

City of Miami

*City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com*



Meeting Minutes

Wednesday, July 18, 2018

10:00 AM

Special Meeting

City Hall

City Commission

*Francis Suarez, Mayor
Keon Hardemon, Chair
Ken Russell, Vice Chair
Wifredo (Willy) Gort, Commissioner, District One
Joe Carollo, Commissioner, District Three
Manolo Reyes, Commissioner, District Four
Emilio T. Gonzalez, City Manager
Victoria Méndez, City Attorney
Todd B. Hannon, City Clerk*

10:00 AM**INVOCATION AND PLEDGE**

Present: Chair Hardemon, Vice Chair Russell, Commissioner Gort, Commissioner Carollo and Commissioner Reyes

On the 18th day of July, 2018, the City Commission of the City of Miami, Florida, met at its regular meeting place in City Hall, 3500 Pan American Drive, Miami, Florida, in special session. The Commission Meeting was called to order by Chair Hardemon at 10:47 a.m., recessed at 1:28 p.m., reconvened at 3:49 p.m., and adjourned at 5:01 p.m.

ALSO PRESENT:

*Emilio T. Gonzalez, Ph.D., City Manager
Victoria Méndez, City Attorney
Todd B. Hannon, City Clerk*

Chair Hardemon: Welcome to the July 18 special meeting of the Miami City Commission in these historic chambers. The members of the City Commission are Wifredo Gort, Joe Carollo, Manolo Reyes; Ken Russell, the Vice Chair; and me, Keon Hardemon, the Chairman. And also on the dais are Emilio T. González, our City Manager; Victoria Mendez, our City Attorney; and Todd Hannon, our City Clerk. The meeting will be opened with a prayer by Commissioner Gort, and the pledge of allegiance will be led by Commissioner Carollo. All rise.

Commissioner Gort: Good morning.

Invocation and pledge of allegiance delivered.

ORDER OF THE DAY

Chair Hardemon: We will now begin our regular meeting. The City Attorney will state the procedures to be followed during this meeting.

Commissioner Reyes: Mr. Chair?

Victoria Méndez (City Attorney): Thank you, Chairman.

Commissioner Reyes: Mr. Chair?

Chair Hardemon: Yes.

Commissioner Reyes: You're the Chairman. Mr. Chair, I want a point of order, and I want a point of information also. As you stated, at the end of last meeting, this meeting was going to be amongst us. We are the ones that are going to be discussing this item. We are not going to have any public input, and nobody from the opposing side is going to be allowed to speak; therefore, I consider that it will be fair that the presenters will be only able to speak if they are asked questions, and that's in order to remain fair and equitable.

Chair Hardemon: Right. So as we talked about at last meeting, there is not going to be any public comment today, because we've already had our public comment on this item. And so, according to the law -- and I'm sure everyone's familiar with the law that governs us, which is the Florida Statutes, Florida Statute 286.0114, that talks about public meetings, reasonable opportunity to be heard. And so, members of the public are guaranteed an opportunity to

... speak on issues that are decided by this sort of body, and the decision not -- the opportunity for them to be heard does not have to happen at the meeting in which the decision's being made. It can happen at any meeting that is just before the meeting where the decision is being made. And so, therefore, because we had public discussion -- public comment at our last meeting, we're not having it at this meeting. And so, that is how we're moving forward. And so, what I'd like for the City Attorney to do is to read into -- our procedures that are going to be followed at this meeting.

Unidentified Speaker: Chairman, I'm so sorry. We can't hear you; you're so far off the record.

Chair Hardemon: I'm some soft-spoken.

Commissioner Gort: When he wants to.

Chair Hardemon: I'm so soft-spoken.

Unidentified Speaker: (UNINTELLIGIBLE).

Chair Hardemon: I've always wanted them to --

Unidentified Speaker: (UNINTELLIGIBLE) pull the mike closer (UNINTELLIGIBLE).

Chair Hardemon: Madam City Attorney.

Ms. Méndez: Thank you, Chairman. Any person who is a lobbyist, including all paid persons or firms retained by a principal to advocate for a particular decision by the City Commission, must register with the City Clerk and comply with the related City requirements for lobbyists before appearing before the City Commission. A person may not lobby a City official, board member or staff member until registering. A copy of the Code section about lobbyists is available in the City Clerk's Office or online at www.municode.com [sic]. Any person making a presentation, formal request or petition to the City Commission concerning real property must make the appropriate disclosure required by the City Code in writing. A copy of the Code section is available in the City Clerk's Office or online at www.municode.com [sic]. The material for the item on the agenda is available at the City Clerk's Office and online at www.miamigov.com [sic]. No cell phones or other noise-making devices are permitted in chambers; please silence those devices now. No clapping, applauding, heckling, or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. A person making any offensive remarks or who becomes unruly in Commission chambers will be barred from further attending Commission meetings and may be subject to arrest. No signs, placards shall be allowed in Commission chambers. Any person with a disability requiring assistance, auxiliary aids and services for this meeting may notify the City Clerk. The lunch recess will begin at the conclusion of the deliberation of the agenda item being considered at noon. The meeting will end either at the conclusion of the deliberation of the agenda item being considered at 10 p.m. or at the conclusion of the regularly scheduled agenda, whichever occurs first. Thank you.

Chair Hardemon: Thank you very much.

RESOLUTIONS

SP.1

RESOLUTION

4449

**City Manager's
Office**

A RESOLUTION OF THE MIAMI CITY COMMISSION DIRECTING THE CITY ATTORNEY TO PREPARE AN AMENDMENT TO THE CHARTER OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CHARTER"), FOR CONSIDERATION AT THE SPECIAL ELECTION SCHEDULED FOR NOVEMBER 6, 2018, PROPOSING, UPON APPROVAL OF THE ELECTORATE, TO AMEND SECTION 29-B OF THE CHARTER ENTITLED "CITY-OWNED PROPERTY SALE OR LEASE - GENERALLY," TO AUTHORIZE THE CITY COMMISSION BY A FOUR-FIFTHS (4/5THS) AFFIRMATIVE VOTE, TO WAIVE COMPETITIVE BIDDING AND TO NEGOTIATE AND EXECUTE A GROUND LEASE AND MASTER DEVELOPMENT AGREEMENT ("LEASE") BETWEEN THE CITY OF MIAMI ("CITY") AND MIAMI FREEDOM PARK, LLC ("MFP"), FOR APPROXIMATELY SEVENTY-THREE (73) ACRES OF CITY-OWNED PROPERTY LOCATED GENERALLY AT 1400 NORTHWEST 37TH AVENUE, MIAMI FLORIDA, 33125, COMMONLY KNOWN AS MELREESE COUNTRY CLUB AND IDENTIFIED AS FOLIOS 01-3132-000-0080 AND 01-3132-000-0090 ("DEMISED PROPERTY"), WITH AN INITIAL TERM OF THIRTY-NINE (39) YEARS, WITH TWO (2) ADDITIONAL THIRTY (30) YEAR OPTIONS TO RENEW, FOR A TOTAL TERM OF NINETY-NINE (99) YEARS, WITH AN ANNUAL BASE RENT EQUAL TO THE GREATER OF (A) FAIR MARKET VALUE, AS DETERMINED BY STATE CERTIFIED APPRAISERS, OR (B) FIVE PERCENT (5.0%) OF RENT FROM THE RETAIL, OFFICE, AND HOTEL DEVELOPMENT WITHIN THE DEMISED PROPERTY, BUT ANNUAL BASE RENT OF NO LESS THAN THREE MILLION FIVE HUNDRED SEVENTY-SEVEN THOUSAND THREE HUNDRED SIXTY-FIVE DOLLARS (\$3,577,365.00), IN ADDITION TO A CONTRIBUTION TO THE CITY OF TWENTY MILLION DOLLARS (\$20,000,000.00) PAYABLE OVER THIRTY (30) YEARS IN ANNUAL INSTALLMENTS, IN ADDITION TO ANY RENT INCREASES AND/OR ADDITIONAL RENTS NEGOTIATED BY THE PARTIES, AUTHORIZING THE USE OF THE DEMISED PROPERTY FOR A SOCCER STADIUM, ENTERTAINMENT CENTER, INCLUDING FOOD AND BEVERAGE VENUES, OFFICES, RETAIL, HOTEL AND CONFERENCE CENTER, AND OTHER ANCILLARY COMMERCIAL DEVELOPMENT WITH A MAXIMUM HEIGHT NOT TO EXCEED FEDERAL AVIATION ADMINISTRATION AEROSPACE OBSTRUCTION STANDARDS, WITH RESTRICTIONS, REVERSIONS, AND RETENTION BY THE CITY OF ALL OTHER RIGHTS; FURTHER REQUIRING MFP TO UNDERTAKE THE REMEDIATION AND SITE DEVELOPMENT FOR A PUBLIC PARK OF APPROXIMATELY FIFTY-EIGHT (58) ACRES TO BE DEVELOPED ON PROPERTY ADJACENT TO THE DEMISED PROPERTY, CURRENTLY USED FOR THE MELREESE COUNTRY CLUB.

ENACTMENT NUMBER: R-18-0308

MOTION TO:	Adopt with Modification(s)
RESULT:	ADOPTED WITH MODIFICATION(S)
MOVER:	Joe Carollo, Commissioner
SECONDER:	Ken Russell, Vice Chair
AYES:	Hardemon, Russell, Carollo
NAYS:	Gort, Reyes

Note for the Record: A motion was made by Commissioner Reyes, seconded by Commissioner Gort, which failed by the following vote: **AYES:** Commissioners Reyes and Gort; **NOES:** Commissioners Hardemon, Russell and Carollo; to deny SP.1 and SP.2.

Chair Hardemon: All right. So we're -- at our last meeting, the last thing that I believe that we discussed was, as I was told, was ballot language. So I don't know where we are today. I don't know if that's how we're starting, so I'll kind of just open the floor for any of our Commissioners to lead in their comments.

Vice Chair Russell: Good morning, Mr. Chairman.

Chair Hardemon: Good morning, sir.

Vice Chair Russell: Good morning, everyone. Prior to ballot language, I think there were also several outstanding issues that were of concern, and I think how those get resolved could affect the ballot language of certain things that would or would not be included, if they would or would not be agreed to by the applicant. So I'd like to go through, if I could, this term sheet that was prepared. Our Administration worked on this last night, and there are some changes in it from what you may have seen before or heard before, and I want to go through that. I -- you know, I want to thank you all for your indulgence, because I know the Commission may have been ready to move forward last week, and I do fully understand that our job that day and today is simply to decide whether we want to let the voters decide if we should waive the competitive bidding. A lot of the things that have been discussed between those -- these few days could be discussed at the point of the lease, if it were to get that far, but from my point, I was not comfortable moving forward until those concerns were addressed. Several hundred emails a day, phone calls all day; and I'll be honest, they are on both sides. I do have people who want to see this happen. I have people who do not want to see this happen. And I've really tried to listen to my residents and understand what it is that they're concerned about with this project, for those who don't think it should move forward, and it had to do a lot with process, green space, the waiving of the bidding procedures, and the financials, the jobs, The First Tee. And so, a lot -- I made myself available to the Beckham Group and, obviously, our Administration, this weekend and yesterday to see if there is common ground. So I just wanted to go through where we are up to now and where we have yet to get to. I don't know if -- from their side, who the best person would be to answer any questions you all may have of any of the alterations that have come into this term sheet, but I believe there's a term sheet that we all have. So, perhaps, if we go through that -- if we go through that briefly, because I think one of the biggest things that -- one of the big concerns is on the transparency that the public understand what it is we're -- we've been meeting about. You don't have one? Is this -- was this passed out to all Commissioners?

Victoria Méndez (City Attorney): It was sent out, yes, but I'll get them --

Commissioner Reyes: At 2 o'clock in the morning. This was sent out, yes, at 2 o'clock in the morning, 2 o'clock in the morning. I want to make that clear. Obviously, Commissioner Gort didn't receive it. That's transparency.

Vice Chair Russell: I left here at 1:30 in the morning, and all these folks started showing up, apparently, at 4:50 in the morning, so we've all been burning the oil, I'd say. But I think everybody has a right to know what's in here and why it's in here, and what it means.

Commissioner Reyes: Yes, sir.

Vice Chair Russell: I have to admit, it's -- I remain a skeptic, and I'm not fully satisfied on a lot of this. There's a lot of good faith in discussion, and I do have to commend the Beckham Group for these last few days. I see that they are -- they have a vision and a dream, and they are trying to do what they believe is good for the City. And then I hear from my residents, and I know what they believe is good for the City. So my test to their group is, do they believe what we believe? Because sometimes, it's about making profit, and sometimes it's about making a community. And if this is community land and we're not going to put this out to bid, we got to know that we have the best partner who has the community in mind. So I've thrown the kitchen sink at this, and it's where we are. So the term sheet, does everybody have it now?

Chair Hardemon: I have a question. Is there any other competitor that could bring a soccer stadium -- does anyone else have the ability to bring an MLS (Major League Soccer) soccer stadium to Miami?

Richard Perez: Chairman, the answer's "no."

Unidentified Speaker: (UNINTELLIGIBLE).

Chair Hardemon: Please.

Mr. Perez: The --

Chair Hardemon: Before -- let me say this: I don't want any interruptions from anyone in the public. I don't -- listen, I do not care who you are, who you represent; I do not want any interruptions from anyone in the public. We know how to run a meeting. We know how to put people's names on the record. We've been doing this day in and day out for a very long time in the City of Miami. We can handle this. We do not need any assistance with running this meeting. Sir.

Mr. Perez: Commissioner, Richard Perez, with offices at 701 Brickell Avenue. The answer to that question is "no." MLS has granted a franchise to Miami Beckham United. That franchise is an exclusive franchise for all of South Florida. I think the radius of that franchise is over a hundred miles, so no other MLS team -- no other soccer stadium facility from MLS can bid on this piece of property.

Chair Hardemon: Now, another question that I have is that --

Mr. Perez: Yes, sir.

Chair Hardemon: -- I understand this deal deals with a lot more land than what's requested of, necessarily, the stadium and the park improvements, because the park, as I understand it, is supposed to be like a front door --

Mr. Perez: Correct.

Chair Hardemon: -- to the stadium. It kind of blends in the experience so that people who do not go inside can have that experience, as well. But there's a significant amount of land, such as the hotels and things of that nature that are not included necessarily in the stadium, but of course, help finance the profitability of

the space. My question to you is, is it possible to actually -- I don't know if you've ever considered the financing or what it would cost to make this happen, but if you were -- it would still require voter approval, but if you were allowed to produce the stadium -- and I don't know if you have the financial incentive to actually create the park, because, of course, there's a large (UNINTELLIGIBLE) that has to go along with it, but if you were allowed to do the stadium and the park or the stadium itself, would it be something that's viable and allow the rest of the development to be put up for some sort of competitive bidding process?

Mr. Perez: I think Mr. Mas can -- I'm sorry -- Mr. Mas can be substantially more eloquent with regards to this particular point. But the bottom line is that there is an integrated vision here; an integrated vision that includes economic development, that includes good-paying jobs, that includes an experience, and it includes 23 acres available to the public for a soccer facility. So the vision for this property -- and amenities, a public park amenities. So it's an inclusive vision of what we think can work and what can frankly be the front door to the City of Miami. And so, it's an entire vision, and we view every component of it as a very necessary element to this; especially, a necessary element to providing the other benefits that I think we have worked extremely hard with all -- with Commissioner Russell last night, Commissioner Russell over the last few days. The Administration has pushed us extremely, extremely hard on all of these points, and I think together, in viewing this as a package as a whole in terms of the remediation benefits that we're going to provide -- the \$20 million for a public park, the \$5 million for a bay -- for the baywalk and the riverwalk, the commitment that we will speak to with regards to living wage on this particular site -- so all of those together, I think, is an inclusive vision of this particular site, and all of these elements, we believe, are essential and important to be able to deliver the promises that Mr. Mas and the Beckham Group have made.

Commissioner Reyes: Mr. Chair, I think the question, instead of saying -- asking, is this -- anybody else can build stadium is, is there any other place that this stadium could be built? There are a lot of other lands that could be built. Why are we going to pick a park? And also, my point has been very clear, you see. We are picking a park, a public land, owned by the people of Miami, and we are circumventing; we're circumventing our own statutes, our own laws. See, right now we have a lawsuit against us, and many more will follow. My position is this, and I'm going to make it clear from right now so we don't go back and forth and -- what we're doing is we are window-dressing a proposal that many of us believe that it is not enough, and we said, "If you don't pay it enough, well, I'll give you a little more." It is bargaining from the dais, you see. That is not right. My proposal is that we vote -- I'm going to make a motion to vote against passing RE.9 and RE.10, and I'm -- another motion, it will follow. I have been bombarded by persons here that we should let the people decide. And my second motion is, we should bring this proposal to the public, to the people. Let the real owners of the land decide, which is the citizens and residents of the City of Miami, before we go into any contract that, by the way, nobody solicited. It just went by itself. It got its own life, and there are issues about unsolicited proposals. I am proposing, and I'm making a motion to place this on November ballot: "Shall the City of Miami consider alternative or complementary nonpublic uses for the Melreese course" -- golf course -- "through the competitive" -- "competitive bidding process under Section 29A and the" -- "of the City of Miami Charter?" We have -- must have transparency. We must allow the people to vote if we want -- so many people here said, "Okay, let the people vote." But what we are doing is, we are sending them and stating, "This is the best we can do. Vote 'yes' or no." I mean, we don't have any other alternatives. We are going against our own Charter. We are going against our own Charter. And what -- the only thing that I have been asking -- and I stick to my guns -- is that we follow the procedure, follow the Charter. Don't circumvent our own laws. That's why people don't trust us. Okay? And I -- that is a motion. Do I get any second?

Vice Chair Russell: Mr. Clerk, I'll -- the Chair will handle the motions, please. Mr. Clerk, do we have a standing motion from the last meeting? Was there -- there was originally a motion and a second. What happened in the last meeting?

Todd B. Hannon (City Clerk): No, sir, there's no standing motion on whether to pass or deny. It was simply just to defer these items to the special meeting. However, I would request from Commissioner Reyes just again to restate the first motion. We're going to take one motion at a time, so --

Commissioner Reyes: My first motion --

Commissioner Carollo: Commissioner, can I ask you for a copy of that motion, so I could --?

Commissioner Reyes: My motion?

Commissioner Carollo: Yeah, if I could, please? Thank you.

Commissioner Reyes: There you are, sir.

Commissioner Carollo: Thank you.

Commissioner Reyes: Pleasure.

Mayor Francis Suarez: Mr. Chair, may I?

Commissioner Reyes: It's a pleasure.

Mayor Suarez: Mr. Chair, may I?

Vice Chair Russell: I'm sorry. We just have to handle this motion on the floor, I think, and then we can -- are --?

Commissioner Reyes: That's it.

Vice Chair Russell: While Commissioner Carollo's reading that, we can definitely, of course, hear from the Mayor. Thank you.

Mayor Suarez: Thank you. Thank you, Mr. Chair. Look, I respect the Commissioner's perspective. I respectfully disagree. This is the same process that we used just a month ago with Jungle Island. This is the same process that we used with Rickenbacker -- I'm sorry -- with Rusty Pelican. This is the same process that we used with Monty's. By the way, Rickenbacker is in litigation. The property right next door -- well, Flagstone is also in litigation, which also went to an RFP (Request for Proposals). Rickenbacker went to an RFP; it's in litigation. And I think Grove Harbor -- no -- Grove Harbor, which is right next door, was also in litigation for many, many, many years. What happens is there are divergence of opinion on what we should do with our property, and that -- when someone cannot defeat something at a ballot box, what they do -- and they have every right to do it -- is they have the process of filing a lawsuit, and there's been lawsuits filed in almost every single one of these sort of cases. So to me, the fact that there is a lawsuit that has been filed here, it simply sort of follows the normal course of things, and that is really what happens here.

Commissioner Reyes: That's sad. We shouldn't do that, man.

Mayor Suarez: That is the way that it is, sir. And by the way, all with RFPs. RFP for Grove Harbor, lawsuit; RFP for Rickenbacker Marina, lawsuit.

Commissioner Reyes: Mr. Mayor, if my -- interject. Most -- you cannot blame the process because of that. You have to blame the decision that was made and how the process -- you see --

Mayor Suarez: The process was the same.

Commissioner Reyes: I mean, what we have to do -- and I -- one thing that I want to bring to this Commission is that whenever we receive -- whenever -- and we don't have here -- whenever we receive any proposals, it has to be vetted by our -- I mean, by our professionals. You see, we have to have -- and I have said that many times before I was a Commissioner -- feasibility studies. We have to have traffic studies. We have to have -- we have to vet all the financials of that -- and the financial capacity of the proposals. We have to have cost benefit analysis. We have to have all those things. You mentioned Monty Trainer and you mentioned the other ones. Those are existing; existing contracts that, at the time, when the extension of Monty Trainer -- and let me tell you, because you were so young, you don't remember. I was running for City of Miami Commission, and it cost me the election. You know why? Because I went against the deal that was placed on the ballot, the way that it was placed. And I got everybody that had a little power against me, you see. I had taken my position, and I have always faced the consequences, and I'm doing that right now.

Mayor Suarez: So have I. And -- so have I. And so, when we extended the current lease for the current operator also, there was no bid. And by the way, the current operator is there as a result of a lawsuit. So I just want to be clear that the process has been followed. I understand that you don't like it. I understand that you're not in favor of it. You've been very clear on that since March 8, when we first discussed this issue in the Commission meeting. You have every right to your perspective; I respect it, and that's it. I mean, that's --

Commissioner Reyes: That's it. That's democracy.

Mayor Suarez: Exactly.

Commissioner Reyes: And I want to keep it democratic.

Mayor Suarez: Sure.

Commissioner Reyes: Let the people vote.

Mayor Suarez: We will.

Commissioner Reyes: You see. Let's vote "no" on the -- "no" on Items RE.9 and 10, and then let's get this motion that I proposed, and allow the residents of Miami to decide what do they want to do with the park. They are the real owners; we're not. We're making decisions for them. And we are saying, "Well, let them decide about a project that has been shoved down their throat." They have to decide that. No. Let them decide what do they want to do with their land. They own the land. We don't own this land.

Mayor Suarez: Precisely.

Commissioner Reyes: Okay? That's why my motion is more democratic --

Mayor Suarez: And Mr. --

Commissioner Reyes: -- trying to get a project that has been --

Mayor Suarez: Mr. Chair?

Commissioner Reyes: -- questioned and pressed on the ballot.

Mayor Suarez: Mr. Chair?

Chair Hardemon: You're recognized.

Mayor Suarez: Don't you agree that if that is -- if the people feel that this was rushed, if they felt that it wasn't transparent, if they felt that it was being pushed down their throats -- as you suggest -- that they would vote against it precisely for that reason?

Commissioner Reyes: Listen, listen, I'd rather have the people decide beforehand. I'd rather have the people really make a decision what did they want to do with their land.

