Plan project in the amount of \$215,000 (PAYGO fund)
- Traffic Circle at 47<sup>th</sup> Street and Meridian Ave in the amount of \$250,000 (Local Option Gas Tax - 3 Cent Gas Tax fund)
- Additional funding request of \$400,000 above the \$100,000 already funded for the Tent for North Beach Bandshell project (Quality of Life - North Beach fund)

The Committee recommended staff continue to refine the scope of the Commission Chambers Renovation project.

Agenda Item C6A  
Date 7-31-15

The Committee recommended the City Attorney research and provide a Letter to Commission (LTC) further detailing the specifications of the City's Code requirements to use Stormwater funds for seawalls.

### **NEW BUSINESS**

3. **FY 2015/16 General Fund Operating Budget**
- **Potential efficiencies/reductions**
  - **Potential enhancements**
  - **Potential revenue enhancements**

### **ACTION**

The Committee recommended further reducing the millage rate an additional 0.557 mills to meet the remainder of the millage rate goal of 0.1114.

The Committee recommended accepting the recommended reductions/efficiencies with one change listed below:

- **Remove the recommended reduction in City Clerk – Central Services for \$27,100 to eliminate printing of Commission meeting agendas, Commission committee agendas, Land Use Boards agendas, and annual Budget documents**

The Committee recommended accepting the proposed additions and service enhancements removing the following items listed below:

- **Remove \$100,000 for the Climate Action Plan in Building-Environmental Management**
- **Remove \$150,000 for the North Beach Marketing funds in Tourism, Culture, & Economic Development (funded by Resort Tax)**
- **Offset 50 percent (\$55,000) of the Assistant Director in Tourism, Culture, & Economic Development from Resort Tax funding**
- **Offset the \$220,000 cost of the Urban Forestry Tree Preservation Program in Public Works by budgeting the fee revenue associated with the new program**
- **Add \$200,000 for Out-of-Region Data Center in Information Technology**
- **Add \$500,000 in a reserve to offset the future cost of the Public Safety Radio project in Emergency Management/9-1-1**

The Committee also recommended staff bring back information on the Freight Loading Zone enhancement in Parking to the next meeting.

The net result of the changes above is an unallocated surplus in the General Fund of \$17,750.

Preliminary CSL surplus --based on June 1st values	3,600,000
Millage rate reduction --50% of remaining millage rate goal	(1,100,000)
<b>Updated CSL surplus</b>	<b>2,500,000</b>
Recommended enhancements	(3,824,000)
Additional Resort Tax contribution	530,000
Recommended reductions/efficiencies	1,211,750
Change in taxable values --based on July 1st values --each 0.1 percent equals \$120,000	1,200,000
Additional Millage rate reduction --100% of remaining millage rate goal	(1,100,000)
Reserve for Public Safety Radio project	(500,000)
<b>Unallocated surplus</b>	<b>17,750</b>

#### 4. Proposed Parking Rate Increases

##### ACTION

The Committee recommended moving this item to Commission with the aforementioned parking rate increases that have the potential to yield an additional \$19 million annually. The increased revenues would be utilized to fund the more immediate transportation initiatives and the bonding capacity for the Parking Enterprise Fund. Below are the proposed rates and the impact of these increases on the fund balance:

	Current	Proposed	Annual Revenue (Inc)
<b>Parking Meter Hourly Rates:</b>			
South Beach On-Street Meters	\$1.75	\$3.00	\$7,115,000.00
South Beach Off-Street Meters	\$1.75	\$2.00	\$678,000.00
Collins Ave/Indian Creek 23rd - 44th Streets - On-Street Meters	\$1.00	\$3.00	\$1,628,000.00
Collins Ave/Indian Creek 23rd - 44th Streets - Off-Street Meters	\$1.00	\$2.00	\$236,000.00
<b>Sub-total:</b>			<b>\$9,657,000.00</b>

<b>Parking Meter Hours of Operation:</b>			
Collins Ave/Indian Creek 23rd - 44th Streets – On/Off-Street Meters	8a-6p	9a-3a	\$2,331,000.00
<b>Sub-total:</b>			<b>\$2,331,000.00</b>
<b>Sub-Total Meter Rate/Hours of Operation:</b>			<b>\$11,988,000.00</b>
<b>Municipal Parking Garages:</b>			
Each of first four hours:	\$1.00	\$2.00	\$3,281,000.00
Monthly Rate:	\$70.00	\$100.00	\$597,000.00
<b>Sub-total:</b>			<b>\$3,878,000.00</b>
<b>Parking Space Daily Rental:</b>			
Valet Parking:	\$17.00	\$46.75	\$1,428,000.00
Construction:	\$10.00	\$46.75	\$771,000.00
Special Event:	\$10.00	\$46.75	\$771,000.00
<b>Sub-total:</b>			<b>\$2,970,000.00</b>
<b>Residential Daily Visitor Permit:</b>			
Option No. 1	\$1.00	\$2.00	\$147,000.00
Option No. 2	\$1.00	\$3.00	\$295,000.00
<b>Sub-total (if Option 1 selected):</b>			<b>\$147,000.00</b>
<b>GRAND TOTAL</b>			<b>\$18,983,000.00</b>