Mayor Suarez: And that's --

Commissioner Reyes: You see, now what we're saying is, we're presenting a project with noncompetitive bidding. We don't know how -- I mean, what else can be done there. You see? And besides that, we are circumventing -- we are breaking our own laws. We're circumventing 29A. Madam --

Mayor Suarez: That is inaccurate.

Commissioner Reyes: -- City Attorney, I know that you --

Mayor Suarez: That is inaccurate.

Commissioner Reyes: -- said that it is legal, but it's not ethical. Let the -- I mean, let's have transparency in this -- I mean, hey, listen, the only thing that this is going to do, if you are so much for this project -- and I know you have been a cheerleader for this project -- if you are so much for this project, as well as the Manager, the only thing that this is going to do is going to delay the process six, seven months. Nobody -- I mean, nothing else is going to happen. Allow us to go to the public, ask them what they want. And if the question is, "Yes, we allow" -- "we shall develop that land," then we go through 29A, and we go through the process, and it is clear and transparent and everybody should have -- if they want a soccer field and they want this mini city and the park, fantastic. Let's get other people involved in this that wants -- they want -- or they might want to also bid on this project, you see. And that -- there's -- I mean, what is wrong with that? What is wrong with getting everybody involved?

Chair Hardemon: Mr. Vice Chairman.

Vice Chair Russell: Thank you, Mr. Chairman. Now that Commissioner Suarez is no longer up here as the mediator of the group, which was really his style for the last eight years, to find the common ground between people, I'm going to take a stab at it, because I really hear both of you saying the same thing that -- in that the voters should decide what happens with this property; in that, you agree. Whatever we do needs to go to the people to vote. How we get there is where there's a disagreement. If I understand correctly, you'd like us to start with the simple question to the voters on the ballot --

Commissioner Reyes: Yes.

Vice Chair Russell: -- "Do you want us to do anything with this property or not?" And then the alternative is that the Mayor has been approached and has a vision that this Commission said a few years back in resolution, "Let's bring MLS to the City of Miami." The Mayor, the Administration, have taken that initiative, and they brought this proposal -- or this proposal has arrived to us.

Commissioner Reyes: Yes.

Vice Chair Russell: Clearly, the Administration and the Mayor believe in it. And so, their concept is to put it on the ballot in the sense of, "We believe this is the right partner to work with for this project on this site. Do you, the voters, agree? 'Yes' or 'no?'" Isn't that kind of where the difference is?

Commissioner Reyes: Can I -- with you --

Vice Chair Russell: Because I agree -- because what I'm saying is, I agree with you.

Commissioner Reyes: That's right.

Vice Chair Russell: That the voters need to decide.

Commissioner Reyes: But the difference is that -- these are the right partners based on what? There is no point of comparison. You see what I mean? There's no point of comparison. We don't have other people -- if we are going to develop this land and people decide that this land should be developed, this has to be -- I mean -- through the competitive bidding process under Section 29A of the City of Miami. The only thing that I'm asking is, let's do it transparency -- I mean, with transparency. Let's let people -- the only -- the most democratic way to do it is by letting the owners of the property, the sole owners of the property decide.

Vice Chair Russell: But is it -- there's nothing for them to decide on, if you're just asking --

Commissioner Reyes: No, sir. Yes, sir. What I'm -- they decide if it's going to be developed or not. And as a matter of fact, I think that we should include that --

Vice Chair Russell: Okay.

Commissioner Reyes: -- in every single park that anybody wants to develop; that we have to protect -- listen, I learned from you about protecting green space. I learned from you the first day that I was here.

Mayor Suarez: Wow.

Commissioner Reyes: Protect the -- about green space. If we are going to protect green space, we have to ask the people, who are the owners, not only in this park; how 'bout if somebody was here and bring an unsolicited bid -- that we have here -- comes and said, "I want Regatta Park to be a convention center or hotel." Hey, listen, a nice hotel will be there, will be fine. We have -- we will have a lot of takers. And then the Mayor and the Manager said, "Oh, what a great idea," you see? "What a great idea. Let's bring it to the people and let's bring them this project." But we don't have -- this is the best project. We don't have any point to comparison. Let's everybody -- let everybody else -- I mean, if nobody else -- if there are nobody else bid on this land, if the people vote, "no," we will go with the will of the people. If the people vote "yes," we start the process based on Section 29A of the City of Miami Charter that was placed there by the people that were before us for a reason. That's

why even the -- I mean, the founding fathers of our Constitution -- of our country, they have the Constitution and they placed all of those sections in order to protect the people. You see, this was based on the notion that we have to go through a process. And this Commission, in the past, they have taken upon themselves to bypass this by a four-fifths vote and all of that, you see. But that was not the intent of this statute. The intent of the statute is that we go through the process.

Vice Chair Russell: Madam City Attorney -- Mr. Chair? -- I listened to what Commissioner Reyes is saying, and, you know, I agree with the process, and especially legality, and I don't want us to do anything that would be subject to challenge and be successful in that we took the wrong steps. I'm not saying that this rollout's been perfect in any way, and I certainly agree with you in that, and I certainly agree with Commissioner Gort in that, but what I'd like to know is about the legality of the process we are undertaking. By going to the voters to waive competitive bidding, is that a legal process; is that a circumventing in any way, or is that letting the voters decide if this is the right partner to work with, with this project?

Ms. Méndez: This wouldn't be before you if it wasn't legally sound. It is up to the Commission to decide whether they're going to put it on the ballot or not for the people to decide what they want to do. So this is an appropriate method. It is properly before you. You just have to make the decision on what you would like to --

Vice Chair Russell: You make it tougher, because -- and I see where you're going, because you want the first question to be put on a ballot, "Should we do anything or not there?"

Commissioner Reyes: That's right.

Vice Chair Russell: And then -- maybe then we go to the ballot. "Should we do it" - - "this project or that project?" And then it would be, "Should we waive competitive bidding or do a bidding process?"

Commissioner Reyes: Can I ask that -- the City Attorney? Doesn't 29A supersede any other Charter, Code or provision?

Ms. Méndez: No, because you're assuming that this is a unified development. You're assuming that the City Commission wants to -- if the City Commission chooses that they want to put it out to bid, then 29A could apply, but --

Commissioner Reyes: Yes.

Ms. Méndez: -- but 29B (UNINTELLIGIBLE)

Commissioner Reyes: Because we have gone the way of the four-fifth that was invented in order to circumvent this.

Ms. Méndez: No. The four-fifths isn't before you today. The only thing that's before you today is whether or not you want to place on the ballot for the people to decide whether they want soccer to come.

Commissioner Reyes: Well, this is what I'm just saying, let's place it on the ballot. Let's do it in stages. Let's do it the right way. Let's ask the owner of the land, "What do you want to do? Do you agree with it?" Hey, listen, if they agreed with the stadium, they're going to say, "Yes," and then we start the process, you see -- or a stadium or any other type of development, because we -- what we are basically doing is we're using a stadium as an excuse to develop a mini city in that park, and the people should know that. The people should know that. Now, if we -- the people ask

about -- I mean, they answer that, yes, they want to develop that land, they want the -
- allow the City to develop that land, and since we are going to go through -- I mean
-- the bidding process, as stated on 29A, then we go for an open bid. And if the best
bid and the best -- I mean, the best business will be the stadium and mini city, that is
for us then to bring it back to the ballot, and they will vote on it "yes" or "no"; at
which time -- and as a matter of fact, if there are many bidders, maybe we don't have
to go to a ballot, but they -- people -- that's the only way the people, in my opinion,
will decide. And that's the only way that I think that we are showing transparency.
We are not showing favoritism. We are not showing anything. We are just asking
the people to decide, and that's what I've been hearing all along. Well, let's let them
decide.

Ms. Méndez: The only thing I wanted to add, I just -- for purposes of the questions
that were posed, this is -- the way that the Commission is proceeding at this time is
perfectly legal. I wanted to remind the Commission that in 2014, there was a
resolution passed that they wanted MLS soccer, David Beckham, to be the group that
led this charge. So I just -- it's been a process. It's been organic. I just -- it's legal,
and that's what I wanted to --

Commissioner Reyes: Let me tell you this: The question is, we -- and -- what it was
passed is that we support soccer and Beckham and the stadium in Miami, but didn't
say where.

Chair Hardemon: Right.

Mayor Suarez: Mr. Chair, if I may?

Commissioner Reyes: Didn't say where.

Chair Hardemon: I'm going to recognize Commissioner Gort.

Commissioner Gort: Mr. Chairman, further discussion. We're going to be -- we can
be discussing this one issue the whole afternoon, so I'll second the motion, and then
let's vote on it.

Chair Hardemon: Are we describing the motion that Commissioner --?

Commissioner Gort: It's the motion -- is the way it's presented legally that -- let the
City Attorney let us know.

Chair Hardemon: Okay. So the motion that was presented by Commissioner Reyes
is, "Shall the City of Miami consider alternative or complimentary nonpublic uses
for the Melreese Golf Course through the competitive bidding process, under Section
29A of the City of Miami Charter." Is there any further discussion about that motion
that's on the floor?

Commissioner Carollo: Yes, there is. I'm out. I've seen this golf game more than
one time before, and let me begin by saying that the wording that you have in this
resolution is very misleading to the public. "Shall the City of Miami consider
alternate or complementary nonpublic uses for the Melreese Golf Course?" This is
deceiving. It's not clear to the public what we want to do. And what we're doing in
this new golfing out is trying to slow this down so we keep the operator there for the
next several years until he can see how he could bump one of us out of here and he
could have a majority again, like he used to in the good old days, when people were
dying and they were wheeled in so they could vote for him. If we want to be very
open about this -- First of all, I think it's clear -- no one could deny this -- that the
only people that can bring major league soccer to Miami are sitting right here. If we
want to be honest about it, then choose a 10-acre -- or approximately 10-acre parcel

right now and we negotiate with them for that, and then immediately put the rest of that out for a public bid, but that's not going to happen. And let me go further. Let me go in the history of this, because we keep talking about now, but we don't want to talk about what's been happening in the past, or what's been going on there, and you can't separate both of them. You can't tell me that you're for transparency now and into the future, but you don't want to look at transparency in the past or what is going on now. Let me see. I got so much here that I don't even know where I want to start at. Let me begin with the myth that this is a public park. This is a myth. There's nothing public about that at all. This is a private country club that the people that are using it -- and I'm being probably very conservative -- are 95 percent out of the City of Miami that don't live here. The sign that you will see, if you go right into the parking lot of the country club, it says here, big old sign, "Melreese Country Club" with a seal; then it says in big letters, white letters over green: "No jogging." I submit to you, what park in the world is a park that you can't go jogging in? It says, "no fishing." Well, fine. I guarantee you that I don't think anybody wants to eat any fish that might be in those lakes, to begin with. "No walking on the golf course." Well, what park in the world can you go to that you can't go walking into? And then it says, "no personal coolers." So how can you have the picnic that you have in a park where you can't jog, you can't walk, you can't have coolers? So I submit to you that this is more than enough evidence that this is not a park. Let me go further. In August 16, 2004, Miami Herald article -- this is what the Herald article says, and if you could bear with me for a second, because the copy didn't come out good. The article by Suzy Stanley, says, "The City of Miami will field development proposals to put a hotel in its 130-acre International Links Miami." It's more than 130 acres. It says, "'Melreese, just east of Miami International Airport, has no clubhouse and a hotel complex could provide much-needed event space,' course operator Charles De Lucca, Jr. said." Gee. Is this the same guy that's still operating? "'About 33,000 rounds of golf are played at the municipal course every year,' he said." This is back is '04. Even if I use those numbers today, it doesn't add up to me with the amount that we're making from that golf course, and they're reporting, Mr. Manager. It says, "That number" -- and this is the operator, Mr. De Lucca -- "'That number would only increase,' he said, 'with the addition of a hotel and banquet facility for events and dinners. Plus, it would attract golfers who enjoy relaxing at the clubhouse bar after playing a round of golf. Currently, golfers leave the course to socialize in tents that require for hosting events,' De Lucca said." This is not MLS. This is not the Beckham Group saying this; they want a hotel there, they want retail there. This is the operator that's saying that; the one then, the one that we've had there for over 20 years, and the one that wants to be there for another 20 years. We talk so much these days about families that want to control Miami. Well, I submit to you, look at the country club a little closer. It says, "The City will issue a request for bids by December." This is an article that appeared in August 2004. They were going to issue a request for proposal by December 2004. The director of Economics and Development back then, Keith Carswell, said -- and this is what the operator, Mr. De Lucca, says. "This is what we want. We want a hotel with 349 rooms. We want someone to operate the golf course. Tell us how we'll lay it out and how much it will pay us." I'm sorry; this is Carswell that said that. "The City's looking to lease the site very long-term to a higher-end hotelier. The City also wants to mix in other uses, possibly a different type of entertainment venue, educational, cultural, convention facilities, retails, and restaurants, and even offices. De Lucca, a long-time fixture at Melreese, said he knew spots within the golf course that could support construction without damaging the range." How 'bout that? "But the proposed development plan means" -- and here's the catch; why you didn't get it -- "the proposed development plan means operational control also will be up for grabs. De Lucca, whose contract ends through 2007 said, he's not sure if he will bid." We're talking about transparency, huh? "The 18-golf course" -- it goes on and on. Talks about 3.9 million renovation that had recently brought in rolling Bermuda grass, et cetera, et cetera, and then he says that the Bunkers, which was the entity that the operator had then -- it's a different name now, but the same operator -

- "Bunkers in the City of Miami tangled in a legal battle that we saw early this year with 850,000 settlement." And then you have Mr. Blumberg from the Greater Miami and Beaches Hotel Association, state, "The airport area could use another hotel." And he goes on. Now, this is 2004 that we're talking about retail, even office space, restaurants; at least a 349-room hotel. What happened to all that? Mr. De Lucca said it was great. He even had places there that this could be done without affecting the golf course. But you know what happened?

Commissioner Gort: Mr. Chairman?

Commissioner Carollo: They didn't want transparency. They didn't want this to be built, because it was going to have to go out for bids, and the present operator knew that he was not going to win. So time moves on, and let me go now to 10 years after, 2014. It's another Miami Herald article. This is after we put in additional several million dollars more to renovate and built the clubhouse and other facilities, without going to bid, with the same operator keeping that aspect of it. And this is what this article from the Miami Herald in 2014 says: "Some \$2 million are spent bettering the City of Miami course." Another 2 million. We spent more millions of dollars there than the City could even find. Then it says the operator was giving the reporter a tour of all the new grass and how beautiful it looked with our residents' money. "De Lucca stopped the cart and looked around at the final product. 'This is like a private club,' he says." It's not me saying it. This is the operator there; same Charlie. "'This is like a private club,' he said. 'But we're not snooty here at all.'" So the stuff about transparency, if we're going to talk about transparency, let's talk about transparency in the past, now, and in the future, because we have lost -- that I could identify -- at the very minimum, some -- close to \$13 million in that golf course in years past; and frankly, I believe it's much more than that, because the City has not gone through all the records, like it should. They've only been able to really do a good job in the last 12 years. And you talk about \$15 an hour, Commissioner Russell. I submit to you that there's people in that country club that are working that are not being paid \$15 an hour, and no one's bothered to be concerned with that. There -- you know, in my district, I have parks that don't look like the parks here in Coconut Grove and in the northeast part of Miami. These are parks where they're poor neighborhoods with poor Cuban, Central American families, and now South American families that are moving in; poor kids, that they would like to enjoy many of the same things that some of the richer parts of our City enjoy. I have one park, in -- particularly -- that the playgrounds almost look like they're a third-world playground, and we're going to change that. So for those that are upset that I'm not rolling in tears on First Tee, I'm going to tell you that my main responsibilities are to those kids in the City of Miami and Little Havana, in Allapattah, in Overtown, in Liberty City, in Wynwood, in Flagami, in Little Haiti, that don't have any of these benefits and don't have no Charlies putting them in orange shirts and parading them around. Those are my main responsibilities. Now, when I see stuff like I'm going to read to you now, I can't -- I'm sorry -- get all fuzzy and excited about all these stories that I've heard here. Here is the Trump Doral Resort. You've heard of that name -- right, Commissioner Russell? -- Trump Doral Resort?

Commissioner Gort: It sounds familiar.

Commissioner Carollo: Yeah. I was the manager when that got built in Doral, and I assure you that they had to comply with everything there, including when they started building a bridge across a main thoroughfare without permitting; it was stopped immediately. In fact, the former police chief of Doral -- that's one of our former assistant police chiefs -- that's now my chief of staff -- is here, and he's the first guy I called to bring the cops over, and we shut it down, when I was told that permit or no permit, they were going forward with it. And it got shut down until they got the appropriate permits. But here's what was spent on a PGA (Professional Golf Association) Latin American tournament that goes to the Trump Doral Resort every

year, at least as of December of last year: 177,500 in the tournament fees; food and beverage, it's almost 59,000; combined, it's over 236,000. There are more figures here that I don't know if it goes to that or not, or what it goes to. Labor, another 64,000; another First Tee labor, 66,000; that I can't identify where it goes to, but I can identify the fees to the Trump Doral Resort and the food over there, and I know what the food cost there. Believe me, I know. Why couldn't we have those tournaments that would have been for free, because we wouldn't have had to pay any fees -- it would have been waived -- at Melreese Golf Course? Can you imagine how much I could do in District 3 in Little Havana for the kids that are there with this amount of money that is spent every year in just one golf tournament? And I could go on. I mean, the monies that are being spent outside of the City of Miami -- in the Redlands, for instance -- it's turned my stomach. So for me, Miami first. And when I say, "Miami," I'm talking about the City of Miami. The golf course here, International Links Miami Melreese Country Club, well, we have 12 individuals, out of which 9 make between 100 and 125 an hour, and three make between 75 and \$80 an hour. That's what they charge for golf lessons. Do we get any percentage out of that? Based upon the nontransparent agreement with these people, I don't believe so. It falls under the umbrella of the one company that the operator runs, so I don't believe we get any out of this. These guys sure do. There's \$126,000 out of one of the nonprofit programs that is made by some of the people that are operating our golf course. There's all kinds of monies that can't be identified that who knows where it's going to, but it certainly seems to me that this program is a very expensive program, that it's catered to a certain group -- that I don't know how it's chosen -- but I don't know of any kids in Little Havana that are a part of that First Tee right now. Maybe you might have one or two somewhere, but you know what? With the kind of monies that they're getting in contributions with our park, I could do much better in making the lives of our kids here in the City of Miami a lot better, much better. The -- here's a letter that I'd like to introduce into the record, because I think it's important that we lay things out the way they are. It's dated July 17. It is from the City Manager to the managing partner of the Melreese Country Club, Mr. Charles De Lucca, Jr. It says, "Dear Mr. De Lucca, in my capacity as City Manager of the City of Miami, I am writing this letter to you as the manager and operator of De Lucca Enterprises, Inc., the Melreese Country Club (Melreese), which is a City park. The City's Department of Parks & Recreation has received information that members of the public, namely, the Christopher Columbus High School Golf Team, has been improperly denied access to Melreese Golf Course, located at 1802 Northwest 37th Avenue, in Miami, Florida. As you are aware, De Lucca operates and manages the Melreese Golf Course under a professional service agreement with the City. Please focus your attention on the following clause, which states that De Lucca shall operate and maintain the golf course facilities in accordance with standards similar to those of other local public first-class daily-fee golf course facilities. The agreement further states that De Lucca shall abide by the laws, statutes, and ordinance, rules, regulations, and other enforceable issuance by bodies with legal jurisdiction, including, but not limited to, laws relating to discrimination, civil rights, health, safety, welfare of individuals. Accordingly, please be advised that under the agreement, neither the staff of Melreese, nor the staff of De Lucca have the lawful right to deny members of the public access to Melreese premises during hours of operation. Sincerely, Emilio T. González, City Manager." Now, why did this come about? As I am told, the Columbus High School Golf group wanted to use that golf course, but because Mr. Mas is not only a graduate of Columbus, but one of the main contributors to that school, they were upset, and they didn't want Columbus to be there. Is this the way that things are going to be run in our city? Is this the way that any city entity should be run? I don't think so.

Vice Chair Russell: Commissioner Carollo, is this relevant to the resolution that Commissioner Reyes has put forth?

Commissioner Carollo: Well, it is, because -- let me tell you why it's all relevant to this resolution. Because the resolution that is before us is a resolution that gives the impression that it is going to truly make this transparent when what it'll do is keep providing the opportunity for the individuals that are running that place now to keep doing everything that I said here, and much more that I said the meeting before, in that golf course, country club, with no transparency. And whatever happens here today or tomorrow, the one thing that I'm going to assure all of you is that I'm going to fight with everything I have to give to the real residents of Miami, the real taxpayers of Miami that piece of land back to them so that it could bring them the maximum amount of dollars and jobs that it could possibly bring.

Mayor Suarez: Chair?

Vice Chair Russell: Commissioner Gort, please. He's been very patient.

Commissioner Gort: Commissioner Carollo, if I recall, the hotel plan and all that was not taking place, because the people went against it. They received a lot of -- the people in the neighborhood were not in favor of that taking place. Now, let me tell you what I feel. First of all, let me tell you, I'm for soccer and for any sport. Any time you can keep a kid and a young man in doing some sports, it's the best thing that they can do for themselves. I'm a great believer in that. But let me tell you, we making this a deal between golf and soccer. This is not the deal between golf and soccer. I mean, we all love soccer. We all love golf. And that's what I talked about when I mentioned my prayer. This is a community that's got to come together. The biggest problem that you have, we using a stadium and some personality to create a business transaction, which I don't have any problem with. Everybody has a right to propose whatever they want, but at the same time, I've had problem with the process. Today, I received a note that people were working here until 2 o'clock in the morning. I mean, we've been working at this for a long time. This has been -- all of a sudden, you get all this information. The reason I second the motion -- and let me tell you, I read all the audits [sic] that have been done on the golf course, and I look at it, and I found a response, and the Administration -- my understanding, the golf course -- and you were here -- my understanding, it was a grant -- an RFP that went out -- an RFP was answered by them, and it was granted to them. It was a different group at that time. You were not here.

Commissioner Carollo: No, no, no, no.

Commissioner Gort: Okay.

Commissioner Carollo: I think I --

Commissioner Reyes: May I --

Commissioner Carollo: -- explained how that went before, Commissioner, and originally, back in '94, '95, again, just before I came back as a Commissioner and just before I became Mayor, there was an RFP put out in name only, because nobody, except them, bid on that, because they knew it was cooked, and that's the only reason that they were the only bidder. What kind of an RFP do you have when you end up with one bidder? Especially with something as simple as that that there would have been a lot of people wanting to have bid. And that happened because everybody in Miami knew that they didn't have a chance, so why waste your money and time --

Commissioner Gort: Okay.

Commissioner Carollo: -- in bidding?

Commissioner Gort: I understand all that, but --

Commissioner Reyes: Mr. Chair?

Commissioner Gort: -- we don't have to put anybody down to come up with a project.

Mayor Suarez: Mr. Chair?

Commissioner Gort: We doing that -- my understanding, right now the Manager -- no -- the Administration want to get rid of the golf course, I understand. A lot of pressure is being put on the De Luccas, and it's a lot of audits [sic] are being done, and additional audits [sic] that's going to be done, but let's come up with the answer.

Vice Chair Russell: Just a moment. Let's --

Commissioner Gort: The only reason I brought this -- let's vote on this -- let's go on.

Commissioner Reyes: No, but --

Vice Chair Russell: Please speak through the Chair. Please speak through the Chair. I'd like to recognize the Mayor first, then Commissioner Reyes.

Commissioner Reyes: Okay.

Mayor Suarez: Thank you, Mr. Chairman. First of all, I agree with Commissioner Carollo that this impromptu proposed ballot language is deceiving, and it's calculated to elicit a particular response, but I also think it's out of order, and I think it's out of order because we called a special meeting for a specific purpose, and I think it's outside of our procedure. Section 2-33 of our City Code says that "No business shall be conducted or vote taken at a special meeting on business other than the subject for which the meeting -- the special meeting is called."

Commissioner Reyes: That's not correct.

Mayor Suarez: We had a Commission meeting on Thursday. We had specific resolutions on that Commission meeting. We had extensive discussion, and we decided that we needed more time, because Commissioners had concerns; specifically, you had concerns about the speed of the process, the deal points, et cetera. So we noticed at that time a special meeting with a defined agenda to deal with RE -- the RE items that were on that Commission meeting.

Commissioner Reyes: Yes.

Mayor Suarez: We have always been available and will always be available to any Commissioner that has any concerns on any item. When a Commissioner addresses a concern, we address the concern. So any deal points that were addressed by any Commissioner have been addressed. I have not seen this proposed language --

Commissioner Reyes: Excuse me.

Mayor Suarez: -- up until -- no, no, no. Please don't interrupt me.

Vice Chair Russell: Commissioner Reyes, please let the Mayor speak.

Mayor Suarez: I have not seen this. We were not contacted about this. We were not asked questions by Commissioner Reyes' office. We were not asked questions by any Commissioner, other than the Commissioners who asked questions. Those

Commissioners who asked questions, we answered them, we met with them. We were waiting to meet with them as long as it takes to make them comfortable with the concerns that they had so that their hearts and minds can be clear before putting this vision before the voters. And that is what we've asked. We've asked not to manipulate this process. We've asked not to create ancillary processes that are meant to try to scuttle this, okay? We've been talking about this since March 8, and there have been very clear definitions on March 8 as to who was in favor of this and who was not in favor of this, and the reasons why. It's very clearly articulated on the record. And I don't begrudge anyone for not being in favor of it, but what I ask simply is that we have a defined agenda; that we vote on that agenda. If we have the votes to let the people decide whether they want to go with this vision for our property, whether they want to have a 60-acre public park, 23 acres of public soccer fields that all our kids can enjoy for free, being paid for by the lessee -- okay -- MLS team in Miami -- and on the conservative end, \$10 million of revenue, and all the employees that are going to be there that are going to earn a living wage. If that is what our residents want, they should have a right to decide that; not everyone here -- not through manipulation of that process. We have been clear as to what we have been discussing since March 8. And we have a clear agenda today, and that is what we should follow. That is the correct process.

Vice Chair Russell: Madam City Attorney -- Commissioner Reyes, please don't respond at the moment. I'd just like to get clarification from the City Attorney. We have a pocket resolution from Commissioner Reyes; it has been seconded. The Mayor has referenced the Code with regard to special meetings. Are we able to consider a pocket resolution at a special meeting?

Ms. Méndez: Okay. So I just wanted to clarify, even though Commissioner Reyes did bring up a related subject, which you -- the Mayor did mention that's under 2-33 of our Code, unfortunately, the ad that went out was extremely specific as to what it would be. So even though the Code says, "Subjects," our ad and what we placed on the agenda specifically said what we were discussing today, and for that reason, the Mayor is correct on his analysis.

Commissioner Reyes: Just a question, and if I did something that -- I mean, out of the -- what is supposed to be done, it is because I thought that we could bring that proposed ordinance, but that proposed -- and I was trying to do this as a proposed alternative language to RE.10, you see, the proposed alternative language to RE.10. RE.10 calls to bring this to the people, but if that is a problem, I'll make a motion -- my -- retire the motion, and I'm making a motion to vote "no" on the request, RE.10 and RE.9; and then later on, if it is not today, next meeting I will propose this motion. I have a motion -- I'm making a motion to vote "no" to the proposed RE.9 and RE.10.

Ms. Méndez: So just to clarify, RE.9 and RE.10, the related items on this agenda is SP.1 and SP.2.

Commissioner Reyes: Okay.

Ms. Méndez: Just for the record.

Commissioner Reyes: I am --

Commissioner Gort: You got to first take the motion out -- the original motion out. I take out my second.

Chair Hardemon: So the seconder has withdrawn his second for the --

Commissioner Reyes: And please, call the question.

Chair Hardemon: -- (UNINTELLIGIBLE) motion; also, the mover has withdrawn his motion.

Commissioner Carollo: Okay.

Chair Hardemon: And now the motion on the floor that's been offered --

Commissioner Carollo: A new motion.

Chair Hardemon: There's a new motion. The motion is to deny SP.1 and SP.2. Is there a second to that motion?

Commissioner Gort: Second.

Commissioner Carollo: There is a second.

Chair Hardemon: Been properly moved and seconded.

Commissioner Carollo: Discussion.

Chair Hardemon: Been properly moved and second. Move further into discussion.

Commissioner Carollo: Okay. Mr. Chairman, I'd like to read this also into the record here. There are a total of 10 corporation presently. There's been more in the past that are -- have been dissolved, but there are 10 presently that, I believe, based upon what I found, are active at the Melreese Country Club, and I'd like to read them on the record. Three of them are nonprofit. One is the Dade Amateur Golf Association, Inc. This was started back in April 1968, and you know where they started at that they were playing in? The place where the operators of the golf course, country club live in, City of Miami Lakes, at the Shula Golf Course. You know why they're not there anymore? They didn't get the deal that we gave them here. The other nonprofit is The First Tee of Miami-Dade Foundation, established in 2012. And the third nonprofit was just started in March of this year, The First Tee of Miami-Dade, Inc. Now, let me go to -- place on the record seven other for-profit corporations. The first that I'm going to read into the record is -- gee -- De Lucca Mini Soccer Management, LLC (Limited Liability Company). They like soccer, too. So --

Mayor Suarez: Can you repeat that, please?

Commissioner Carollo: De Lucca Mini Soccer Management, LLC.

Mayor Suarez: And is that running out of our golf course?

Commissioner Carollo: That's correct.

Mayor Suarez: Thank you.

Commissioner Carollo: Now, are they part of the group that's bidding or is this separate?

Commissioner Reyes: May I answer that? There is soccer/golf, soccer/golf, which the only place that could be played, it is in Melreese. And let me explain that, what soccer/golf is.

Commissioner Carollo: Commissioner --

Commissioner Reyes: The same rules of golf -- no. You asked a question, but you didn't know what it was.

Commissioner Carollo: Yeah, but can I finish and then we go into it?

Commissioner Reyes: And that is what they're referring to.

Commissioner Carollo: I appreciate it.

Commissioner Reyes: And I'm not here to offend anybody.

Commissioner Carollo: Look, we're friends. We're going to be friends after this vote, after the next vote, you know, whether we have a difference or not.

Commissioner Reyes: No, but I'm just explaining it. That's it.

Commissioner Carollo: Yeah. Yeah, but I --

Commissioner Reyes: (UNINTELLIGIBLE) information.

Commissioner Carollo: -- don't think it's quite what you --

Commissioner Reyes: Oh, well.

Commissioner Carollo: -- are thinking, because the other corporation that's here is the Florida FootGolf Association. That's the one you're talking about, the Florida Football [sic] Association. So the De Lucca Mini Soccer Management, LLC, is different than the one that you were going to talk about, the Florida FootGolf Association, Inc. That's the second of the for-profit corporations. Then you have Tina's Touch, Inc. Then you have De Lucca Services, Inc. Then you have De Lucca Enterprises, Inc. Then you have the Charlie De Lucca School of Golf, Inc., which previously I had mentioned 12 people, that they make up to 125 an hour that we're not getting any monies for 12 instructors. Then you have Bunkers, Inc. These are the 10 active corporations there, and frankly, there have been so many addendums to and changes to the original contract that I don't know who's on first, second anymore there. All that I know is that we're losing money constantly there, and they're making money operating it, but the residents of Miami are losing money. And all that I know is that with the hundreds of thousands of dollars that they're spending on food at the Trump National Resort in fees and what have you, and the monies that are spent, the tens of thousands in the Redlands, our kids here in the City of Miami can be benefited so much more. Mr. Manager, could -- and you don't have to do this now -- could you get back to all of us and let us know if we have -- if we're entitled to get information on any of these corporations?

Commissioner Gort: Yes.

Emilio T. Gonzalez (City Manager): Yes, sir. I'll get with counsel on that and we'll get back to you guys.

Commissioner Carollo: Have we attempted to get information from any of these organizations?

Mr. Gonzalez: Yes, sir, we have.

Commissioner Carollo: Which ones, if I may ask?

Chair Hardemon: I have a question.

Daniel Rotenberg: Daniel Rotenberg, Department of Real Estate and Asset Management.

Chair Hardemon: I didn't realize that there were so many entities besides First Tee that were running businesses from Melreese Park -- from Melreese -- from Melreese. I'm going to ask a question that has nothing to do with all those different entities. If there was an entity -- if I -- if someone wanted to start a corporation on Melreese -- at Melreese today, do they have the right to go file within the Sunbiz, start an organization, and run the organization on that park? Or do they need permission to be on the park, like what First Tee's has from the City of Miami?

Commissioner Gort: It's a legal opinion.

Ms. Méndez: Technically, the contract allows for certain entities that are intertwined with the running of the facilities that are there to be there. I cannot tell you right now if all these --

Chair Hardemon: But, I mean, it's like -- from what I heard -- I mean, this is the first time I've ever heard this, and it's very shocking. Ten organizations, all with the same sort of management, and that doesn't even describe necessarily who the real owners are of the organization. That's just what the officers are named on Sunbiz.

Ms. Méndez: We would definitely have to --

Chair Hardemon: And all of them having to do with the gentleman that's been stated on the record, so, you know, that's -- that is something that's --

Ms. Méndez: Right. Arguably, there is more things going on there than the City was privy to.

Mr. Rotenberg: I don't want to give a legal opinion, because that would be opining. I'm not an attorney. (UNINTELLIGIBLE) real estate profession, that is something that raised eyebrows. And to answer the Commissioner's question, we did ask for the records, going back as long as they can give them to us, of all those LLCs, corporations, related entities, and whatever else was there. We have not gotten a response.

Chair Hardemon: What happens if I -- what if someone wants to start a good government business and they use City Hall address; is that possible? I mean, it's a wonderful facility. Can we do that?

Mayor Suarez: Mr. Chair, there are multiple levels of scrutiny. Not only starting a business at an address that potentially is not allowable, but you need to get an occupational license, you need to get a Certificate of Use. I mean, those are all things that go to the kind of activities that you want to perform there, and whether they're appropriate for the place that you want to perform them. So I just talked to the Administration. I mean, are there Certificates of Use for all these businesses? Are there occupational licenses? I mean, that's what you need to have to properly run a business, aside from the fact that this is being leased from the City as a golf course, and obviously, First Tee -- everybody knows The First Tee is there, but all these other -- Tina's Touch, I mean --

Vice Chair Russell: Mr. Chairman, I'm not comfortable with this line of discussion. I don't think we're here to vilify the current tenants. I --

Chair Hardemon: Whoa, whoa, whoa, whoa, whoa.

Vice Chair Russell: -- I really feel like we are going off track, and it's not exactly relevant to the discussion of today.

Chair Hardemon: You know, I sit through a lot of things.

Vice Chair Russell: Everybody has the right to say whatever they want to say, but I just don't --

Chair Hardemon: I listen to a lot of things.

Vice Chair Russell: -- feel comfortable with this.

Chair Hardemon: No, no. What I hear is that --

Mayor Suarez: I agree.

Chair Hardemon: I sit through a lot of things and I hear a lot of things, and you know, I hear people say lots of things on this dais and from the community, and within of the things that everyone has been bombarding this board with is this whole idea of transparency. I think that's been used today. It's been used on television shows. It's been used everywhere. And transparency doesn't work one way or the other. It is what it is.

Commissioner Gort: It's got to be always.

Chair Hardemon: And it's just -- it's almost like -- I mean, what's been shown is just what's happening at this place.

Commissioner Gort: Mr. Chairman?

Chair Hardemon: That's incredibly shocking, and I'm not here to give an opinion about the matter, the man, the anything. I'm just shocked that all these things are occurring at this place, and here I was thinking that, you know, this was just a matter of what we're going to do with the parking and The First Tee Organization that's there in the park. There's a lot of interests that are here. So let me ask -- so part of it is like, if all -- what happens if there was some deal that was -- that had come to -- with Mr. De Lucca regarding -- I mean, is it possible that, for instance, any of those organizations could have been paid money to help -- for them not to resist, for First Tee not to resist? I mean, what --

Mayor Suarez: I mean, was there an RFP for all of those organizations to be running out of that facility? I mean, was there an RFP for there to be 10 different --

Commissioner Carollo: That's my point. Are they legally operating --

Mayor Suarez: Right.

Commissioner Carollo: -- from there --

Mayor Suarez: No, what I'm --

Commissioner Carollo: -- based upon the service agreement --

Mayor Suarez: Right.

Commissioner Carollo: -- that they have with the City?

Commissioner Reyes: But I think we're discussing the use of the land.

Commissioner Gort: Mr. Chairman?

Chair Hardemon: I want to recognize -- I'm going to recognize Commissioner Gort, but before Commissioner Gort, please --

Commissioner Gort: I only have one question.

Chair Hardemon: Look --

Commissioner Gort: My understanding, some of the audits [sic] I read in the past mentions all those organizations. Now, the one thing I said about a week ago when we were discussing different contracts, the -- there's a word that's being used -- I apologize; forget it right now. The amenities that can be used in accordance to the - - they don't give a specific use that you can do with the contract, but I forget the word you use.

Ms. Méndez: Ancillary?

Commissioner Gort: Ancillary. All these contracts have ancillary uses. That's something I'd like to really change it in the future.

Chair Hardemon: But do we --?

Commissioner Gort: Ancillary uses can be many things.

Chair Hardemon: But do we get a benefit from that? I mean, do -- does the City of Miami get a benefit from --

Commissioner Gort: My understanding --

Chair Hardemon: -- the 10 organizations that are --?

Commissioner Gort: -- and I agree with Commissioner -- we can discuss this all day long. One of the reasons I'm doing this motion, to get this moving. I'm supposed to be in a meeting at 12:30.

Chair Hardemon: Right.

Commissioner Gort: I already call and told them I'm not going to make it.

Commissioner Reyes: Call the roll.

Commissioner Gort: So --

Commissioner Reyes: Call the question, please.

Chair Hardemon: So --

Commissioner Gort: Let's get --

Chair Hardemon: The motion, if I remember correctly, is to deny SP.1 and SP.2; is that correct?

Commissioner Reyes: Right.

Chair Hardemon: That's what the motion is on the floor? Is there any further discussion on that motion?

Vice Chair Russell: Of course, because I think I'm -- the whole decision, at least for my part, is whether we're comfortable moving forward with putting this on the ballot, and if I'm not decided on that, it's the same indecision for "yes" or "no". And so, that's why I wanted to go through -- let me put it this way: This was -- this is not my personal vision or project. This is what is before us, and our job is to decide whether it should go to the voters to make a decision. So my struggle has been listening to my constituents and deciding, what do I need to vet? How do I need to make this better, good enough that I'm comfortable that we're getting the best deal under a situation where there is no bid; that the green space absolutely does not get diminished in the City; that The First Tee is protected? Despite the discussions that are here, that are going on, that may or may not be accurate about the operator of the course, these are kids, and they're not involved in any of that, and they need to be protected and their interests need to be protected. All those things have been in discussions I've been trying to have over this last week here to see if I'm comfortable saying, "I'm willing to be okay with this going to the voters." And I need those questions answered before I can vote "yes" or "no", because if those answers aren't satisfactory, then I am a "no." If those items -- if our green space is protected, if the finances are fair, if the ballot language is clear, I'm okay with the voters making a decision. So if we -- I mean, if we're voting in the negative at this point, rather than someone making a motion toward the positive, I think the discussion is the same. So it brings us back to the term sheet and whether it's sufficient for us as a Commission to move forward.

Commissioner Carollo: Commissioner, I heard you. Once you're done, I need to go back, because with all the back and forth and everybody jumping in and -- we left a question that I asked the staff if they were going to answer, and that was, had they made any financial requests on any of these corporations or not? Because it's important for us to know. But we could proceed with yours now, if you like, or we could finish with this one. It don't matter.

Vice Chair Russell: But my decision is not a referendum on the existing operator, and that will not sway my decision. If they've done wrong, that's the staff's job to enforce and audit, and do whatever. I do not want that to taint this decision. This is --

Commissioner Carollo: I understand that.

Vice Chair Russell: -- a pure decision of whether we want --

Commissioner Carollo: But this is part of this whole process that we need to know. So if you like, I'll wait for you to get some of these answers, then I'll go back to staff and get mine. I don't mind. I'm patient.

Vice Chair Russell: And you have -- of course, you have the right, Commissioner. It's just I don't think --

Commissioner Carollo: Okay.

Vice Chair Russell: -- the power of this dais should be used as a court. It's not our job. Or to --

Commissioner Carollo: We're not a court, but we are entitled to get to the bottom of all information, particularly the way this whole process has been brought, that the main thing that people want to talk about is transparency. Well, what more transparency than for everyone to know what's been going on there? Have we been getting the dollars that we should have been getting from there or not?

Commissioner Reyes: May I --

Commissioner Gort: I agree with you, but I think we should have him here, answering all those questions, along with the Administration.

Vice Chair Russell: Today?

Commissioner Gort: So let's forget about that. (UNINTELLIGIBLE).

Chair Hardemon: He might not want to answer those questions in public. It might be something he want to keep to himself.

Commissioner Carollo: Yep. That's --

Chair Hardemon: The smart thing.

Vice Chair Russell: I have a term sheet here that all the Commissioners have. This was drafted yesterday, but I think it goes point by point, at least to the concerns that I have raised, and I'd like clarity on that so that the public understands what's happening with each of these issues. And I'll jump around in it, and priority to myself. I want to know, one, green space. That's number 6 here -- I'm sorry. This is -- well, we can start there. The public park that's being created. Because, for me, a lot of the argument has been that we would be altering or reducing or removing the largest green space in the City of Miami. The counter-arguments are that it is a specific-use golf course that's not necessarily for everyone. Would this create a 58-acre public park that would be the largest park in the City of Miami, to my understanding? And if so, that, to me, is a plus, if it's truly a public park and it's designed with the community, especially the community adjacent, and that it doesn't cost the City money. So there was a lot of discussion over this 20 million annual payment or endowment that's broken down into 30 years of \$666,000 apiece. Tell me if that -- because \$666,000 a year is not enough to build a 58-acre park.

Commissioner Reyes: Absolutely.

Vice Chair Russell: So what is being delivered prior to that -- because there's remediation. There's all sorts of things. To what level do you bring that 58 acres before we have to spend a dollar of that \$20 million that you give us?

Mr. Perez: Correct. Commissioner, there are three components to the public park commitment. The first component is that MFP will complete the environmental remediation of the 58-acre park, consistent with the requirements that DERM would have for us. That's element number one, and that will be at our cost. Element number two is that we will provide all of the site development work; the drainage, the irrigation, the -- all of the stuff -- all of the underlying stuff for the park. We'll provide -- and we'll deliver to you a deliverable park. That's the second component. Component one is all of the environmental remediation; component two is all of that infrastructure work that's necessary for the park, and deliver to you a park. The third component of that is the \$20 million contribution, which we paid over time for you to do whatever it is that you want with regards to that park. If the City decides that they want to have a particular pavilion there, the City wants to have a skate park there, the City wants to have a dog park there, that \$20 million contribution, which will be paid over time, is there for you to have those types of facilities for the public, but that's your decision; not our decision. You'll make that decision, but we will be providing the funds for you to make those decisions in terms of what you want to see in that park.

Vice Chair Russell: So it says here, "The site development will consist of the environmental remediation necessary for the public use of a deliverable park and

such draining, dredging, excavating, filling, grading, and earthwork as necessary to complete the park.” So beyond earthwork, are we talking a finished park with grass?

Mr. Perez: Correct.

Vice Chair Russell: With trees?

Mr. Perez: Correct.

Vice Chair Russell: So --

Mr. Perez: The amenities.

Vice Chair Russell: We don't have to use that 20 million to build that park to that level; it's what we want to do with it afterwards?

Mr. Perez: Correct, correct. And it's your decision; not our decision. It's your decision as to what you want there. We don't know, and we don't know what the people in Grapeland would want to see there. So we're not -- that's not our decision. That is a decision for the City to decide, but we're providing you the funds in order to facilitate that vision.

Vice Chair Russell: There's been a lot of discussion internally here of whether we would need to bond that 666,000, in order to do what we would want to be able to do on a 58-acre park, and that was my original impression.

Mr. Perez: That is your decision. We will provide you the \$20 million over 30 years. What you decide to do with that -- if you want to go out and bond it, God bless you. If you want to decide to do something else with that money, that's up to you. That is not our decision. We will be providing you the funds, and it is entirely up to the City to decide what they do with those funds.

Vice Chair Russell: Madam City Attorney, if the City later, upon designs and charrettes, decide to do a park to a much higher level and they do want to bond out those funds that we received on the non-leased property for that park, could that be considered a violation of the tenet that we are -- they are promising to do this with no City funds? Because if we go out for bond and we have to pay debt service on those bonds, is that part of this project or is that separate? It's what we do with the money on that park afterwards. We could spend it as is. We could bond it. It's not that project on the lease portion. Which is it?

Ms. Méndez: Right. We need to -- we just need to clarify that it's not on the lease portion and the private entity portions and all that; that it would be for the public --

Commissioner Reyes: Separate.

Ms. Méndez: -- park portion, and we could choose how we would want to (UNINTELLIGIBLE) that.

Vice Chair Russell: I don't want to tie our hands to not be able to bond, if that's the case, and I want to make clarity that if we do choose to bond that it would not be City funds being invested in the lease project.

Ms. Méndez: The --

Vice Chair Russell: Unless that is what that is. That's why I need the legal clarity.

Ms. Méndez: Right. So the ballot question says, "Privately funded soccer stadium." These bond dollars, if you would decide in the future to enhance the park through a bond offering, then that would be separate, and it would -- can only be used on our land.

Mayor Suarez: Mr. Chair, if I may?

Ms. Méndez: Parkland.