<b>Parking Available Fund Balance- With Rate Increases</b>						
	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>
Available fund balance in the Parking Fund as of September 30, 2014	22,825,573	12,532,573	17,621,573	14,054,073	19,494,358	23,459,462
Fund Balance Set Aside for R&R	3,228,000	6,258,000	6,258,000	6,258,000	6,258,000	6,258,000
<b>Available Fund Balance</b>	<b>26,053,573</b>	<b>18,790,573</b>	<b>23,879,573</b>	<b>20,312,073</b>	<b>25,752,358</b>	<b>29,717,462</b>
Transfer to Transportation	(1,311,000)	(3,333,000)	(3,333,000)	(3,333,000)	(3,333,000)	(3,333,000)
Transfer to General Fund	(8,400,000)	(8,400,000)	(8,400,000)	(8,400,000)	(8,400,000)	(8,400,000)
R&R/Capital Needs	(5,314,000)	(3,728,000)	(10,994,000)	(554,000)	(554,000)	(554,000)
<b>Net Available Balance</b>	<b>11,028,573</b>	<b>3,329,573</b>	<b>1,152,573</b>	<b>8,025,073</b>	<b>13,465,358</b>	<b>17,430,462</b>
Annual Revenues	52,430,000	74,415,000	74,415,000	74,415,000	74,415,000	74,415,000
Annual Operating Expenses	(41,237,000)	(46,350,000)	(47,740,500)	(49,172,715)	(50,647,896)	(52,167,333)
Debt Service*	(3,431,000)	(7,515,000)	(7,515,000)	(7,515,000)	(7,515,000)	(7,515,000)
Set Aside for R&R	(6,258,000)	(6,258,000)	(6,258,000)	(6,258,000)	(6,258,000)	(6,258,000)
<b>Net Surplus</b>	<b>1,504,000</b>	<b>14,292,000</b>	<b>12,901,500</b>	<b>11,469,285</b>	<b>9,994,104</b>	<b>8,474,667</b>
<b>Projected Available Year End Fund Balance</b>	<b>12,532,573</b>	<b>17,621,573</b>	<b>14,054,073</b>	<b>19,494,358</b>	<b>23,459,462</b>	<b>25,905,128</b>

\* Includes an estimated \$4.14 million annually for debt service on the parking needs for the Convention Center Renovation, commencing

**FINANCE AGENDA:**

**OLD BUSINESS**

5. a) Discussion regarding Parking Demand Analysis/Walker Parking Consultants
- b) Discussion Regarding The Construction Of A Parking Garage At The 27th Street And Collins Avenue Parking Lot

**ACTION**

The Committee recommended staff continue to work on completion of the Walker Parking Supplemental Report addressing the parking demand analysis for South Beach, North Beach and Middle Beach. Staff will issue the report via Letter to Commission (LTC) and discuss it at the next Finance and Citywide Projects Committee meeting.

6. Discussion regarding whether or not to pursue food and beverage concessions for Soundscape Park, Collins Park, and the Miami Beach Botanical Garden

**ACTION**

The Committee recommended staff continue to work on the negotiations and bring this item back to the Finance and Citywide Projects Committee when ready.

**NEW BUSINESS**

7. Discussion To Amend The Living Wage Ordinance Insurance Provision In Light Of Obama Care

**ACTION**

The Committee recommended take no action at this time with regard to amending the Living Wage Ordinance because of the PPACA and that staff continue to monitor the progress of the challenges to the Patient Protection and Affordable Care Act (the "PPACA"), as well as any other changes to the law that may be enacted in the near future.

8. Discussion Regarding The Requirement For City Contractors To Provide Equal Benefits For Domestic Partners

**ACTION**

The Committee recommended that the Administration move forward with sunseting the Equal Benefits requirements from contracts and solicitations with vendors.

9. Discussion Regarding A New Lease Agreement Between The City Of Miami Beach (Landlord) And SB Waxing, Inc. (Tenant) Involving The Use Of Approximately

**1,291 Square Feet Of Ground Floor Retail Space Located At 1701 Meridian Avenue, Unit 3 (A/K/A 771 17th Street), Miami Beach, Florida (Premises), For An Initial Term Of Five (5) Years, With One (1) Renewal Option For An Additional Four (4) Years And Three Hundred And Sixty Four (364) Days.**

**ACTION**

**The Committee recommended moving forward with the proposed new lease increasing the Tenant's gross rental rate from \$43.64 per square feet ("PSF") to \$53.80 PSF. The stipulated terms and conditions are for a period of five (5) years, with one (1) renewal option for an additional four (4) years and three hundred and sixty four (364) days at fair market rent.**