Vice Chair Russell: Of course, Mr. Mayor.

Mayor Suarez: Thank you. So -- I mean, and correct me if I'm wrong, Madam City Attorney. Part of this proposal is that they are going to not only remediate and create a 60-acre, 58-acre park, but that they're going to contribute a revenue stream that equals \$20 million over a 30-year period. How we -- assuming that we want to do more than what you've talked about, I don't think we should be restricted in any way, shape, or form in how we pay for those additional improvements, if you will. That doesn't mean that we are obligated either, in any way, shape, or form to borrow money or do anything like that. And I'll give you two examples. With Marine Stadium, we had -- we paid for all the at-ground and below-ground infrastructure cash. I think it was somewhere in the vicinity of \$20 million. With the Marine Stadium, however, in its reconstruction, this Commission authorized the Administration to put out a non-ad valorem bond for \$40 million, approximately -- or maybe it was 45 -- so that they could renovate the Marine Stadium. The City could have said, "No. We're just going to use reserves." I'm not saying that that would be a good idea, but -- I mean, we could have just done it another way. We could have paid as you go. You know, paint one year; the next year, you know -- but the point is that nothing should restrict the City from doing whatever it wants to do with its own property.

Vice Chair Russell: Thank you, Mr. Mayor. And thank you, Madam City Attorney. That's a good clarification. So we get a deliverable park for nothing, and if we want to use that 20 million there or in whatever way, our choice. I'm satisfied with that. The soccer fields that would be delivered onsite, I need some clarification on that. If I understand correctly, this is not an underground parking with at-grade soccer fields. This is a surface parking with a second level of soccer fields; is that correct?

Mr. Perez: That's correct. That's correct. In order to -- and I think the vision of Arquitectonica here was rather amazing. Because when you look at this site, you don't see any of the -- it's not like some of the other stadiums, where all you see is just a field of parking. So the notion here is that a substantial park, almost all of the parking will be covered by this deck that will then provide a space for all -- 23 acres of soccer fields available to the public.

Vice Chair Russell: So that's also, obviously, a parking garage underneath --

Mr. Perez: Correct.

Vice Chair Russell: -- and that's -- is that a revenue generator for the City?

Mr. Perez: Well, the City will participate through the parking surcharge, which is a substantial revenue stream for the City.

Mayor Suarez: Mr. Chair, we also receive rent for that parcel, so --

Vice Chair Russell: Because it's on the leased space.

Mayor Suarez: That's correct.

Vice Chair Russell: So that's all calculated in the square footage.

Mayor Suarez: That's correct. So --

Mr. Perez: That's right.

Mayor Suarez: -- it'll be the only asset in the City of Miami where we collect rent for a space that is publicly used by children, essentially, by kids who are playing soccer, and adults who will be playing soccer there, hopefully, well into the night, because we assured that and it was requested that there be lighting as well. So that, as you know, in your district and in -- in your district, Commissioner -- in all the districts where we have mini soccer fields, the people are playing it to maximum capacity, and they're playing it all the way into midnight, et cetera. So what this does, this allows to activate as public space what is otherwise leasable space. And so, our children and adults can use that, and it's not squandered for the public benefit. The other good part is that it's AstroTurf, which we are -- which is expensive -- I mean, we just did, I think, the Little Haiti soccer facility, which was AstroTurf. I don't remember exactly what the cost is, but I think you would know, Mr. Chair.

Chair Hardemon: About 2 million (UNINTELLIGIBLE)

Mayor Suarez: It was about \$2 million for that soccer field in AstroTurf alone.

Vice Chair Russell: One acre?

Mayor Suarez: How -- what's -- it's one -- yeah, one soccer field. One soccer field. So you're talking about \$2 million for that soccer field, and what we're seeing in parks like Shenandoah and -- Douglas, in your district; Shenandoah, in my former district -- is the intensity of use of the sod is so great that it actually turns into mud, and the Parks Department has to shut down those -- that area, because it's not safe for the kids to play in. So we're seeing that trend. We have it at Gibson Park. I mean, we're seeing that trend of these synthetic soccer fields so that they can handle the volume of play, which is something that is so significant that you can't do it on sod anymore.

Vice Chair Russell: About how many acres and how many fields are we talking about here? And what's the cost of this that you're willing to put in that becomes --? -- I guess it doesn't become a City asset. It stays within your leased portion, but it's public access use. Is that --?

Mr. Perez: And I sort of smile, because I think the investment on this particular -- on this -- it's extraordinarily expensive to do this. We're talking about 23 acres. That one small parcel in Little Haiti, just multiply that over 23 acres. I don't know the exact figure; you might know.

Jorge Mas: The -- usually, a soccer field will usually contain about a million and a half, depending upon where it is, but the contemplated use here is 23 acres of fields, configured for soccer. They can be either regulation size; the smaller field, which is used usually for the youth; and you can do mini pitches, which is a lot what the adult leagues have been using now throughout the City, so I think that we are going to be working on the configuration of what would be best for our residents and for our children, but it will all be turfed and it will all be lit.

Chair Hardemon: But that's assuming that the grounds -- like in Little Haiti, I mean, the grounds are ready for that. It was already --

Mr. Mas: Correct.

Chair Hardemon: -- a park. We were already playing on it. I mean, this is different, right, because we don't know what's --

Mayor Suarez: And I would argue, Mr. Chair, it's also more environmentally sound, because to maintain the sod, you have to use a significant amount of water, and you also have to pesticide it, and you have to obviously treat the sod so that it remains in its condition and that it doesn't deteriorate.

Chair Hardemon: No, but my point was --

Mayor Suarez: Sorry.

Chair Hardemon: True. That's true. My point was to the fact that it's not as if you can just go out there today and put a turf field there. You have to do the remediation --

Mayor Suarez: That's correct.

Chair Hardemon: (UNINTELLIGIBLE) a significant amount of dollars --

Mayor Suarez: That's correct.

Chair Hardemon: -- per square foot --

Mayor Suarez: That's correct.

Chair Hardemon: -- that's increased because of that.

Mayor Suarez: The whole site needs to be remediated first.

Vice Chair Russell: So -- I'm sorry, again. The total value of the soccer fields?

Mr. Mas: Total value of the soccer fields, including the deck, is in excess of \$70 million.

Vice Chair Russell: 70?

Mr. Mas: Yes, sir. Including the --

Vice Chair Russell: Because that's the parking structure --

Mr. Mas: -- the construction of the --

Vice Chair Russell: -- as well, then?

Mr. Mas: That's construction of the deck, yes.

Vice Chair Russell: Well, let's say -- I mean, the parking structure you were going to do anyway, right?

Mr. Mas: Yes.

Vice Chair Russell: So what --?

Mr. Mas: So the fields themselves will be approximately -- 23 million and a half -- in the 32 to \$34 million range.

Mr. Perez: So you understand, it's ground floor parking --

Vice Chair Russell: Yes.

Mr. Perez: -- with a deck on top of that ground --

Vice Chair Russell: Clearly.

Mr. Perez: That deck will not have parking. It'll just be the deck for the soccer facilities.

Vice Chair Russell: Clear. Okay. Thank you.

Mr. Perez: The soccer fields. Sorry.

Vice Chair Russell: The First Tee program, tell me about how that gets taken care of.

Mr. Perez: So three --

Chair Hardemon: Only First Tee, though.

Mr. Perez: Only First Tee. Three options. One is, they have existing programs -- right? -- where they need classroom space, where they need to have -- where they bring in the children for their values-based programs. So the first commitment is that within the -- what we've described as -- and excuse us -- the ancillary development, they will have a space available -- made available to them for their classroom instruction and for those -- the classroom training and the classroom work. The second aspect of it is, there will be a golf facility on-site, within the 73 acres that we will make available to them for their use. Today, for example, in Chelsea Piers, they have a First Tee program that is highly, highly successful in The First Tee program there in Chelsea Piers. It'll be a very similar program to that in that facility. And the third element of that is -- which is outside of our control -- those are the two things that we can control; making available the classroom space and the ancillary development, plus making a like facility to the one they have in Chelsea Piers, making that available to them; and then the third option is the one that the Mayor has spoken about, which is the possibility of moving their 18-hole program to Miami Springs.

Mayor Suarez: And I was at a fourth, which is a combination, because -- you know, one can house the program itself, the program components of it, the driving range, the technological aspects of it, but as I understand in my conversations with The First Tee, they're -- they feel it's necessary and important to have 18-hole access so that the kids can play 18-hole courses. This is a very big issue for me as well. As Mayor, I don't only owe an obligation to kids that play soccer. I owe an obligation to the kids that play golf, I owe an obligation to all the kids in our community, and I take that very seriously as -- in the last meeting, I read a letter from the Mayor of Miami Springs. I think that is a very viable option. And after today, if this is -- successfully goes to the ballot, I will begin the process of meeting with them to explore that option and with The First Tee as well. They have my commitment. They've always had my commitment from the first day. We've had multiple meetings, multiple conversations, multiple phone calls. You know -- and I -- and out of, you know, respect for Commissioner Carollo and his recommendation, also reached out to Miami-Dade County, because Miami-Dade County has also a robust inventory of 18-hole golf courses. And so, they -- we wrote them a letter, and they have responded to our letter, saying that they also would be willing to analyze whether or not a First Tee can be located at one of their golf courses. Commissioner talked about Key Biscayne, but they have a variety of other golf courses as, well. So I'm

committed to sitting down with the County as well. They may end up having multiple 18-hole golf course options going forward.

Vice Chair Russell: So I've -- I studied the Chelsea Piers model a little bit, and I've spoken with The First Tee folks to understand what that entails, and apparently, it's a much smaller facility with regard to even the classroom style, and I've toured there, and I recognize what they have in terms of square footage, in learning centers, and mentoring, and character building. It's way more than golf. So I want to know if they are intended to -- that -- all of that is intended to stay onsite or if they're being evicted and sent to the -- Miami Springs, which seems to be good -- well-intentioned and potential, but not locked down and with any detail and cost of moving, and things like that. So are they staying onsite?

Mr. Perez: Commissioner, our commitment -- and you've heard it from Mr. Mas -- is to ensure that the kids at The First Tee program have not only a viable program, but a better program at the end of the day. And so, our commitment, as we said, in the ancillary development, the office retail component of it. They will have available to them the classroom space necessary --

Vice Chair Russell: On-site.

Mr. Perez: -- for their value programs on-site.

Vice Chair Russell: Now, the model that you're looking at, the Chelsea Piers model, or top golf model, I assume that's all -- it's a multi-story driving range, correct?

Mr. Perez: Correct.

Vice Chair Russell: Which is also a potential revenue generator for the ancillary use, for the lease space, correct?

Mr. Perez: Of course.

Vice Chair Russell: Just like a golf course would be, or just like anything --

Mr. Perez: Of course.

Vice Chair Russell: But that will be their primary training facility, and then the off-site 18-hole and --

Mr. Perez: Ultimately, their choice for The First Tee. We will make available that ancillary space. If they get a great option to go to Key Biscayne or they get a great option to go somewhere on the 18-hole, you know, God bless them. We will make -- everything that is in our control, we will make it available to them, because the end goal is for it to be a better program than it is today.

Vice Chair Russell: Will that be in the 58-acre park portion, the driving range, where the balls --?

Mr. Perez: It'll be within the 73-acre leased premises from the --

Vice Chair Russell: So that will not reduce the 58-acre portion at all?

Mr. Perez: Correct.

Vice Chair Russell: I -- and who's going to run The First Tee at that point? If it's -- because it seems very intertwined with the current operator at this point and -- "Are they at the table with you?" is my question. I see a lot of well-intentioned thoughts

on how to take care of them, but you need to know what they need, like as a group and as an entity, and logistics, and so many things. So on-site -- that's why on-site was very important to me, because I learned about their ability to travel, even four miles to -- three and a half miles to Miami Springs. So I want to make sure that they're at the table.

Mr. Perez: And our commitment is, as I said, to ensure that this program, at the end of the day, is a better program than when we started this process.

Mayor Suarez: And I would just reiterate and sort of amplify that by saying that I have made myself available from the very first moment that this was discussed, and I've had multiple conversations -- I don't think any member of The First Tee would argue that I have not been open and accessible and transparent with them on what I'm doing. And I've also spoken to the kids as well. I mean, I was having breakfast at Sergio's, and one of them approached me and wanted to take a picture with me, and I've -- approached some of the children that were here, as well. And it's -- you know, it's something that I take very seriously. I gave them my personal cell phone number; they can call me, they can text me. And I will certainly meet with the kids. I will meet with the parents. I will meet with the organizers, and we will keep them up to date in all this process so that they feel ensured that this -- not only will their program not be negatively impacted, it will be enhanced.

Commissioner Reyes: Mr. Chair, may I? I've seen that they've been asking all these questions, and I -- let me --

Chair Hardemon: Hit your microphone.

Commissioner Reyes: Let me make my position clear once again. In the last meeting, I had a lot of questions about the finances and all of that, and still do. I still do, because, you see, I'm an economist. I have done feasibility studies many, many times; not only here in the United States, but in other -- in Latin America. And every time a project of this magnitude, we should -- and as a -- the City should have received feasibility analysis, cost-benefit analysis, traffic analysis, and it should include in the cost-benefit analysis that you have to include the positive and the negative of the project in order for us to be able to vet it; and also, where the figures come from, what data are you using, what type of methodology is being used. And in that analysis, you have to also take into consideration what is the -- I mean, how much it will affect the residents' property value; how much it would affect the residents in other aspects; how much it's going to be -- affect traffic in 42nd Avenue. I haven't received anything. I haven't done that. I have -- what I have is this -- It's not that I am against a project of this magnitude. What I am against is the process that is -- have been done, and I want -- if it's going to present it to the people of Miami, I want a project that they could understand, that they could -- that has been properly vetted by our Administration. Instead of rooting for it, they should have sat down and analyzed every single -- and this question should have been asked by them. It's not your fault. It's not your fault. It's the way that has been handled. It's the way that it have been handled. And in a clear conscience, I cannot vote in favor of this. Listen, the only thing that I'm asking is, let's go to a public meeting, and I'm pretty sure -- bring all the data, bring all the -- I mean, let's do it the right way. And I'm pretty sure, pretty sure that there is a low probability you are going to be the beneficiaries of that, but we have to analyze -- for example, there's some people are talking about the -- do -- just as the Winds Hotel has in Las Vegas, a hotel -- a beautiful hotel, who is an 18-hole small golf course. Hey, why not? Why cannot we investigate and look at other alternatives and the amount of money and the amount of benefit that is going to give the City of Miami and its residents? And, listen, that is -- I mean, all those people think that (UNINTELLIGIBLE) against other things, but in my opinion, that is the way to present this to the people of Miami, and that is my only problem. I don't have any problem with Jorge Mas, with Beckham, with --

as a matter of fact, I like soccer, and I am -- I buy a ticket. Wherever you build it -- if you build it there, or if you build it in the Pensacola Line or any place, I'm -- when there is a good team, I will go. But this is not the principle of my problem. The principle of my problem is that we have to do it right. We have to do it right. And yes, let the people decide. I'm all for it. I'm all for it, but let's go through the process. Let's go through the process. You see, I mean, it's appalling to me that -- lack of information, and it's not because you haven't provided; it's because you were not asked. You were not asked for a complete analysis, you see, and I know that you are more than capable of producing hundreds of analyses with the best people in the world, you see. I mean, probably, if it would have been in the private sector, I would offer my services, but I'm not. But you would -- I mean, you're capable of producing all that kind of information, information that our so-called, so-called, so-called experts should analyze. And we also -- I haven't seen an independent, I mean, appraisal of the land, you see. I agree with Jorge Perez. Yes, Jorge Perez, in his letter, he claims that this is a bad deal for the City of Miami, and what he ask is let's start all over again. Let's start all over again. Let's make it right, you see. Let's make it right. Most of the people that think that Miami or that the City should be transparent and things should be done right, they oppose the way -- not the stadium. They're not opposing the stadium. What they're opposing, it is the way that has been done, you see. Because -- now, I have questions, for example. I have a question and those -- all of this have to be answered. I heard that Mr. Mas says that he will go up to \$57 million -- right? -- in remediation, right?

Unidentified Speaker: 35.

Commissioner Reyes: 35. 35 million. Well, there have been a lot of estimates, and one that it was very good, he came from this -- Mr. (UNINTELLIGIBLE). What's -- which is very good. I mean, he did an excellent job, a better job than what we did here, okay. Now, what happen if it is more than 57 -- I mean, 35,000 -- million dollars? I heard this. Well, we will go to the State and try to find funds from the State and the Federal Government -- right? -- what is called brownfield. Well, you see, I don't know if you know this, you see. The State of Florida, last year, they -- for parks, they only assign \$20 million; very difficult to get funds from the State. Now, brownfield, you see, brownfield, you have to apply -- takes about two years, about two years, two years, okay, for them to take you into consideration. We have a good example of what -- the money from the State -- I mean, from the Federal. There is a little park very close to -- it's called Fern Isle. The City of Miami applied for it. It took them four years to get any money; four years to get any money. We have to clarify that. And besides that, I always heard -- I also heard that there's going to be no public funds, you see. Well, funds that come from the State or funds that come from the Federal Government, those funds come from the people, you see. Those are public funds, okay. And all those questions are the ones that keep me from voting "yes," you see. Another problem that I see and -- which will very well ruin the whole land, there's a possibility that if you start remediating or you start cleaning or if you start (UNINTELLIGIBLE) and having a -- an analysis of the soil, which we should have been presented in the proposal, you see, an analysis of the soil, and if they found that it is so contaminated and the \$35 million, Mr. Mas, then is going to be \$150 million, and you say, "Nope" -- I mean, because I wouldn't do it either, you see -- "Nope. This is too much." -- you will have opened a Pandora Box that the City is going to be made to remediate that, because DERM would require remediation, and then who's going to pay for it? I mean, that's a simple question, you see. That's a simple question. And those are the questions that preclude me from voting in favor of this. I want this process to start all over. I want to do it real well, you see. And the only -- as I said before, the only decent estimates of what remediation was going to be came from Al Crespo, you see. Should have come from Administration. We should be on top of that, on top of every penny, top of all of that, you see. I mean, that is nothing personal. Nothing personal. Okay?

Vice Chair Russell: Mr. Chairman?

Chair Hardemon: Vice Chairman.

Vice Chair Russell: Thank you, and remediation is a very big concern, and that's why I wanted to clarify it, and I believe it was clarified at the last meeting that the City will not be on the hook. And when the idea of potential other funding from State or Federal came along, I wanted to make sure that if there's a matching needed from the City, we're not on the hook.

Mr. Perez: And we've agreed to exactly that. And the only thing with regards to the State and Federal programs, all we want to do is be treated the same as any other property, but with the exception of, if there's a City match, we're -- that's not something that we will move forward with.

Vice Chair Russell: Understood. So the City has no responsibility in the cleanup --

Mr. Perez: Correct.

Vice Chair Russell: -- other than maybe to help you apply for -- if -- as the landlord.

Mr. Perez: Correct, but at no cost to the City.

Vice Chair Russell: Yeah.

Commissioner Reyes: But I have a question, and it's just -- hypothetical question, which concerns me.

Mr. Perez: Lawyers love hypothetical questions. Go ahead.

Commissioner Reyes: (UNINTELLIGIBLE).

Mr. Perez: The answer would be, "it depends."

Commissioner Reyes: Okay, it depends; that's right. Mr. Perez, if, when you start digging in -- because I heard that it is from 15, and -- the lakes are from 15 to 35, and all of that -- if, when you start digging in, and you find out, you see, that instead of \$35 million, the cost of remediation -- because you are included -- including -- and I thank you for it -- you're including remediation of the park -- that was one of my questions before -- of the so-called Freedom Park -- if you find -- because I think that will be -- wouldn't be a good business decision -- that the remediation cost is going to go over a hundred thou -- a million dollars, would you still go and do it; or if the -- if DERM (Department of Environmental Resource Management) comes out and says, "Well, City of Miami, now you have to remediate this, because you cannot use the park if you don't remediate," are you willing to face it, face the cost?

Mr. Perez: So a couple of different questions there, right? So on the hypothetical, the first answer to that is, we are extremely confident that the remediation cost on this particular site, including the park and including the lease premises, will be substantially below \$35 million, and we wouldn't be going forward with this process if we didn't have that confidence. The reason that we're -- that we've engaged in this process, the reason why we're moving forward is that we're extremely confident that it will be below \$35 million; that's one. Number two, if it was 100 million, 200 million, \$300 million, all of those -- which it will never get there -- at some point, obviously, the project isn't particularly feasible. But we wouldn't be going through this process if we weren't confident of that. This is not a game, or an exercise in futility. It is not an attempt to get publicity for Mr. Mas. It's not an attempt --

Mr. Mas: No.

Mr. Perez: -- for us to work --

Commissioner Reyes: He don't need that.

Mr. Perez: -- we are extremely confident that we will -- this project will be more than feasible within that budget. But, obviously, if it's above that budget, we're going to have a conversation about --

Commissioner Reyes: But --

Mr. Perez: -- where those things happen.

Commissioner Reyes: -- when you say, "confident," define "confident." "Confident" means that you believe -- How many soil tests have you done? How many soil tests have you done? That's my question. You won't be able to know until all the tests are done. If -- and you're going to say then, after the fact, "We're going to have a conversation," you see. That --

Mr. Perez: No. That is --

Commissioner Reyes: -- and when you -- not only saying -- I mean, I know there is about three or four major -- in that limited liability corporation that it is Freedom Park, there are three -- about three major compo -- owners. Now, are you offering -- and that's another question that you -- it have to be brought up. When you bring that project the way that it should be analyzed. It is personal. What -- are you going to have a personal commitment, you see, that whatever talk -- if it is \$200 million, have the money there? You see, there's a lot of things that have not been taken care of, and that's why I said, "Let's start over again."

Mr. Perez: Commissioner -- I'm sorry.

Vice Chair Russell: Mr. Chairman -- I mean, Commissioner Reyes, you're absolutely correct. That's the variable that I believe could be the deal killer for them. I don't know how they take on this level of risk. I just want to make sure that the City is not at risk --

Commissioner Reyes: Well --

Vice Chair Russell: -- and --

Commissioner Reyes: -- that is my problem.

Vice Chair Russell: -- they don't find out after they've been digging for six months and -- I mean, this is the -- this would -- if this is going to die, it's going to die real soon --

Mr. Perez: Correct.

Vice Chair Russell: -- because they will do the testing, and it is way beyond their financial capability or interest --

Commissioner Reyes: How about --?

Vice Chair Russell: -- and we're not going to pay for, so it would stay status quo.

Commissioner Reyes: And then, how about if (UNINTELLIGIBLE) everything is financed -- the sites that had happened before -- and makes -- and then wants us to remediate that, and triggers a DERM request for remediation?

Vice Chair Russell: Oh, no. We're -- we are not remediating anything in that park --

Commissioner Reyes: Okay. But --

Vice Chair Russell: -- not another dollar.

Commissioner Reyes: -- then we won't be able to use the land unless we do it. You see, that is the danger of this, okay?

Vice Chair Russell: So all of the testing can be done beforehand. That's their responsibility. That's their dime, and it's a lot of dimes. I don't know how they do that, but that's -- I just want to make sure we are protected, and that goes to point number four with regard to City funding.

Mr. Perez: Correct.

Vice Chair Russell: There's a lot of questions as to what would not be considered City funding of this issue, and I think it's changed. Originally, we had said something like no taxpayer funding. But then, if there's any Federal grants that's touched or something that could be considered that, so we're talking City funding, because that's what we're --

Mr. Perez: Correct.

Vice Chair Russell: -- really dealing with, within this lease.

Mr. Perez: Correct.

Vice Chair Russell: Will the internal roads within the project be covered by the City or by your side?

Mr. Perez: The internal roads within the demised premises would be -- like any other project -- all on the developer of the property.

Vice Chair Russell: If there are "on" ramps that aren't on the leased property, but they have to be built, specific for your project, because you're going there, whose responsibility is that?

Mr. Perez: Those would all -- through the zoning process, all of that will be defined, and all of that would be at the developer's cost.

Vice Chair Russell: The crossover to the MIC (Miami Intermodal Center), if public transit is going to be used and everyone's going to come to the stadium or the property, who comes by Metrorail or Tri-Rail, who builds that?

Mr. Perez: That would be at our cost.

Vice Chair Russell: What would the City possibly be responsible for?

Mr. Perez: Zero.

Vice Chair Russell: Unless we want that --

Mr. Perez: Unless --

Vice Chair Russell: -- Freedom Park to be more than \$666,000 a year, in whatever way we want; then we would expand upon it, to take it beyond whatever level you deliver it to us.

Mr. Perez: Correct. It's your decision how you spend your money.

Vice Chair Russell: I just want it clear that that's on the record, because that's another deal breaker for me, and the City is not expending on this. The public contribution, we already discussed the \$20 million. In your term sheet, you've added the \$5 million for the baywalk/riverwalk project.

Mr. Perez: Correct.

Vice Chair Russell: The --

Mr. Perez: That's in addition to the \$20 million for the public park, an additional \$5 million for the baywalk/riverwalk project that we know is important to this Commission.

Vice Chair Russell: So -- and I do want to state for the record that the riverwalk does touch three of our five districts.

Mr. Perez: Correct.

Vice Chair Russell: And I've asked -- it's -- the -- it goes almost up to Spring Gardens, but does not include Commissioner Hardemon's district, and it does not -- you're not on the river, so it does not connect to --

Commissioner Reyes: I'm on the boundaries of it, you see. Part of Flagami is very close.

Vice Chair Russell: The goal is that the people that live up the river will have access to it; and from there, they would be able to ride a bike or walk all the way to the bay and five miles along the bay, all connected.

Commissioner Reyes: All connected. And you're talking about -- you're -- baywalk?

Vice Chair Russell: The riverwalk and the baywalk.

Commissioner Reyes: Oh, you're talking about the riverwalk and the baywalk.

Vice Chair Russell: Yes.

Commissioner Reyes: And I think that, you see, I see the \$5 million for the baywalk for your district, and --

Vice Chair Russell: What did I just say?

Commissioner Reyes: Okay, yes. But for all due respect, you see, I think -- I was hoping that we will not -- any of the districts should be, I mean, negotiating on something out of this deal for their district. I'm sorry, but that's my position. I think that we have to analyze this without any, any additional, you see, incentives to negotiate this. We will -- we should be doing this based on the merits. It should be done based on how much it's going to cost the City of Miami, how much it's going to bring, and is this the best deal, if it is. If the people decide to redevelop, okay? Thank you.

Vice Chair Russell: Commissioner, I agree with you, and getting the best deal, for me, is the only way we justify waiving a bidding process for our residents, or allowing our residents to waive a bidding process, because you waive a bidding process for a few reasons: One is because you know the project you want there. If you don't know and it's just open land and you're not sure what you want to do with it, you go through a bidding process for ideas. In this case, the Mayor, the Administration, they know what they want to do here. Then you go through a bidding process to get the best price to make people fight over each other. And by selecting the group that is suited to do this particular project, we don't now have that competition. And so, we have to fight with them for every benefit that we get for the City and it should be for the whole City, and that's why I made a point that the riverwalk and baywalk do touch three of the five districts, very much so.

Commissioner Reyes: What -- how about getting some other bids? I mean, that's the only --

Vice Chair Russell: Getting other what?

Commissioner Reyes: -- way that we know this is the best deal, if we open it for bidding. And first of all, we will ask -- what I'm proposing -- the people, and then we open it for business, you see -- for bidding, I mean.

Vice Chair Russell: Thank you.

Commissioner Reyes: That's the only thing that I have, and it has been my position since day one, and it's going to be my position -- I mean, whatever park is going to be used for development, I would request the same thing, and I -- my position would be the same, you see.

Vice Chair Russell: Understood. Point number eight is the no net loss policy, which speaks, also, to green space.

Commissioner Carollo: Commissioner, if I could? I've been very patient.

Vice Chair Russell: Of course.

Commissioner Carollo: This affects my district, as you said, also. And what I'd like to ask you is, so we could have it on the record, what percent of the baywalk/riverwalk goes through District 3, approximately?

Vice Chair Russell: I'll tell you in a second. The majority of the unfinished portions are in your district and in Commissioner Gort's district.

Commissioner Carollo: What percent fall within mine?

Vice Chair Russell: I don't have a percentage, but I have a map --

Commissioner Carollo: Okay.

Vice Chair Russell: -- and it shows all of the missing parts, and it has an overlay of --

Commissioner Carollo: Can I have a glance at it, if I could --

Vice Chair Russell: Yes.

Commissioner Carollo: -- what you have there? Thank you.

Vice Chair Russell: If I can get it to open. Let me see where it was from -- there it is. I don't have a hookup for the monitor, but -- so the blue is already connected --

Commissioner Carollo: Right.

Vice Chair Russell: -- of the baywalk. The green is has already been connected, of the riverwalk. The dash lines are the disconnected parts, and there's about nine disconnected parts to the riverwalk, and --

Commissioner Carollo: These red lines here, right?

Vice Chair Russell: -- are disconnected so far. The green parts are connected. So - and I -- actually, I apologize. There's significant amounts in Commissioner Hardemon's district. It's Commissioner Gort's district where it ends. It ends on the river, and at that point, it's an industrial river. So the majority of improvements to be made are in District 3 and District 5. District 2 is only missing one, two, three, four, five, six, seven of the points. It looks like there's about 10 unfinished points, but the biggest spans of it are in District 3.

Commissioner Carollo: Thank you.

Vice Chair Russell: And for me, it's all one big project.

Commissioner Carollo: Well, I'm glad that you're looking at it in this fashion; that there are many things that we need to look at as citywide, and this is how you're looking at that, as a citywide project. I see it now by that map that you showed me. I would have maybe liked to have put some of this money for accessible housing that we need badly, but we also need to develop that area, have it all interconnected for people so that then, we could bring the accessible housing. The accessible housing, frankly, I have plans that we'll be dealing with come September, but I accept this. I think it's good for the whole City, and it's certainly going to open up many areas within my district, too. And you are correct; the biggest portion falls within District 3, so I thank you for that.

Vice Chair Russell: Thank you. And this speaks to the no net loss policy, because our no net loss policy is a little bit vague. We have to follow State Comp Plan Guidelines, but our -- how we make up for any lost park space in a given project is not very clearly defined. And to me, I'm going to use that to our advantage to say that I believe you should go above and beyond the bare legal minimum, and this is our only opportunity to do so, because if we don't, by the time it gets down to a legal question of a contract, that whether you should or should not have to replace a certain acre or do a certain thing or spend a certain dollar, you can rely back on our vague comp plan, which I don't want. I want you to rely on whatever is drafted here. And so, I have your commitment that whatever green space, park space is lost within this potential project as it's developed -- even though we're adding 12 acres of soccer fields and 58 acres of a new park -- it's CS now; it's parks now, technically. So what I want to know is, where the stadium is built, where the offices are built, where this potential hotel is built, where the retail is built, that that is made up for, and I'm open to being creative on how we make that up; whether it's pocket parks in every community, in every district, and fields and recreation throughout, or whether it's big legacy projects, but it's got to be made up, 100 percent.

Mr. Perez: So this is actually not a lease issue, right? This issue will come up through the zoning process where your staff will have an interpretation with regards to what no net loss is. Our commitment to you is that, as a result of any rezoning on this piece of property, we will comply with your policy and comply with the direction that this board will give us on this. You know, it's -- we'll comply with the wall.

Vice Chair Russell: Thank you. I'd like to keep moving. The time frame is very vague, also, within our comp plan, so I would like all makeup lands identified at the time of rezoning.

Chair Hardemon: Are there any CS-zoned properties that are not parks?

Mr. Min: I'll defer to Planning, but --

Commissioner Reyes: Yes, it's --

Chair Hardemon: The question is, are there any CS-zoned properties that are not parks?

Jeremy Calleros Gauger (Deputy Director, Planning): That are not parks?

Chair Hardemon: Correct.

Mr. Calleros Gauger: So -- sorry. Jeremy Calleros Gauger, Deputy Director for Planning. So "CS" means actually civil [sic] space. So it depends on how you define "park." You know, we have a lot of the Coconut Grove waterfront that's CS. This building is CS. So in terms of spaces that meet the test of, "Is it green, is it open, does it have a playground?" certainly, we have spaces that are zoned CS, park.

Commissioner Carollo: What percent of Virginia Key is zoned for parkland?

Mr. Calleros Gauger: I don't know exactly, but Virginia Key is a mix of T1 -- which is to say sort of wild space -- and CS.

Commissioner Carollo: All right. Can -- the minute that they're done with you, can you get a computer there, and you can get me a map of Virginia Key, so you could point out to me what's what?

Mr. Calleros Gauger: Yes.

Commissioner Carollo: Thank you.

Commissioner Reyes: Sir -- and I'm sorry, but I have to come back again, and that's why I'm here. If I keep quiet, I won't be Manolo Reyes, you know; I will be somebody else. Okay.

Commissioner Carollo: I only ask you one thing, Commissioner --

Commissioner Reyes: Excuse me.

Commissioner Carollo: -- and I think you're doing a great job in asking questions. I will support you with -- to be here till whatever time. I think it's good for democracy. But the only thing I ask you is that in about 28 minutes, at 1:30 --

Commissioner Reyes: Hey, listen, I'm ready to vote right now.

Commissioner Carollo: -- we break for lunch so that I could get at least a sandwich. I haven't had breakfast.

Commissioner Reyes: Are you buying lunch today, Joe?

Chair Hardemon: So we will have a lunch break (UNINTELLIGIBLE).

Commissioner Reyes: Okay. Let me finish my thought and I -- my opposition of -- which I think is disingenuous to say that buying pocket parks and adding, and anything that is a little green or has some grass on it, we're going to say that it is a park. We are giving away 70-some acres, that it is together, you see, together. And now, we are going to replace them with an alley behind my house, or with a -- some sort --

Chair Hardemon: Hey, hey, hey now.

Commissioner Reyes: You? Oh, you have something that --?

Chair Hardemon: Don't talk about alleys. Alleys are beautiful --

Commissioner Reyes: They are beautiful, man.

Chair Hardemon: -- in my district.

Commissioner Reyes: We can call them park, too.

Chair Hardemon: Some of them should be. They're civic spaces.

Commissioner Reyes: That is something that I would definitely oppose.

Vice Chair Russell: I agree with you, Commissioner Reyes, that we should not be designating swales and medians, and things that are not areas where kids can play.

Commissioner Reyes: How about circles?

Chair Hardemon: I think they call them --

Vice Chair Russell: No, no. We are --

Chair Hardemon: -- they call those --

Vice Chair Russell: I agree with you.

Chair Hardemon: -- lineal -- what is it? -- linear parks?

Vice Chair Russell: I agree with you.

Commissioner Carollo: Linear parks.

Chair Hardemon: Linear parks.

Commissioner Carollo: Yeah, but --

Vice Chair Russell: And --

Chair Hardemon: It's a real thing.

Commissioner Carollo: -- Chair?

Vice Chair Russell: No. I mean, linear parks are a real thing. Well, pocket parks are a real thing, and we need them. We have deserts in the City where we don't have enough parks in the neighborhood, so.

Commissioner Carollo: Look, I'm fine --

Vice Chair Russell: Let's keep going, because --

Commissioner Carollo: Yeah, but I'm fine --

Vice Chair Russell: -- please.

Commissioner Carollo: -- with calling green space -- that's not a park; that you can't jog, you can't walk, you can't bring coolers and have a picnic. I'm fine with calling it park space for the purpose of getting additional parkland.

Commissioner Reyes: Yeah.

Commissioner Carollo: But it's not park space; it's green space.

Mayor Francis Suarez: Right.

Commissioner Carollo: Big difference.

Vice Chair Russell: Yeah. No, and there will be further discussion on that, so --

Commissioner Reyes: (UNINTELLIGIBLE) have to go with zoning.

Vice Chair Russell: All right. Let's move to, please, the financials --

Mr. Perez: Yes, sir.

Vice Chair Russell: -- because, for me, without a bidding process, the base appraised value is not enough, because if people were fighting over this, they'd be doing better. And when the remediation is done, I believe that the value will go up instantly, and I believe that a reappraisal should be done at that point, so we know what the value of that land really is worth, and rent should take an adjustment. I believe that we should benefit where you benefit so that it's not a flat rate for us, but sky is the limit for the Mas and Beckham group in terms of profitability. So I've requested a 5 percent of percentage rent, and a 1 percent of capital transaction fees, and if you could tell me where you are on that, specifically.

Mr. Perez: And we'll walk you through that. So -- and a couple layers of protection for the City here, which is -- the first one is that the leased premises will be at fair market value, right? But what -- based on the methodology that was in CBRE. So if you look at that particular appraisal, what it says is, "Look, we're establishing a fair market value, but there are some extraordinary assumptions that we don't know," like the cost of remediation on the property, so a fair market value sort of, with -- that is consistent with the methodology set forth in that CBRE analysis in terms of how you determine fair market value; so that's one. The second is that the price will be the greater of that fair market value, or 5 percent of the rent that we collect with regards to the entire demised premises; so all of the rent that we collect from the hotels, all of the rent that we collect from the office, all of the rent that we collect from the retail, and all of the rent that we collect from the soccer stadium, all of that will be aggregated --

Commissioner Carollo: And parking, correct?

Mr. Perez: -- and parking, of course, of course. So whatever we're -- whatever the entity is receiving; or, as you pointed out yesterday, if we have affiliates and all that stuff in terms -- that are receiving rent from that property, those will all be included into that calculation, so the entire rent roll --

Chair Hardemon: So you could -- you wouldn't take any organizations -- you wouldn't start any new organizations that we wouldn't get any profit from, though, would you?

Mr. Perez: The idea is that rent -- yes, correct, correct.

Vice Chair Russell: The wording in the term sheet is "MFP or its affiliates."

Mr. Perez: Yes, with regards to the rent on the soccer stadium and the rent with regards to the retail office, and hotel component in the park.

Vice Chair Russell: So, originally, I had tried to capture a percentage of all sales on the site, because one of their projections of taxable sales was everything. But what I am understanding -- and my original calculation was incorrect, because we would not be able to reach --

Mr. Perez: Correct.

Vice Chair Russell: -- a percentage of the Adidas shoe that's sold in the Adidas Store, because they're not making any money on the Adidas shoe that's sold in the Adidas Store.

Commissioner Reyes: May I ask a question?

Vice Chair Russell: But if you are -- if your tenants pay a percentage rent to you, I want that to flow through to the City, as well.

Mr. Perez: The entire rent roll that MFP has will be available to the City pursuant to that 5 percent calculation.

Commissioner Reyes: May I add something to it? Okay. You're going to have a stadium that is 28,000 people, right? 28,000 people in the stadium.

Commissioner Carollo: 25, because --

Commissioner Reyes: 25, 26 -- okay, over 20,000. How many games are you going to play in?

Mr. Perez: 20 games or so.

Commissioner Reyes: 20 games in a year. And the rest of the year, is that going to become a venue for concerts, for other activities, or you just going to keep it closed? If it's going to become a venue, will -- you have to take into consideration how the people are going to be affected.

Mr. Perez: And certainly, the notion is that it -- there will be 20 MLS games. The soccer facility will be sort of generally open to the public during the other times, you know, that soccer field could be used, et cetera. And certainly, through the zoning process, all of the issues in terms of the impacts on the neighborhood will be addressed, and addressed to your satisfaction.

Commissioner Carollo: But --

Commissioner Reyes: But you're not answering the question. Are you going to -- you -- in your plans, in your plans and revenues that you estimated, because, I mean, I haven't seen the methodology of how the revenues are going to be -- were estimated or forecasted [sic]. In your plans, are you going to use that as a venue for other

activities, such as concerts and other sports or whatever; or you, after the 20 games, it's going to be, I mean, closed? Which I think it will be a bad business decision.

Mr. Perez: So I think the question is -- the soccer stadium will be paying rent, and the City will participate with regards to the rent that the soccer stadium is paying. The specifics as to what events will or will not occur there --

Commissioner Reyes: That's not the question.

Mr. Perez: Okay, sorry.

Commissioner Reyes: Is it going to be used at -- for something additional than soccer? That's -- the question is --

Commissioner Carollo: Obviously.

Commissioner Reyes: Okay. That's --

Mr. Perez: Yes, yes.

Commissioner Reyes: Well, that's something up here, the people should know and --

Mr. Perez: Yes. The answer is "yes."

Commissioner Carollo: Can I --

Commissioner Reyes: You see, people should be informed; that's why I'm asking for --

Mr. Perez: Right. No, no, understood, understood. I'm sorry I misunderstood your question.

Commissioner Reyes: -- (UNINTELLIGIBLE).

Commissioner Carollo: Can I ask you a question on that issue?

Mr. Perez: Yes, sir.

Commissioner Carollo: And I'm sorry I didn't play soccer, except for a week.

Mr. Perez: Right.

Commissioner Carollo: From what month of the year to what month of the year will you play those 20 games?

Mr. Mas: The MLS season is typically from March through October.

Commissioner Carollo: March through October.

Mr. Mas: October or November.

Commissioner Carollo: Or November. Okay. So you might have November and December. Could you make available the stadium to our high school American football if you're not playing?

Mr. Mas: The answer is, I'm a huge supporter of high school sports in Dade County. I believe it would be an appropriate venue for soccer matches and potential football matches for high school teams.

Commissioner Carollo: Yeah.

Mr. Mas: One of the ideas we're looking at is, also, in addition to that, is on the main pitch on top of the deck is potentially to make it a small -- with deck seating; something maybe similar to tropical or things -- because I do think that this should be a facility open to the high schools in Dade County.

Commissioner Carollo: Yeah. I was going to ask you that, also, when I get my turn to go through questions.

Mr. Mas: Yes.

Commissioner Carollo: Thank you. Someone's got to stick up for the football players.

Vice Chair Russell: The --

Mr. Perez: And as you can tell, I'm not a soccer player. I'm more of a football player.

Commissioner Carollo: And we got -- Miami-Dade County has given a lot of young men tremendous opportunity through American football. We have great football players coming out of Booker T., Jackson, Northwestern, Miami High, Coral Gables, and you could go on and on and on with high schools here.

Commissioner Reyes: Another question that I obviously had -- and I heard that you said 1 percent of capital --

Vice Chair Russell: Capital transactions.

Commissioner Reyes: -- transactions. That means that if the -- if they sell -- let's say that a couple of years from now, that would become, after it is clean and built, will become a substantial development, that it's going to be and have -- it's going to have a substantial increase in its value. If it is sold, let's say -- and that's another reason why I think that we have to have a complete analysis -- if it is sold, if it is sold, you mean that the City of Miami will only receive 1 percent, or that is an additional --? I mean, if we are going to be partners -- (UNINTELLIGIBLE) that's why I said, "be partners," you see -- if there is an additional percentage that will come to the City? You see, those are the questions that I have, and there's no answers, you see. And everything we are taking off face value. "Yeah, yeah, we're going to do that. We're going to" -- we need this in writing.

Vice Chair Russell: That's what we're doing. And the 1 percent was my ask based on discussing with our Real Estate/Asset Manager/Director, "What would be a healthy, good return for the City if they had a capital transaction?" because that was not in here before --

Commissioner Reyes: Okay, but --

Vice Chair Russell: -- and now it is.

Commissioner Reyes: -- yes, but I mean, I heard --

Vice Chair Russell: The 5 percent revenue --

Commissioner Reyes: -- 1 percent.

Vice Chair Russell: Yeah. And so, that's been agreed to. The Mayor had a concern that if we need to -- if this moves forward and we need to terminate the service agreement with the existing tenant, that if there are termination fees involved, that would be on your shoulders.

Mr. Perez: Correct.

Vice Chair Russell: Is that correct?

Mr. Perez: Correct.

Vice Chair Russell: And this one is very important to me about really pressing to see how much you want to do this for the community more than for yourselves, and I really want to believe that, but the biggest thing that we face right now is income equality in our community. Affordable housing is exactly what Commissioner Carollo is talking about. The other end of that spectrum is how much you get paid to buy that house, or rent that apartment. And so, where we have the ability to affect it, we absolutely have to. And it's been my demand from the start of this that everyone that works on this site should be paid a living wage, and that's what's been keeping us up, trying to see if that's something we can do. I want to make sure that 20 percent of all construction jobs onsite are union labor to really help local employment of folks with proper protections, and good pay.

Mr. Perez: We've agreed.

Vice Chair Russell: But most importantly, the full-time permanent jobs onsite; not only the ones that you directly employ, which I'm sure most are over 15 anyway, but that are in -- you know -- the janitorial staff, the folks doing the garden work, the folks working in the stadium, the ones who are at risk of being taken advantage of and working at a wage where they cannot afford to live in our City, I want them at \$15 an hour.

Mr. Perez: And let me turn this over to Mr. Mas, because I think he'll address this part.