- 10. Discussion Of A Resolution Of The Chairperson And Members Of The Miami Beach Redevelopment Agency (RDA), Accepting The Recommendation Of The Finance And Citywide Projects Committee, Pursuant To Invitation To Negotiate (ITN) No. 2015-060-Lr (The ITN), For The Leasing Of City-Owned Buildings And Rooftops For The Placement Of Telecommunications Equipment, And Authorize The Executive Director To Execute A Nine Year And 364 Day Lease Agreement With Crown Castle Ng East, LLC ("Tenant"), Attached And Incorporated Herein As Exhibit A, For Tenant To Operate And Maintain Its Existing Telecommunications Hub On The Roof Of The RDA's Parking Garage Located At 1550 Collins Avenue, With A Monthly Rent Of \$4,000.00.**

**ACTION**

**The Committee recommended moving forward with approving and authorizing the RDA to enter into a lease agreement between the Miami Beach Redevelopment Agency (Landlord) and pursuant to Invitation To Negotiate (ITN) No. 2015-060-LR, for the leasing of city-owned buildings and rooftops for the placement of telecommunications equipment, and authorize the Executive Director to execute a nine year and 364 day lease agreement with Crown Castle NG East, LLC for tenant to operate and maintain its existing telecommunications hub on the roof of the RDA's parking garage located at 1550 Collins Avenue, with a monthly rent of \$4,000.00.**

**ITEMS REFERRED AT JUNE 10, 2015 COMMISSION MEETING**

- 11. Discussion Regarding A Potential Public-Private Partnership With 1234 Partners, LTD. For A Parking Garage On The 1200 Block Of Washington Avenue**

**ACTION**

**The Committee took no action as staff provided an update. Staff is scheduled to meet with the developer 1234 Partners, LTD and will report back to the Finance and Citywide Projects Committee the results of the meeting.**

- 12. Discussion Regarding Land Use & Development Committee And The Planning Board For The Review Of All Planning Fees, Including Fees Associated With Plans Review, Board Applications And Other Ministerial Functions**

## **ACTION**

The Committee took no action. Staff will provide an update at the next Finance and Citywide Projects Committee meeting.

13. Discussion Regarding A Request From The Parks And Recreation Facilities Committee For A Competition Swimming Pool

## **ACTION**

The Committee recommended moving this item to the full Commission to contract a firm with experience in the planning, building and operation of public competitive pools to complete an in-depth feasibility and cost study. The study will assist the City in taking a thorough look at site locations, amenities, cost of construction, ongoing operational costs and a 10 year renewal and replacement plan. The recommended study may also include management scenarios such as partnerships and contracted services as well as potential funding sources.

14. Discussion Regarding A Resolution Accepting The Recommendation Of The City Manager, Pursuant To Invitation To Negotiate (ITN) 2014-170-SW For A Gated Revenue Control System For The City's Parking Garages; Approving The Material Terms Of An Agreement Between The City And Skidata, Inc., As Set Forth In The Term Sheet Attached As Exhibit "A' Hereto; Authorizing The City Manager And The City Attorney's Office To Finalize The Agreement Based Upon The Material Terms Approved Herein; Provided That They May Make Any Non-Substantive And Non-Material Revisions And/Or Additions To The Agreement, As They Deem Necessary ; Authorizing The Mayor and City Clerk To Execute The Final Agreement; And, In The Event That The City Is Unable To Finalize Successful Negotiations With Skidata, Inc., Authorizing The City Manager And The City Attorney's Office To Negotiate An Agreement With Amano McGann, Inc. Based Upon The Material Terms Approval in Exhibit "A' Herein (Provided That They May Make Any Non-Substantive And Non-Material Revisions And/Or Additions To The Agreement)

## **ACTION**

The Committee recommended that Administration finalize negotiations on the final contract terms with Skidata, Inc. for a gated revenue control system for the City's parking garages and moving this item to the full Commission.

15. Discussion Regarding The Transfer, Via Quit Claim Deed, To The Florida Department Of Transportation (FDOT) The Property Identified In Exhibit "A," As The Property Has Been Constructed Upon By FDOT And Utilized As A Turning Lane From Michigan Avenue Onto Alton Road; Containing Approximately 4,014 Square Feet In Total Area; Further Waiving, By 5/7th Vote, The Competitive Bidding Requirements And Independent Appraisal Requirements Of Section 82-39

**Of The City Code, Finding That The Public Interest Would Be Served By Waiving Such Conditions**

**ACTION**

**The Committee recommended moving forward with Administrations recommendation to waive the competitive bidding requirement and independent appraisal requirement, finding that the public's interest is best served by waving such conditions. FDOT needs the property as a turning lane, and has already utilized the area as a turning lane and has maintained the area for some time for transportation purposes.**