Mr. Mas: Thank you, Mr. Commissioner, and I also share that. One of the pressing problems of our community and our society is income inequality. I have the honor and the pleasure to be able to have built a company that today employs over 20,000 men and women throughout the United States. And it's important that every decision we make and everything we do creates a rising tide, because that is what creates a better future for all of our children, and for future generations. As we look specifically at this project and the substantial investment that it takes to take a vision and create it into a reality with, I think, a significantly positive implication over so many of the sectors and issues that we spoke about today, we speak about and we've spoken about, you and I, a living wage. And there is no clear, set rules on living wage in the City, the County, and/or the State. But I also share that it is important that people have an opportunity to make a living; that they're able to make wages that allow them to provide for their family. And this is weighed by the viability of the project, because we all want the success of this project, because we all benefit. We all want the best tenant mix. We want the great companies throughout the world to house their offices and headquarters here. We want people to visit our City, to be able to stay in a hotel there, and see what's great about Miami. And a lot of people just ignore the wage issue many times when talking about a project of this size and this magnitude. And there's been a significant amount of work done, and what is it going to take to make this project happen? So in considering the living wage, we would be willing -- Miami Freedom Park -- upon the opening of these premises and this facility would commit to establish a living wage for its employees and the people that are employed by Miami Freedom Park and the operation, and the sales of

everything that goes with managing the property. In addition to that, we will also commit that we will have a living wage for all of those who provide contracted services on the premises, which would include cleaning and maintenance and janitorial and security, and all of the other things; very similar to, I believe, a policy that the City of Miami has in place now for their own contracts. When we talk about all of the ancillary development here and when we talk about retail and we talk about the larger entities that go there and health that wants to go there and arts, and Adidas has been talking about a lot if they go here; and, you know, those are major entities and major companies that are going to have, I think, a -- hopefully -- tremendous success here. But one of the things I don't want to lose sight of is our local vendors, is our mom and pops, and the small entrepreneurial shops that aspire to grow to something bigger. So I'm weighing the living wage issue and look at the office component; and hopefully, we're bringing in entities and a receptionist and our file clerks, and the people there. And when you're looking at the universe here that is going to be below \$15, I frankly think it'll be a small universe, but you have, and I want to commit to the following: I would agree that on all of the other developments, be it the retail, the office, the stadium, the parking, all of the other ancillary developments that we would adopt reaching a living wage on a scalable basis, starting at \$11 over four years to get to the \$15, and I think this will be potentially a signature project of what can be done with aspiring to lift people up and dealing with a living wage. In addition to that, in order to spur incentive to the smaller businesses that are there, I would like to also develop -- and they're going to be under the living wage policy -- is if they're struggling to reach the living wage, is I would like to, in addition, try to provide incentives to those small businesses so they can compete on this project. So you have our commitment that all onsite employees and people who are a part of this will be covered under living wages that I have laid out now.

Vice Chair Russell: This is not something that we have asked of others before, but I believe on a property of this magnitude -- on a project, potentially, of this magnitude, and the unique position I am in right now -- because I don't think I will ever have -- and I don't mean to be rude -- but the amount of leverage to ask for what I believe is important for this City in this moment.

Mr. Mas: Yes, sir.

Vice Chair Russell: If we -- if what I understand you to say is clear, that -- and that everyone onsite will receive a living wage, no matter how they're employed, whether it's through a contractor, whether they're part-time, whether they're full-time, if they work on this site, in the stadium, in the ticket office, at the Adidas Store, they will get a minimum living wage of \$15 an hour; 13.19 if they have health insurance.

Mr. Mas: Yes, sir.

Vice Chair Russell: And I -- the sticking point we had yesterday was that the tenants, of which it's more difficult for you to either control or to attract with this sort of requirement, your ask is a step so that they start those -- the employees of that particular group, a tenant group, if it -- whether it's an office in the office building, a restaurant who's renting one of the -- or a retail, in the retail area -- outside of the stadium, outside of the hotel, outside of those that they would be able to step up from 11 to 15 over a four-year period, once open. But everyone else, everyone under your direct control, everyone you contract with, at opening, will be at that living wage?

Mr. Mas: Yes, sir.

Vice Chair Russell: I -- that's everything that's in this term sheet, and I did not think that we would get anywhere near as far as we have, because I wasn't comfortable and haven't been comfortable, and remain skeptical, and will continue to look at this,

because this is the first step, because we're going to the lease, we're going to the community, we're going through a lot of things that haven't been done right up to now -- the traffic study -- there's no way we're going to consider -- There's so many places this can die along the way, but for this moment and in what you've been willing to come to the table and improve this potential project, I'm okay to see us move forward to the voters.

Mr. Perez: Thank you. Thank you.

Vice Chair Russell: And I really thank you for working together with me on this, and I thank my Commissioners for indulging, because I know that I've been the one sort of holding this train up, and I've struggled with it. I'm not even messing with you, I'm not kidding with you, and this was not just to waste time. These are very, very important things that mean a lot, because if we lose the green space, this was a bad deal. It's all going to hang on us at the end of the day. If we don't get the jobs that we think we're getting or the pay that we think we're getting, or so many things that could happen in this, then we've made a bad decision. And it was so much easier just to say, "no," because you all tripped coming out of the gate. I'm willing to believe in the Mayor's vision and give this a chance, make sure that The First Tee is protected, and I would be voting "no" on the motion to turn down the two resolutions, and that's my position.

Commissioner Reyes: Okay. And you mentioned something that I am concerned, and I haven't seen, and when I talk about analysis and studies, we don't have an analysis that deals with the effect -- the negative effect of businesses that surrounds the area. We don't have an analysis that if the projection of employment is not based on quantities, that does not take into consideration displacements of other businesses that have lost their customers and they have to fire people, and they come to that. If you look and you analyze the construction of a shopping center, you're going to find that displacement of labor is one of the main characteristics of it. Those are the things that -- why I cannot -- and besides everything that I have said -- that I cannot go and vote in favor of this. And I would like to have all this information before I make my decision, and I haven't had anything.

Vice Chair Russell: They need to turn another vote in order to get past the lease, so everything he's saying is correct. Everything he's fought about today is correct. I -- and there's one other thing I forgot to mention. The -- I spoke about labor, but the labor peace portion has not been settled, and you do not have an agreement yet with labor peace with regard to labor in the hotels.

Mr. Perez: We've commenced our discussions and negotiations, and we're -- there's no impediment to us getting to that.

Vice Chair Russell: The sooner, the better, because, obviously, that is a deal breaker for us, as well.

Commissioner Reyes: (UNINTELLIGIBLE) get out of here. Let's get out of here.

Commissioner Carollo: Excuse me.

Chair Hardemon: So there's a motion on the floor right now.

Commissioner Carollo: Did we have another war besides the one that I saw here? Labor peace? I think that 20 percent of construction to union labor is fine. You could achieve that without putting so much extra dollars in the project.

Mr. Perez: We've had very, very fruitful discussions with the labor organization. We see no reason, no impediment why we can't reach a mutually beneficial agreement for the rest of the labor peace agreement.

Commissioner Carollo: Yea. I'm just --

Mr. Perez: Yeah.

Commissioner Carollo: -- curious in the wording, "labor peace agreement."

Chair Hardemon: The labor peace is a --

Mr. Perez: A term of art.

Chair Hardemon: Right. But it generally applies to hotel workers.

Mr. Perez: Yeah.

Chair Hardemon: So it's the people who will be making beds, making drinks, certain people in the hotel service.

Commissioner Carollo: And what union are you negotiating with?

Chair Hardemon: Unite Here is usually the union that does labor peace.

Commissioner Carollo: Which is that; AIU?

Chair Hardemon: Unite Here.

Mr. Perez: It's Unite Here Local 355, I believe.

Commissioner Carollo: United [sic] Local --

Mr. Perez: Unite Here Local 355.

Commissioner Carollo: Okay. All right.

Chair Hardemon: So there's a motion on the floor. The motion right now that's on the floor is actually to deny SP.1 and SP.2. That's the motion on the floor. It was moved by Commissioner Reyes; seconded by Commissioner Gort. Is there any further discussion on that motion to deny -- or not approve SP.1 and SP.2? Seeing no further discussion, all in favor of the motion to deny or not approve SP.1 and SP.2, say "aye."

Commissioner Reyes: Aye.

Commissioner Gort: Aye.

Chair Hardemon: All against, say "nay."

Commissioner Carollo: Nay.

Chair Hardemon: I want to make this very clear.

Vice Chair Russell: Nay.

Chair Hardemon: If you're silent, that means that you are for.

Vice Chair Russell: Sorry. Nay.

Chair Hardemon: Right. So all "for" SP -- denying, or not approving SP.1 and SP.2, say "aye."

Commissioner Gort: Aye.

Chair Hardemon: All against, say "against" or "nay."

Commissioner Carollo: Against.

Vice Chair Russell: Nay.

Chair Hardemon: All right. That motion fails. Is there another motion or any further discussion?

Commissioner Gort: Let's go further. Come on.

Commissioner Carollo: There is not a motion; a request, because I have a lot of questions of the Beckman [sic] group that I want to get on the record, and I need answer, also. You know, I was very patient with everyone here, including Commissioner Russell, to get a lot of their questions answered. I still have others, and not to mention the one that I left -- Mr. Rotenberg, that he was going to address. But it's almost 1:30, and I perform a lot better with a little bit of food in my stomach, and I haven't had any today. So if we could break and come back, you know, in an hour, an hour and a half, whatever time you all like.

Chair Hardemon: So we can go to lunch and come back at --

Commissioner Carollo: 3.

Chair Hardemon: -- 3.

Commissioner Gort: Let's make it short. I mean, I already missed two meetings that I had.

Commissioner Carollo: An hour and a half.

Chair Hardemon: 2:30 -- 3:30, I mean.

Commissioner Carollo: 3?

Commissioner Gort: What time?

Chair Hardemon: 3, 3:30? Because it's 1:30. 2:30, 3:30 is --

Commissioner Reyes: What are we coming back for?

Chair Hardemon: 3:30 is two hours.

Commissioner Gort: 2:30.

Commissioner Carollo: 3.

Chair Hardemon: That's enough time for us to --

Commissioner Gort: 2:30.

Chair Hardemon: -- because you're going to get bombarded with questions, stop, and you never get a chance to eat, and you have to order --

Commissioner Reyes: What are we coming back for that -- I was -- What are you want to come back for?

Chair Hardemon: 2:30.

Commissioner Carollo: Well, look --

Commissioner Gort: 2:30.

Commissioner Reyes: No, no, no, I just want --

Chair Hardemon: All right. We're coming back at 2:30.

Commissioner Reyes: -- I didn't hear you.

Commissioner Gort: 2:30.

Commissioner Carollo: I want to come back, because I have a tremendous amount of questions --

Chair Hardemon: So we'll --

Commissioner Carollo: -- I want to get in the record from them.

Chair Hardemon: -- recess until 3:30.

Later...

Chair Hardemon: Calling this meeting back into order. Recognize Commissioner Joe Carollo, who, I believe, had the floor before we left. Commissioner, you're recognized.

Commissioner Carollo: Thank you, Mr. Chairman. I think it would be appropriate now, since the last resolution failed, for me to make a new resolution; if it's second, then I certainly want it opened up for discussion before we vote on it. And I now make a resolution that this Commission, this body approves SP.1 and SP.2.

Chair Hardemon: It's been properly moved. Is there a second? Seconded by the Vice Chairman.

Commissioner Carollo: Discussion.

Chair Hardemon: You're recognized.

Commissioner Reyes: Can I ask just a question, just for the record?

Commissioner Carollo: Yes.

Commissioner Reyes: Madam City Attorney, who directed you to draft this Charter amendment? Who gave you the directive?

Ms. Méndez: And when you say who gave me the directive --

Commissioner Reyes: Yeah.

Ms. Méndez: -- you mean the first item that says for me to draft something? And then, you have the second item that's drafted. It was --

Commissioner Reyes: Hold on a second. I just want to hear. Okay.

Ms. Méndez: The Administration --

Commissioner Reyes: The Administration?

Ms. Méndez: -- requested that this be on the agenda, but only the Commission can approve the two items.

Commissioner Carollo: But --

Commissioner Reyes: According -- hold on a second, Joe, please.

Commissioner Carollo: Sure.

Commissioner Reyes: I'm just going to refer to Section 2-1112. It says, "The City Attorney shall draft, with the assistance of any individual that the City Attorney deems necessary, a Charter amendment, within 120 days after the City Commission adopts a resolution directing the City Attorney to prepare such amendment, or after the certification of a petition of 10 percent of the qualified electorate of the City of Miami requesting such amendment." You see, I mean, this --

Ms. Méndez: Right, you're correct. If -- first, if --

Commissioner Reyes: I didn't vote for any directive.

Ms. Méndez: You're correct. If SP.1 does not pass, then SP.2 cannot pass, so.

Commissioner Reyes: But, I mean, just --

Ms. Méndez: The City Commission has to vote on it.

Commissioner Reyes: -- you are -- I mean, what I'm saying is that as -- I haven't missed a meeting in this Commission since I was elected, I was sworn in, and I don't remember directing -- voting and directing the -- you or any -- to draft a Charter amendment.

Ms. Méndez: Right. And then --

Commissioner Reyes: I just wanted that to be on the record.

Ms. Méndez: Yes. The -- and I just wanted to say that the Manager is the one that controls an agenda, and if it's requested, to place something on. But you are correct that only the Commission --

Commissioner Reyes: Absolutely. That's --

Ms. Méndez: -- can vote on these items --

Commissioner Reyes: -- that is my question.

Ms. Méndez: -- when they're placed.

Commissioner Reyes: And I want you to recognize that that is the right procedure.

Commissioner Carollo: And, you know, frankness Commissioner, just like any one of us, has the right to discuss any of these items with the City Attorney. I had numerous discussions with her, and asked her to, at different times, to do different drafts, and possible different types of amendments that we're going to possibly include in this (UNINTELLIGIBLE).

Commissioner Reyes: But this is a Charter amendment; it's not just a resolution.

Commissioner Carollo: I understand.

Commissioner Reyes: It's a Charter amendment.

Commissioner Carollo: I understand that.

Commissioner Reyes: And it says -- Section 2-112 specifically says that. I mean, I just want to know if this is right or not. I mean, this is my only question. I am not going to -- but I want you to know that, according to this, Section 2-112, you see, nobody -- the City Commission did not directed you to do this amendment.

Mayor Suarez: Mr. Chair?

Commissioner Reyes: You see?

Chair Hardemon: You're recognized, Mr. Mayor.

Mayor Suarez: Please correct me if I'm wrong, but I think this was the exact same procedure that we used to put the Jungle Island Charter question on the ballot just a month ago; am I correct?

Ms. Méndez: Correct.

Mayor Suarez: Thank you.

Commissioner Reyes: Well, if it is the same procedure, then what we've been doing is, we are violating the Codes, once again.

Ms. Méndez: No. If --

Commissioner Reyes: You see? I mean, we are not going by the Codes, and this is what I want to let people know that I'm totally opposed to that, and then this one violates the Code, Section 2-1112. I'm not going to say anything else; just I'm going to say that.

Commissioner Carollo: Well, I just disagree with your interpretation of that, Commissioner, respectfully.

Commissioner Reyes: Well, okay.

Chair Hardemon: Commissioner, you have the floor.

Commissioner Carollo: Thank you. I have the floor, finally?

Chair Hardemon: Yes.

Commissioner Carollo: Thank you. Let me -- I guess Mr. Mas would be the right person to get up here, the general partner. How's Mr. Beckham?

Mr. Mas: He is well. He is from East London.

Commissioner Carollo: Yeah. We didn't shock him too much the last meeting, did we?

Mr. Mas: No. He's --

Commissioner Carollo: We're a little different in Miami than in East London.

Mr. Mas: A little different, a little different. But we're unique in that way; we're passionate.

Commissioner Reyes: Yes, sir.

Commissioner Carollo: I want to go over with you numerous areas, and I'm going to try not to get in the financing as much as I can now, more than what we have, because, truly, what I am seeing here -- and I said that from the last meeting -- whatever you're going to offer us and that's -- we're putting down -- I see it that I'm going to change it, and it's going to change tremendously from the final deal that we're going to do, and we're going to get a lot more than I see here.

Mr. Mas: Understood.

Commissioner Carollo: And I want you to understand that.

Mr. Mas: Understood.

Commissioner Carollo: Just because you might get my vote today, if you don't open up the wallets to the point that I think you should on this deal doesn't mean you're going to have my vote the second go around.

Mr. Mas: Understood.

Commissioner Carollo: Let me begin by asking the following question: You stated on your presentation that you have 3,750 parking spaces that you're planning right now on the site; the one that's going to have 23 acres of soccer fields, and I hope one football field, also, on top. But that possibly can't be all the parking that you're going to build. On the hotel side right now, that you're estimating about 750, but it could grow; on the office building side that right now, you're estimating 400,000. There has to be more parking there. How much more parking do you have in that section?

Mr. Mas: The 3,750 spaces -- you're accurate -- are the spaces which are under the soccer deck, in -- from the beginning ingress and egress area. For the parking calculations that were made, the hotel and the office component should have an additional -- approximately 1,250 spaces, I believe.

Commissioner Carollo: Okay. So the --

Mr. Mas: Yeah. And --

Commissioner Carollo: Yeah.

Mr. Mas: -- go ahead.

Commissioner Carollo: So the real amount of parking spaces right now that you're envisioning -- that could change to more -- is around approximately 5,000.

Mr. Mas: Yes, sir.

Commissioner Carollo: And that's important for me for two reasons. One, I want to have sufficient parking spaces there so that no one, absolutely no one is going to be going into the neighborhood side on 37th Avenue, looking for parking. Secondly, the more parking that we have there for the people that are coming there that are paying for parking, the City gains 15 percent of that, besides whatever we have in the lease with you for that land. So that's additional money for the City, and that's an additional way that we protect the only side and the 37th Avenue side that we have neighbors from people going there, that they don't have parking. Going back now to the 23 acres of fields. It's all soccer that you're talking about, and obviously, you have a soccer stadium, you're going to have soccer. But one of the fields that you show, the biggest one of them all, I could see that being a football field, and when it's not used for football, it could be a soccer field. And here's why I'm asking that: City of Miami produces some of the best football players anywhere in the country. We produce them by the hundreds in our inner schools, from Booker T., that produces tremendous athletes, to Jackson to Northwestern to Edison to Miami High, and we don't have a single stadium inside City limits where they could play their high school games. They have the one at north end of 27th that's way outside of the City.

Chair Hardemon: Traz Powell.

Mr. Mas: Traz Powell

Chair Hardemon: Yeah. It's been a long time.

Commissioner Carollo: And then they have the one in Tropical Park, I think. But we don't have one inside City limits. I would like for you to commit that one big field there, that during high school football season, that will be open to the School Board, primarily for our inner city high schools -- we would open it up to others that are closed, like Coral Gables, Miami Springs, et cetera -- to be able to play their football games there. I don't know how many seats we will require, but those aren't expensive ones, like you're going to put in the stadium.

Mr. Mas: Right.

Commissioner Carollo: But we're probably going to need about three to 4,000 seats. Could you commit to that?

Mr. Mas: We can commit to that, Commissioner. The answer is, "yes."

Commissioner Carollo: Okay.

Mr. Mas: And in fact, after one of the drawings -- if I can -- Based on one of our meetings where you suggested the football, if you would notice here -- thank you, Iris. Thank you. This field that was not previously designed like this actually encompasses -- to be able to accommodate a football field, as we know it, with stands on both the east and west, with the sole purpose and intent to be able to host high school football games. And as a graduate of Christopher Columbus High School, this may be the only way that Columbus can get back on Melreese Park.

Commissioner Carollo: Well, I don't know about that, but they certainly will there now.

Commissioner Reyes: They can play golf there.

Mr. Mas: The answer is "yes."

Chair Hardemon: Those --

Commissioner Carollo: Thank you.

Chair Hardemon: -- but, you know, in high school football, I'm sure you're aware we use lockers, as well, so --

Mr. Mas: Yes, sir.

Chair Hardemon: -- you have a facility where you could have a locker room, et cetera?

Mr. Mas: Yes, sir. There will be, and in a detailed design, this walkway here, there will be actually locker facilities, and attached to the -- so I would anticipate them using the stadium facilities here, because they're going to be on the northwestern corner, so I would foresee those teams using -- we could also have games in the stadium, by the way, so -- but this would be, I think, a fantastic amenity in our community, of where it's located, but the answer to your question -- it's long-winded -- is "yes."

Commissioner Carollo: Well, now we're going to have a park that's going to have three -- and possibly, before we're done -- all four of our main major sports. We have the soccer component, the baseball fields -- if they would open them to the public, of course, but that's another story, because we got the same thing going on with the baseball field, with the water park that we've been having going on at the country club, but I won't get into that now; it's for another time. But we could have football, American football, soccer, baseball, and maybe we'll even figure out something for basketball, also. I don't think there's a single park in Florida that could claim all that like this. The First Tee Program, First Tee Program is a national program. It's not that it was invented over here. It was originally over at Don Shula before they brought it over to us. I don't care who rents it, how it's -- who are the people involved with it. But what I do care is that there is a commitment that no less than 75 percent of the participants in The First Tee Program here are going to be City of Miami residents. It's not fair to our kids in the City that we're paying, one form or another, for over 95 percent or more of kids from the suburbs; that's why you have the County; that's why you have Doral, Miami Lakes, Pinecrest. They could take care of their own kids. We could take care up to 25 percent, but at least 75 percent, they should be City of Miami residents. I want the kids in Little Havana, I want the kids in Overtown, Liberty City, Little Haiti, Flagami, Wynwood, Allapattah to have that same opportunity; that, for so many years, other kids from other areas outside of the urban areas of the City of Miami have been having at the country club. So that's one commitment that I would want; that no less than 75 percent of those kids in that program -- and I don't care who runs it; Mr. DeLuca or any one of the people involved with it now want to be involved with it, God bless them. They have the experience, they're welcome, but I want our kids to have that opportunity.

Mr. Mas: Noted.

Commissioner Carollo: Thank you. This one is more for the Manager than for you, but it involves you. Mr. Manager, I had asked you to give me an approximate amount -- and I'm not going to hold you to a number, because I know it's very difficult -- but I had asked you for an approximate amount of the cost for a passive park in the 58 acres that we're looking to have a park to be developed at the site, what the cost would be. If you have an idea, I think we need to know that.

Kevin Kirwin: Good afternoon, Vice Chair and Commissioners. Kevin Kirwin, your City of Miami Park and Recreation Director. So, sir, if I understand your question, talking about the buildout cost?

Commissioner Carollo: I'm talking about the buildout cost of a passive park in those 58 acres --

Mr. Kirwin: You're looking --

Commissioner Carollo: -- outside of what they said they would do.

Mr. Kirwin: -- and we've had this discussion before about cost on parks and --

Commissioner Carollo: Yeah.

Mr. Kirwin: -- there was a range.

Commissioner Carollo: Sure.

Mr. Kirwin: If you're looking to just lay down sod on one acre, it would be --

Commissioner Carollo: They're going to do it already, correct?

Mr. Kirwin: -- and in the plan, it's more, but if you're just looking to lay down sod, you're looking at \$60,000. The infrastructure underneath, as far as the grading -- and I'm not going to get into the remediation; that's a whole different swim lane.

Commissioner Carollo: Well, I believe, from what I heard before, that that was also going to be on their dime.

Mr. Kirwin: Correct. So you're looking at, just pure green field with irrigation, \$60,000.

Commissioner Carollo: Yeah. How about lighting? Because I didn't hear that from them.

Mr. Kirwin: So to answer your question for that, sir, similar to what we're doing at Little Haiti Soccer Park -- we talked earlier this morning about the project that's going on there -- it's about \$1.6 million, and that involves some adjustment of the lighting. Lighting for --

Commissioner Carollo: This is --

Mr. Kirwin: -- one field --

Commissioner Carollo: -- 58 acres.

Mr. Kirwin: Right. I know that some other folks can do the math if I can give you the one acre --

Commissioner Carollo: Yeah.

Mr. Kirwin: -- the one field cost. You're looking about \$450,000 for that one field, and that's with high grade LED (light-emitting diode) as lighting field that --

Commissioner Carollo: It's about \$28 million, approximately.

Vice Chair Russell: 26.

Mr. Kirwin: Somebody's checking the math I just gave you; that's what it is.

Commissioner Carollo: Well, I just did it in my head quickly, off the cuff. All right. If we put -- which we would have to -- some playground equipment and so on, and it's a big park, so you want to put more than the usual, maybe a million dollars. Would that be safe?

Mr. Kirwin: Very safe.

Commissioner Carollo: The American -- made in USA (United States of America) equipment that we talked about.

Mr. Kirwin: The good American equipment that you and I have worked on for Jose Martí Park --

Commissioner Carollo: Right.

Mr. Kirwin: -- they were gracious enough to fund us with CDBG (Community Development Block Grant) dollars, that was 650. So a million, really, and --

Commissioner Carollo: Yeah.

Mr. Kirwin: -- that's all shade, and that's --

Commissioner Carollo: Right.

Mr. Kirwin: -- seeding and water fountains, and everything else.

Commissioner Carollo: Well, and we'll probably end up doubling that, but --

Mr. Kirwin: That's the good American stuff.

Commissioner Carollo: Yeah, but I'm trying to be realistical [sic] for us to know what it's going to cost us outside of what they're providing. And obviously, we have a bond issue that's coming up that there's going to be quite a bit of money there for parks, so we could use some of that money for there. But I think -- I believe it's still within our grasp that we could do all these extras after they would provide it to us with the bond money. There will still be plenty left for other parks if I remember correctly. How much bond money was coming for parks?

Mr. Kirwin: \$78 million, sir.

Commissioner Carollo: Well, then, I'm --

Mr. Kirwin: It's for parks and cultural facilities.

Commissioner Carollo: -- correct; yeah, I'm correct. Okay. The upkeep of those 58 acres, once we do the buildout, what would you estimate that that would be, Kevin?

Mr. Kirwin: Again, it depends on what you have there.

Commissioner Carollo: Yeah.

Mr. Kirwin: Typically, you estimate -- it's \$150 per field, per week. So that's the cost of one acre of maintaining a passive park for this.

Commissioner Carollo: Give me a yearly amount off the top of your head.

Mr. Kirwin: You're looking at --

Commissioner Carollo: You're looking at fields, but then you said, "acres," so you got me confused.

Mr. Kirwin: So just to equate everything --

Commissioner Carollo: Yeah.

Mr. Kirwin: Your typical fee for a soccer field in that amount of space is about an acre; 43,560 square feet. Now you're looking at --

Commissioner Carollo: 58 times that.

Mr. Kirwin: \$150 per week, per acre, and that's --

Vice Chair Russell: 452,000.

Mr. Kirwin: Thank you, sir. That's regular maintenance; cutting, mowing, irrigation, herbicide, that type of thing.

Commissioner Carollo: Okay. Well, we're not that far from what I was thinking that it was going to cost us. Over at Museum Park, even though they're budgeting a million every year -- I don't know why -- what we're actually spending there is 345,000 a year, more or less. So Museum Park is approximately a third the size of this 58 acres. So we're talking approximately a million dollars. Your calculations are about a million-three, a million-four, so we're not that far off. Our costs are going to be approximately double of what we're going to be receiving yearly for the maintenance of that park. But, you know, they -- it's a good amount they're giving us, because at least we're really being partners in something that we're going 50/50 on from what I'm seeing on the deal, on the maintaining it. So I want to have these numbers upfront so that we know what we're dealing with; granted, their estimates, but I think they're pretty good estimates. Mayor.

Mayor Suarez: Thank you, Commissioner. And I would just say that we're also generating on the low end \$10 million in revenue for the asset, so --

Commissioner Carollo: Well, I --

Mayor Suarez: -- and I know where you're going.

Commissioner Carollo: -- expect that we're going to get a lot more than that --

Mayor Suarez: Sure.

Commissioner Carollo: -- when we come to the next race --

Mayor Suarez: Sure.

Commissioner Carollo: -- but you're absolutely correct.

Mayor Suarez: Right.

Commissioner Carollo: We are going to have a lot more money to deal with there, so I'm glad, you know, you pointed that out. Thank you, Kevin. The environmental remediation -- let's get George up here again, because --

Mr. Perez: He's a much better speaker than me.

Commissioner Carollo: Yeah. He's -- well, he writes the checks.

Mr. Mas: Yes.

Mr. Perez: Very true.

Commissioner Carollo: And you clear up that the City is not on the hook for a single cent to pay for any cleanup that's there?

Mr. Mas: That is correct.

Commissioner Carollo: However, I want to state on the record that I strongly disagree, even though I hope that you're right and I'm wrong, but I strongly disagree that it's going to cost approximately \$35 million. I think it's going to be a lot more than that, so I want to have it on the record, because if it's more, I don't want to hear you guys coming back to us, crying in any way that, "Gee, can you give us a hand?" because I'm going to send you to the Feds, I'm going to send you to the State, to the County; or to First Tee, that they do a great job at raising money -- actually, not First Tee. It's another organization that they have, but I think that we've been clear that the City's not going to be in the hook for any additional from that.

Mr. Mas: Understood --

Commissioner Carollo: Okay.

Mr. Mas: -- and noted.

Commissioner Carollo: I have some concerns on Number 10, you know, that this doesn't kill the deal for you at the end, but I -- you know, we all want to have our residents bring home the most money they can. If you've agreed to it, that's -- you know -- that's fine. Last, but not least, I want to say this: The sheet that they gave us, it's a minimum. It's a minimum on the buildout, it's a minimum of what they're offering to pay. I think it's a good start, but I think once we start in negotiations, if this is approved by the voters, it's going to be quite different when we get back. And I'm going to tell you now, you have my vote this go around, but if this passes and we come back, it's going to be a different Joe. I'm going to be squeezing you, unlike anything you've ever seen, for the last penny for the residents of Miami. And I want to create more jobs here than I see. So having said that, I don't want you to go back and tell Mr. Beckham that everything's great. It's great in the first round, but the second round -- you guys better not spend all the money partying, because we're going to negotiate even more once you come back.

Mr. Mas: Well, Commissioner, noted. And I'd also like to now just -- also for the record -- talk a little bit about -- of the history of why we're here. When we -- you know -- the party introducing the team to Miami, with the award of the expansion franchise, at the Adrienne Arsht Center in late January, it was my brother, Jose, who called you to invite you to the event.

Commissioner Carollo: Yes, he did.

Mr. Mas: And it was at that moment on that phone call that this vision was born, because when my brother completed the phone conversation with you, and walked in my office, my brother said, "There's an idea which Commissioner Carollo shared, and it is about the potential possibility of even looking at Melreese." So we're here five months later, and I understand that, okay, you're going to beat us up, but, you know, this commenced with your phone call. And I think that we're going to do something great for the City of Miami.

Commissioner Carollo: Well, I'm going to hold you to that. And I believe that you and your group can accomplish that, but I also want to let you know something: That I kind of used you guys to let the genie out, because the kind of money the City of Miami was losing there for years was not right. What had been happening there was not right. And that's not the only place that it's going on in the City of Miami, but this is one of the biggest places. And what I told Jose Mas at that time when he called me, then we spoke and got into it more, was nothing new. I had been telling the City of Miami that we needed to get the maximum out of our properties for years. In fact, when I was Mayor of the City of Miami, in one of my last meetings, I left a blueprint of all the City properties that needed to be developed, and how, so that we could bring millions of new revenue to the City, lower taxes, provide better services, and not be so dependent on the ups and downs of the real estate market. And one of the key properties that I brought out was precisely Melreese. And anyone that heard me in different speeches when I ran this time would have heard me talking about Melreese and other properties, that they needed to be developed to the fullest, because, frankly, the City of Miami needs to find a way to bring in another seventy-five-hundred-million dollars of recurring revenue every year that we grow; otherwise, we're going to be in deep financial trouble in the future, unless we raise taxes, and I don't think anybody wants to see us raise taxes. So that's how long Melreese has been talked about, and I -- you know -- hate to say it in this way, but I needed a group that had the deep pockets that this group, as a whole, had and that could get something accomplished here. And I wish it could have been a different way, but nevertheless, this is the way that it's been. And I believe that at the end, the City's going to have a good deal. Certainly, any deal is better than the one we've been having there now.

Mayor Suarez: Ready.

Vice Chair Russell: Mr. Mayor?

Mayor Suarez: Let's call the roll.

Commissioner Carollo: The last --

Vice Chair Russell: I think we have some detail that (UNINTELLIGIBLE).

Commissioner Carollo: -- question that I have -- and again, I've been very patiently the whole day letting everybody talk, but I got to go back to one question that I wanted answered that never was. Mr. Rotenberg, I know you're ready. I had asked the question in the morning session as to if you had made any inquiries about financials from any of the different entities that have addresses at the country club.

Daniel Rotenberg: Afternoon. Daniel Rotenberg, Department of Real Estate/Asset Management. Yes, we have made inquiries about the -- I believe it's eight to 11 different entities. I believe there are 11 active other LLCs (Limited Liability Companies) there. We've requested in writing their financials.

Commissioner Carollo: And what have you been told?

Mr. Rotenberg: We don't have anything to date. I haven't been told anything. They have not responded.

Commissioner Carollo: Okay. Well, sometimes, by not responding, they're telling you more than if they would have responded, so thank you.

Vice Chair Russell: Mr. Chairman?

Chair Hardemon: You're recognized.

Vice Chair Russell: Some housekeeping here. I believe that we need to amend the ballot language based on some of the changes that were made today, including the living wage. I think it would be a good thing to have in the ballot language that lets the voter know that this is something that's involved. The City Attorney is working on that, and believes that there is room within the 75 words. I'd like to amend the term sheet that was put together last night and update it to also reference the living wage changes and additions, and I'd like this term sheet to be entered into the record so that we are all on the same page, because I know different versions are floating around.

Commissioner Carollo: If -- since you're making those amendments, if you could also include in the following amendments to that term sheet: The football field for our local high schools, and the no less than 75 percent of the participants in The First Tee Program there that have to be City of Miami residents.

Vice Chair Russell: Is there -- that's for The First Tee Program, or for the football program?

Commissioner Carollo: For The First Tee Program.

Vice Chair Russell: For The First Tee Program.

Commissioner Carollo: Yeah.

Commissioner Reyes: Point of information: I want to -- because -- I want people to know the truth, I mean, and The First Tee, you might not agree with it. You might not agree with Melreese or -- you might not agree with it. But I cannot stand here and listen to an insinuation that First Tee did not receive people -- I mean childrens [sic], that they were underprivileged, because it is open -- it was open and still open to everybody from Little Havana, from Liberty City, from Flagami. Whoever goes there gets a set of clubs, get lessons, and they get help, and they learn how to play golf. And about 70 young men, they have gone to college on golf scholarship that they learned at First Tee. I want to make that clear, you see. I want to make that clear.

Vice Chair Russell: Commissioner Carollo, if we could just discuss -- sorry.

Commissioner Carollo: The last part, Commissioner --

Vice Chair Russell: Yes, sir.

Commissioner Carollo: -- that I'd like to include in that sheet: That besides the 3,750 spaces that they have under those 23 acres of soccer fields and the football field now that there's going to be an additional 1,250 spaces on the hotel and office building component.

Vice Chair Russell: All right.

Commissioner Carollo: Minimum.

Vice Chair Russell: Understood.

Commissioner Carollo: Okay, that's all.

Vice Chair Russell: The -- go ahead. I'm sorry, Commissioner.

Commissioner Gort: I've been really quiet, so I'll make -- I'm going to be very short, but then I'll come back later on, after it's approved and you guys pass it, and all that. Now, my understanding is -- you can hear me? My understanding is, on this draft, we only show two portfolio, and my understanding is it's four portfolio in that property.

Ms. Méndez: It's on -- it's two folios --

Commissioner Gort: Right.

Ms. Méndez: -- that are part of this project.

Commissioner Carollo: Yeah.

Commissioner Gort: The other two folios are not part of it?

Ms. Méndez: The other two are --

Commissioner Gort: 0050 and 00160.

Commissioner Carollo: Look it up in the Miami-Dade Property Appraiser.

Mr. Perez: I think the two other portfolios are (UNINTELLIGIBLE).

Commissioner Carollo: I've always saw two, Commissioner.

Vice Chair Russell: There -- he's talking about the northern, the northern --

Mr. Perez: There's a -- yeah.

Commissioner Gort: The northern ones and the south. Then you also need to realize that 0090, it's got the water park and it's got part of the parks, and that's one folio.

Mr. Perez: Right. As we understand it, Commissioner Gort, this is one folio here, this area here that sort of makes an "L." This is an additional folio here, and then there are two folios along the canal. It's these two folios that are not included. It is -- these two folios are included, but it says -- all of our portion. So it's not --

Commissioner Gort: That's --

Mr. Perez: -- the only two folios that are not included are the two that are adjacent.

Commissioner Gort: No, I understand, but the folio underneath and the 90, you include the water parks and the baseball stadiums.

Mr. Perez: It --

Commissioner Gort: So how are you going to split -- how are we going to split that?

Mr. Perez: I'm sorry? There's a survey that shows the 131 acres, and I think -- I mean, the intent is certainly -- the intent is this portion here.

Commissioner Gort: No, I understand that's the intent, but, you know, as we talking about the --

Mr. Perez: Of course.

Commissioner Gort: -- looking at all the documents, make sure we're doing the right thing, make sure the voters get the right things, I want to make sure that, later on, there's not confusion and we're going to include the water parks and the stadiums.

Commissioner Carollo: Well, if you remember, Commissioner, in the first meeting, I was asking precisely the question of, "How much land is there?" Because I believe, taking the water park aside and taking the four baseball fields aside that there's more acres over there than what they're claiming. I think what I found based on what the County Property Appraisers has, it's more than I'm hearing, and I've been hearing.

Commissioner Gort: That's why I want to make sure --

Commissioner Carollo: Yeah.

Commissioner Gort: -- we put it clear. If you're doing amendments, let's make sure we put that amendment in.

Commissioner Carollo: Yeah. For instance, the putting fields that they have there, that's separate from the golf course; it's about 12 acres. The golf course, I think, is about 131. So you add those two and you get 143.

Commissioner Gort: Then you got the two on the north.

Commissioner Carollo: That's separate on the north. So you include those others -- the water park, rather, and the baseball fields is even more, but those are separate. And then the first that I've heard about two -- those two little slices there is here today. But I don't think we can do anything there. That's --

Mr. Perez: No, you can't.

Commissioner Gort: My understanding, we --

Mr. Perez: They're actually in the County. Those two pieces of property are actually in the County, although they're City (UNINTELLIGIBLE).

Commissioner Carollo: Well, so --

Commissioner Gort: We're not going to do anything there, but I want to make sure of what's going to happen to that property, because it's not that small.

Mr. Perez: It is --

Commissioner Carollo: You know, and -- look, I need to state this -- say this on the record: To me, whatever appraisals we've had that have given you amounts on the land, it's somewhat irrelevant at this point in time; that's why I'm not as concerned with having a few more acres here or there, and I'm going to tell you why. What's going to determine what they should pay is not necessarily the amount of the land, but it's what they're going to put in that land and the revenue that it's going to create. So that's the most important thing for me, and this is why -- I'll say it again. This deal is far for me being over on what they've offered to us in the City. I have no doubt that by the time this is finally negotiated, we're going to be receiving a lot more, not just in revenue from them, but in also taxes that those properties are going to be paying. Commissioner Reyes --

Chair Hardemon: Are you finished or --

Commissioner Carollo: -- wants to call the question.

Chair Hardemon: -- are you done?

Commissioner Reyes: Call the question; that's it.

Commissioner Gort: No, no.

Chair Hardemon: Commissioner Gort.

Commissioner Gort: We're making some amendments.

Chair Hardemon: Right.

Commissioner Gort: I want to make sure that the --

Commissioner Reyes: I'm sorry. You're making some amendments.

Vice Chair Russell: Yes.

Commissioner Reyes: Go right ahead.

Vice Chair Russell: Commissioner Carollo, I do understand what you're trying to accomplish with creating a ratio that gives preference to the City residents. My only thing is that it might -- and I do hope that this expands The First Tee Program and makes it larger than it was.

Commissioner Carollo: It should.

Vice Chair Russell: But my promise to the kids that are there now is that we will not diminish the program and kick anybody out of it.

Commissioner Carollo: Well, you'll make it bigger, then.

Vice Chair Russell: And so, the idea maybe is that going forward, any new applicants -- the 75 percent ratio.

Commissioner Carollo: I'll accept that. I'll accept that, that --

Chair Hardemon: You don't want to move First Tee and all of its affiliated businesses that are for-profit to the 18-hole park down the street?

Vice Chair Russell: I want them onsite.

Mayor Suarez: That's an option. I mean, we're going to explore -- we're going to get together with the program immediately, with Miami-Dade County and Miami Springs, and we'll look at -- explore all the different options. But I think what the Commissioner has -- it's a good thing, because we don't want the kids that are already there -- you know.

Commissioner Carollo: Look, I'm in agreement with that.

Mayor Suarez: Yeah.

Commissioner Carollo: So if you would like to change that to --

Mayor Suarez: The new kids.

Commissioner Carollo: -- all new participants have to be at least 75 percent from the City of Miami itself, I'm fine with that.

Vice Chair Russell: Okay.

Commissioner Reyes: Let me ask you --

Chair Hardemon: Are there going to be two 501(c)(3)s there? It'll be First Tee and Second Tee?

Commissioner Carollo: Well, there's three of them.

Chair Hardemon: 75 percent of First Tee is going to be --

Commissioner Carollo: But see --

Chair Hardemon: -- in there and --

Commissioner Carollo: -- you don't understand.

Chair Hardemon: -- a hundred percent will be from somewhere else?

Commissioner Carollo: You --

Chair Hardemon: No, I mean, my imagination is really --

Commissioner Carollo: -- they did that already. They founded a new First Tee March of this year; nonprofit, of course.

Mayor Suarez: All right, guys.

Commissioner Reyes: Excuse me. I have a question on the 20,000 -- I mean \$20 million. This \$20 million that is going to contribute -- be contributed for the 58 acres, the public park, is that going to come from a bond issue that -- or it's going to come just like up front, \$20 million, or that's going to be 630-some thousand dollars in 20 -- in 30 years?

Mr. Perez: As we indicated before, the commitment is to pay the \$20 million over the 30-year period of time. What you do with that money and what you decide to do with that money is up to you, and how you decide to move forward with it.

Commissioner Carollo: Okay. The --

Commissioner Reyes: And where -- how are we going to finance the initial cost of the park?

Vice Chair Russell: They're doing it.

Commissioner Reyes: They're doing it. You're doing the park -- I mean, you're going to just give us the park, already built?

Mr. Perez: Yes, sir. Yeah, we're going to give you -- "a deliverable park," I think is the word that we used, and -- with grass, and what you decide to do on top of that grass with that additional contribution is your decision.

Commissioner Carollo: Question to the City Attorney: How many words do we have here now?

Ms. Méndez: We're going to have to make a couple more edits. That's 75, and I hope there are no more changes, because this is --

Commissioner Carollo: So I can't put another one -- another word?

Ms. Méndez: We're actually changing "privately funded" to "at no cost to the City" -
-

Commissioner Carollo: Yeah.

Ms. Méndez: -- which is what you have there. And I have to -- yeah, we're still editing.

Commissioner Carollo: Well, if you --

Ms. Méndez: We may need a couple minutes.

Commissioner Carollo: -- you're -- have one more word left --

Ms. Méndez: Okay.

Commissioner Carollo: -- I'd like to put, after "Miami Freedom Park, LLC, for 73 acres of City land," for "approximately 73 acres." And I'm saying that because they might end up with more land or less land --

Ms. Méndez: Okay.

Commissioner Carollo: -- for the reasons that we had discussed before.

Ms. Méndez: Okay.

Vice Chair Russell: I've been sent a change to the living wage portion of the term sheet, and it's not exactly, to my understanding, what we discussed, so I'd like to just clarify. The covered employees -- and by "covered employees," we've defined them here as "Those hourly employees of MFP, its affiliates, and their service providers who primarily worked at the premises," will get the \$15 an hour, or 13.19 with it -- with benefits immediately, and that will also include the stadium employees. The only ones that will be on a sliding scale are the tenants' employees, and it'll go from \$11 up to 15, over a four-year period, not five -- which is here -- which starts, obviously, when they open.

Mayor Suarez: That was my --

Mr. Perez: We're fine with those changes.

Commissioner Carollo: This is what I remember he had said before.

Mayor Suarez: I was going to say --

Vice Chair Russell: Yes, but the term sheet does not say that.

Mayor Suarez: That's fine, yeah.

Vice Chair Russell: The term sheet is incorrect. The new edit did not capture that.

Mr. Perez: Sometimes the lawyers get it wrong a little, so apologies.

Vice Chair Russell: No, no; no worries.

Commissioner Carollo: And the only thing you have to do to make sure that we got it all right, afterwards, cut the finger so you can sign it in blood, and then you know it's a deal.

Mr. Perez: Unfortunately, that would be my finger, so I don't --

Vice Chair Russell: So all we're waiting on at this point is ballot language. What would you like to do, Mr. Chairman?

Chair Hardemon: There are also two amendments that the City Clerk needs to add. Mr. Clerk, you can state it on the record so it's clear.

Mr. Hannon: Thank you, Mr. Chair. For Item SP.2, I need to amend Page 3 of the resolution to include the following resolution number: R-18-0308. And on Page 6 of the resolution, I need to amend that page to include: Resolution Number R-18-0309.

Commissioner Carollo: There's a motion for that?

Chair Hardemon: It should be accepted by the mover and the seconder.

Commissioner Carollo: Yeah.

Chair Hardemon: You know, I would say this: The City of Miami has been taking tremendous steps forward in how we use our public land, and I remember when I first was elected, maybe about five years ago, one of the first things that we negotiated on this dais that I had the opportunity to participate in was an enhanced living wage, and at the time, there was no such thing as an enhanced living wage. There was no legal definition for "enhanced living wage." We literally made it up right here on the dais. At the time, I remember there was a big push for 15, and everyone would said, "Oh, the fight for 15." I think that's what they titled it. It might have come just a little bit after or just a little bit before; I'm not too sure now that I think about it. But at the time, what we did on this dais was, with property that is on Bayside -- or Bayfront Park -- whichever park you claim it to be -- that the entity that was going to operate there was going to pay an enhanced living wage. And an enhanced living wage ended up being the living wage, and for them, it was plus \$1. And the whole idea was to create a way to continue to pay people who work in our City facilities or on our City -- in our City places -- more money so that they can meet -- their ends meet. And so, you know, we've been fighting this wage thing for a very long time. And, you know, I appreciate Commissioner Carollo for what he said. He was, like, "This is the minimum," you know. "This is what got you" -- "what was getting you to the next step." I -- you know, I appreciate Commissioner Russell, because I don't think anyone -- well, I appreciate Commissioner Russell for the sort of stance that he's taking to slow these things down, to negotiate these things upfront. However, there's so much more to go. I mean, I think that there are intricacies to this deal and the financing, and the proper structure, that's going to be extremely complicated. I don't mean "difficult." I mean like a fine watch; how you appreciate its complications, because those are the things that's going to make this a much more lucrative deal for the residents in the City of Miami, because I think what we have a responsibility of -- here on this dais, especially -- is to find ways to continue to provide quality services for people and ensure that we don't have any more furloughs, ensure that we don't cut anyone's salaries any further -- our police officers, firefighters, general employees; ensure that we continue to operate this City in the black, and in order for us to do that, we have to continue to find different ways to turn a profit. We have to find different ways to create new revenues. And certainly, the assets that we have that are some of the most coveted -- I'm not saying that the golf course is one of them -- but we have bayfront properties, waterfront properties, all types of assets that we've used that recently, we've now found new

revenue in them. We have to find a way to continue to bring dollars in so that we can pay for the things that mean the most to the people in the City of Miami; enhanced policing services; clean City initiative Commissioner Gort -- that Commissioner Gort really pushed for, for us to have; to continue just to do positive things for the people that live here within this community. And it's something that, I mean, we have to really think about. A lot of times, we get complaints about a lot of different things. The City of Miami gets blamed for many of things -- including traffic -- when, quite frankly, it's not the City of Miami people who are putting the traffic on the streets; it's people who are coming from outside, who are coming into our communities, and we're asked to finance the reduction of traffic or improve the traffic flow, and use our dollars to do it. And we found ourselves doing those things, because we want to make our community a better place to live, work, and play. Many people have been living in the City of Miami for a very long time, and we are invested into these homes, from Little Havana to the Upper Eastside to Shorecrest. We all have different sorts of issues that these communities have been facing. But what we've kind of in the City have put our heels in the ground in -- on -- are a number of different issues, and one of them has been affordable housing. And so, what we've managed to do in different ways, in different amounts, all with the idea of improving upon the sort of resources that we have to address these problems, are using -- and certainly, it's something I've settled on -- our City assets, especially those where we have no bid processes, or we have competitive processes that are -- that yield very little competition -- is to ensure that we take some sort of revenue stream, and use it to address a lot of those needs. And so, certainly, enhanced wages and park space and labor peace agreements and recurring revenue, jobs for residents, scholarships for kids, all of those things matter, just the same way as workforce housing. So -- and, you know, when I think about this, I'm not going to sit here and try to work all these things out before we even have permission to do this, because the citizenry of Miami may say, "No, we don't want this." And I don't know; I don't know what the citizenry is going to say. But what I believe should be done is you should give the people who are not here, the people that -- some who are here -- an opportunity to vote. Randomly, I ask people, "Do you live in the City of Miami?" And you have many staff members that'll say, "yes," and they get an opportunity to vote. And so, they've seen the process, they've participated. And the beautiful thing about the ballot box is that it's up to you. You get in there, and you can say whatever you like. You could be a Commissioner up here, and choose to move this forward for the people to vote on, but vote against it, because you don't believe in what's being proposed in this space. But I will say that there aren't many ideas as to what can actually go on a place like Melreese Country Club. Why? Because of the limitations that it has with the airport being just near it.

Commissioner Carollo: Right.

Chair Hardemon: And so, this is unique in this way that so many people can be coerced to come to a space and enjoy a space that they've never enjoyed before. And the fact that people get a chance to decide about whether or not they want to do this; the people that are at home, that work every day, that pay a tax to be residents in the City of Miami, those are the people that really matter. Those are the people who elected us. And, you know, I found that over this time period that -- not just in this matter, but in other matters, especially since the invention of social media, is that, you know, people -- and I've known this all the time. When I grew up -- I grew up in Liberty City, right? We have a large discussion about this whole topic of bullying nowadays, and I've watched how decisions are trying to be influenced by people who are not participatory in our processes, but use bullying tactics to get what they want out of things. And what I've found is that -- when I was a kid, I mean, you didn't accept bullies. The bullies were usually cowards, you know. Usually, you have to punch them back in the mouth, and I guarantee you, if you fight them enough times, they'll leave you alone, because they want things the easy way, and they pick on the smaller people. They choose to fight -- pick battles with people that they know won't

fight back, because they have something to lose, right? That's usually who people try to bully. And bullies typically don't make much of themselves; they just don't.

Mr. Perez: That's true.

Chair Hardemon: And so, I watched the bullying that goes on, on many different issues before this body -- how they treat City Managers, how they treat Mayors, how they treat Commissioners, how they use family and friends -- I mean, a number of things that people do that should be unacceptable by any standard, where people who you should -- that the people who raised you should be ashamed of -- literally, of the conduct that you have. And the sad part is that people see it, and they think that it's okay, and it's not. You know, these sort of things wouldn't be acceptable if they were standing here before us, if they were in front of your presence, but it's being used as a way to harm people, and some of those harms are actually actionable. Some of those things are considered violence, right? And so, those things are things that we should know, and we should care about. So I'm going to say that --

Mr. Perez: Commissioner --

Chair Hardemon: -- I know you --

Mr. Perez: -- could I say one word? And those people back there get so very little credit. All of those people have been working around the clock with us to make sure that all of the issues that this Commission has raised are addressed, and they deserve an enormous amount of credit, because it's so easy to point at and criticize and do stuff, but there is a lot of really good things that those staff members -- in keeping us on our toes and pushing us, and prodding us along in this process. And so, you know, it's -- it -- as an outsider, as a person who sits out here, it's amazing that they do the job that they do, being out here till 2 o'clock in the morning yesterday, and, you know, it's a testament to the City that you have a staff that is so dedicated and wants to do the right thing.

Chair Hardemon: So the -- you own what the --

Mr. Perez: I apologize for saying that. I just had --

Chair Hardemon: No, no. You own other properties. Part of the property that you own is in Overtown, and the property that you own that is in Overtown -- and Mr. Mas, you could have a seat. There's -- you don't -- no need to address this. Part of the property that you have in Overtown, you purchased through a no-bid process. The people who live there who -- people who live near it, the people of Miami-Dade County, they didn't participate in that process. They didn't have a say of whether or not they want a soccer in that space, but it was going to be put there, but for votes on this dais. And that was going to be an interesting battle, and I look to how far we've come where now there's a site that's being proposed that people will have a say on whether or not it goes there. The one thing -- I noted this at our last meeting -- I didn't see any Spring Garden residents here, saying "no," when we had multiple meetings where they were emphatically saying, "no." They sent me emails, and I had to field those phone calls, just the same way as I field them now, for people saying, "no," and people saying, "yes." But the thing about it is that now, you could start to look at those properties and see how it is that we're going to make them assets to neighborhoods instead of hindrances, or deleterious to these neighborhoods. And so, you know, I look forward to all the continued battles that we're having moving forward, because I know to get a four-fifths vote, it's not easy in the City of Miami, and especially for something like this. And I'm sure you can anticipate that I have a lot of things and a lot of input into what I believe are things that are positive for our community. But I will say, you know, just ahead of time, that workforce housing is

one of them. You know, I think we've been trying very hard -- and I think we've had some success -- in improving the living conditions in a place like Overtown. We have a Community Redevelopment Agency that has certainly put forth its due diligence in making that work, and the private industry has built living units eastward of the boulevard. But there are a number of people that work for the City of Miami, that work for Miami-Dade County, and people that are public defenders, they are prosecutors, people who are just making from 30 -- at least -- some people are making \$30,000 that can't live in Overtown. They can't live there, because they make too much money to live in many of the units that are already there, because they make \$30,000, and they're single. And so, what we want to find is an opportunity for -- to bring some of those individuals back into that neighborhood, and I think that you all have, you know, the opportunity to help do that by helping to provide housing to those spaces, as well as, of course, some commercial uses. I think they're important things. Don't 501(c)(3) me to death. My community needs economic development, and to do that, we need for-profit businesses. I watched Miami-Dade County put a spading/neutering building across from Liberty Square. They tore down a -- what used to be a clinic, and now they have spayed and neutering dogs. And in Liberty City -- I hate to say this to people if you don't know this -- but they don't really care too much about spayed and neutering dogs. You know, they have bigger fish to fry. And so, you know, if I had a magic wand -- and this is not going to be solved through you, and I'm not asking this of you -- but I look to -- like our County and our State, and our Federal government. I would take all the lots that we have in our inner cities that are all vacant and all dilapidated, that have no use, that have no function or that are run by 501(c)(3)s and they're being used as food halls and things of that nature, and I would develop those into commercial properties. I would literally maximize the development on the commercial thoroughfares so that people could -- who are small business owners could move back into these neighborhoods and start businesses, because it's easier when you have a shell that's there to start your small business than to have to find \$2.5 million to buy the building and another \$3 million to renovate the building, and then you want to start selling ice cream, right? And you can't even buy ice cream in Liberty City; ice cream. What neighborhood can you not take your children to buy ice cream? Unless, of course, you want to walk to Checkers or Burger King --

Mr. Perez: Right.

Chair Hardemon: -- or McDonald's. And while you're there, you might as well buy a whole, complete meal -- right? -- because, you know, you can get all your food groups just from that space.

Mr. Perez: Right.

Chair Hardemon: So what I want -- what I'm posing to you is that the issues that we're facing in our neighborhoods are serious, they're not to be joked over, they're not to be talked about in sound bites, they're not something that is minute. When people go home to their beautiful homes and their fancy cars, and they celebrate it over -- with champagne or with their completed business deals -- which they all have a right to do. Everyone deserves the right to do what it is that they've worked hard to do. But we must remember that there are people who are there, who are in these communities that are suffering. But we don't want to baby these people. We want to give them opportunities to move their economic status in the upward position, and you don't have to move out of these neighborhoods to do it. You just have to give them the opportunity to make a better dollar. You have to give them the opportunity to have better training, give them the opportunity to have better resources, give them the opportunity that they can attract more businesses. I mean, that's the American dream; to be able to start something, to make a profit, to make yourself -- to become prideful in your work, and to spread that joy and jobs and things like that to people who you know, and you care for. I mean, to me, that's what I hear when I hear

someone say they have 2,000 employees; 2,000 employees. And so -- especially when they can think back to when they had none. So I just want to see whatever asset that you end up having being used to the maximum ability to be able to help the people. And, you know, I -- they're going to -- like it was stated on the record before, there are going to be a tremendous amount of things that are probably going to come up later that I'm sure that you all can handle that's not going to be something that's going to severely limit your ability to move forward in a deal to make a profit, to bring about some use to a space that everyone can have an opportunity to enjoy without paying a fee, and I look forward to being able to address more of our housing issues. I look forward to relationships that you have that can help us in these inner city places where we know that our President has created resources for people to invest in areas, but not necessarily to develop the areas, not necessarily to turn a piece through a parcel -- a piece or a parcel of property into something that is usable, and that's the difference; being able to develop areas, turn them into usable spaces so that they can end up becoming a space that people can have businesses and try to move their communities forward themselves, and there's no -- I mean, we just need that help being developed, and there's no budget that the City of Miami has at \$1 billion a year, where most of it is being used for City services, that's going to be able to address that need. And so, we look forward to kind of having that conversation to move forward. And then, also, a small thing that I want you to also think about: There's something called a Public Works Land Closure Fund, and that's a conversation I'll be having with you about in the future, as a City of Miami fund that there's need in -- and a small need, at that -- that'll help produce workforce housing in the inner cities, because funds need to be paid back in order for us to continue on and create a product that people need in our community. So, you know, to close it, for me -- We've been talking about Melreese Park, we've been talking about people who don't live in our communities, we've been talking about people who have multiple businesses in places that people think they should not have them, but ultimately, this is about the people, and this is about whether or not the people who are at home who would go to the ballot box have an opportunity to vote on what's happening here; and so, because of that, I'm willing to give that a shot.

Mr. Perez: Thank you.

Chair Hardemon: And I wish you all the best in the ballot box. You know, it may be something that comes to fruition, and it may not be, but that's not my choice to make, and I don't want it to be. And so, I look forward to hearing what the people have to say about the issue.

Commissioner Reyes: Before you call the vote -- call the question -- I want to make a couple of statements, you see. I'm not against people voting for this. As a matter of fact, I think that the people are the ones that should decide; that's why I presented the motion that we take them to the voters first instead of present a product to them that we are going to present in here. And, well, that was -- that couldn't go, and that is fine. But I'm going to address -- I don't know if you were referring to me and my criticism of how this has been handled by the Administration. Let me ask -- let me tell you something. I'm a professional, and as a professional, I demand the high professionalism from the people that work in the City of Miami. We owe it to our voters, we owe it to our taxpayers. And my criticism is nothing personal with any one of them. It is the way that was handled; the lack of in-depth analysis, the lack of information that I received -- I personally received, you see. This is -- I mean, in order for me to make an educated decision, I need more than just simple promises, and say, "Well, we're going to create so many jobs," or "We are going to pay so much." I want it based on something, you see; a methodology on how you do it. And let me tell you this: I have done many, many, many feasibility studies, and it is not a three-page -- I mean, we have -- every time that I create one, it was about this big, where we took everything into consideration, you see, and that is my criticism, and that's why I demand my Administration to ask whenever any project -- not yours -- I

mean, it just happened to be your project -- but whatever project is presented before the City Commission, we should be informed by our Administration, and I stand by that request, and I stand by that criticism.

Mr. Perez: Commissioner, it was not meant as a criticism to you, sir.

Commissioner Reyes: I mean, you just wanted to make that clear. Okay.

Vice Chair Russell: Shall we (UNINTELLIGIBLE) the ballot language?

Mr. Perez: And then I hope that (UNINTELLIGIBLE) -- it was not (UNINTELLIGIBLE).

Commissioner Reyes: Because I was (UNINTELLIGIBLE), okay?

Mr. Perez: Okay.

Chair Hardemon: I want to recognize Commissioner Gort; then, hopefully, we can get to finalizing this ballot language before our vote.

Commissioner Gort: It seems that this is going to pass. I can see, I can count, but let me tell you -- and I appreciate all the requests you all Commissioners have come up with, and all the questions that have been asked, but I want people to understand. I want my community, Flagami and Grapeland, which is the one that -- right adjacent to this that's going to take place -- they don't have any knowledge what's going to happen or how they're going to be affected. They don't have the knowledge at all. So my request is going to be a lot. I know they requested a lot from you, but I'm going to request a lot more, because I'm not -- a "no" vote, but you're going to pass by three votes. Well, we got to negotiate, and everything that was stated here has got to go in that contract. In that contract, there's a lot of more things you have to do. First of all, what happens, we have a campaign, an election like this one, people outside of the area will vote for it, because it's beautiful. I mean, we're going to get \$20 million, we're going to get so and so, so people are going to vote for it. But the people directly affected, I can assure you, they're not going to vote for it. So somehow -- if you want their vote, you've got to go to them, make them part of the progress, make them part of the park. I mean, we're talking about football. A lot of the football games are played at the Curtis Park. We just spent \$6 million in fixing Curtis Park, and that's where all the football games that were played before; and also soccer. It's ready for soccer, also. So I want to make sure, and I want people to understand, even if the voters pass this, you have to come up in front of the Commission with a contract. And like it was stated before, takes four-fifths, so let's make sure we all understand that.

Mr. Mas: Yes, sir.

Commissioner Gort: That's all I want to say.

Mayor Suarez: You have my commitment, Commissioner, as you know.

Chair Hardemon: I was passed some ballot language from our City Attorney. Is --

Ms. Méndez: Yes; a few tweaks, based on all the discussion that was had today, and I'll read it in for the record.

Chair Hardemon: Yes.

Ms. Méndez: "Shall Miami's Charter be amended, authorizing City to negotiate, execute 99-year lease with Miami Freedom Park, LLC, for approximately 73 acres

of City land; waiving bidding; converting Melreese Country Club, 1400 Northwest 37th Avenue, at no cost to City; two, soccer stadium; minimum one-million-square-foot office, retail, commercial uses; minimum 750 hotel rooms; living wage for onsite employees; \$3,577,365 minimum annual rent; 20 million for 58-acre public park or other green space?"

Commissioner Gort: How many words is that?

Chair Hardemon: If there is no --

Ms. Méndez: Exactly 75 words; that's why there was a preposition or -- missing here and there, but 75 words.

Chair Hardemon: I don't think it's going -- I don't think anyone is going to notice.

Mayor Suarez: There's actually an article missing here or there, but that's a whole 'nother issue.

Chair Hardemon: So there are no objections to that; the mover and seconder will accept that --

Commissioner Carollo: Yes.

Vice Chair Russell: Yes.

Chair Hardemon: -- amendment?

Vice Chair Russell: Yes.

Commissioner Carollo: Yes.

Vice Chair Russell: And I am only accepting this and moving forward with this with the understanding that the no net loss park space will be honored in spirit, beyond letter; that when my four-year-old daughter walks into that space, she looks around and says, "park" or "no park"; not by the definition of what the attorneys can come up with that will minimize the amount of park space replaced, or maximize the amount of park space that's not given up. That's very important to me; and so, as we get to that part, that's going to affect my vote down the road, as will standing with this Commissioner on how his community is treated in this whole situation. So, yes, I'm set.

Chair Hardemon: Seeing no further comments, all in favor of the motion, say "aye."

Vice Chair Russell: Aye.

Commissioner Carollo: Aye.

Commissioner Reyes: Nay.

Chair Hardemon: All against? Motion passes.

Commissioner Gort: No.

Ms. Méndez: As amended.

(Applause)

Commissioner Gort: You got two "noes." You got two "noes."

Vice Chair Russell: We got what?

Commissioner Gort: Two "noes."

Ms. Escarra: Chair, if you could indulge -- Chair --?

Commissioner Gort: Wait a minute, wait a minute.

Commissioner Carollo: Chair, the motion included both of them.

Chair Hardemon: Hold it, hold it, hold it.

Commissioner Carollo: It included both of them.

Ms. Escarra: Oh, it included both items?

Commissioner Carollo: Yeah, it included both items.

Ms. Escarra: Chair, if we can, for just one second, Mr. Mas wanted to just address this board one last minute.

Mr. Mas: Yes, please. Thank you. In echoing the sentiment and the words of the Commission, Commissioner Gort and Commissioner Reyes, we want to earn your trust. We want the community to support this, and you have our personal commitment we'll do everything possible so that when we are back before this body, talking about these details that, hopefully, we're doing that in unanimity. So, listen, thank you. And I also, I have -- I learned at a very young age that leadership matters. And I want to thank Mayor Suarez for his leadership. Thank you.

Commissioner Gort: By the way, it's not our trust; it's the community trust that we need.

Mr. Mas: Yes, sir.

Commissioner Reyes: George, nothing personal.

Commissioner Carollo: Congratulations.

(Applause)

SP.2

RESOLUTION

4450

***City Manager's
Office***

A RESOLUTION OF THE MIAMI CITY COMMISSION APPROVING, SETTING FORTH, AND SUBMITTING TO THE ELECTORATE A PROPOSED CHARTER AMENDMENT AMENDING SECTION 29-B OF THE CHARTER OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CHARTER"), ENTITLED "CITY-OWNED PROPERTY SALE OR LEASE-GENERALLY," TO AUTHORIZE THE CITY COMMISSION ("COMMISSION") TO WAIVE COMPETITIVE BIDDING BY A FOUR-FIFTHS (4/5THS) AFFIRMATIVE VOTE AND TO NEGOTIATE AND EXECUTE A GROUND LEASE AND MASTER DEVELOPMENT AGREEMENT ("LEASE") BETWEEN THE CITY OF MIAMI ("CITY") AND MIAMI FREEDOM PARK, LLC ("MFP") FOR APPROXIMATELY SEVENTY-THREE (73) ACRES OF CITY-OWNED PROPERTY LOCATED GENERALLY AT 1400 NORTHWEST 37TH AVENUE, MIAMI FLORIDA, 33125, COMMONLY KNOWN AS MELREESE COUNTRY CLUB AND IDENTIFIED AS FOLIO NUMBERS 01-3132-000-0080 AND 01-3132-000-0090 ("DEMISED PROPERTY") WITH AN INITIAL TERM OF THIRTY-NINE (39) YEARS WITH TWO (2) ADDITIONAL THIRTY (30) YEAR OPTIONS TO RENEW, FOR A TOTAL TERM OF NINETY-NINE (99) YEARS, WITH AN ANNUAL BASE RENT EQUAL TO THE GREATER OF (A) FAIR MARKET VALUE AS DETERMINED BY STATE CERTIFIED APPRAISERS OR (B) FIVE PERCENT (5.0%) OF RENT FROM THE RETAIL, OFFICE, AND HOTEL DEVELOPMENT WITHIN THE DEMISED PROPERTY, BUT ANNUAL BASE RENT OF NO LESS THAN THREE MILLION FIVE HUNDRED SEVENTY-SEVEN THOUSAND THREE HUNDRED SIXTY-FIVE DOLLARS (\$3,577,365.00), IN ADDITION TO A CONTRIBUTION TO THE CITY OF TWENTY MILLION DOLLARS (\$20,000,000.00) PAYABLE OVER THIRTY YEARS IN ANNUAL INSTALLMENTS AND ANY RENT INCREASES AND/OR ADDITIONAL RENTS NEGOTIATED BY THE PARTIES; AUTHORIZING THE USE OF THE DEMISED PROPERTY FOR A SOCCER STADIUM, ENTERTAINMENT CENTER INCLUDING FOOD AND BEVERAGE VENUES, OFFICES, RETAIL, HOTEL AND CONFERENCE CENTER, AND OTHER ANCILLARY COMMERCIAL DEVELOPMENT WITH A MAXIMUM HEIGHT NOT TO EXCEED FEDERAL AVIATION ADMINISTRATION AEROSPACE OBSTRUCTION STANDARDS, WITH RESTRICTIONS, REVERSIONS, AND RETENTION BY THE CITY OF ALL OTHER RIGHTS; FURTHER REQUIRING MFP TO UNDERTAKE THE REMEDIATION AND SITE DEVELOPMENT FOR A PUBLIC PARK OF APPROXIMATELY FIFTY-EIGHT (58) ACRES TO BE DEVELOPED ON PROPERTY ADJACENT TO THE DEMISED PROPERTY ("NEW PARK") CURRENTLY USED FOR THE MELREESE COUNTRY CLUB; AND PURSUANT TO CHARTER SECTION 29-B, ENTITLED "CITY OWNED PROPERTY SALE OR LEASE GENERALLY," CALLING FOR A SPECIAL ELECTION AND PROVIDING THAT THE CHARTER AMENDMENT SHALL BE SUBMITTED TO THE ELECTORATE AT THE SPECIAL ELECTION TO BE HELD ON NOVEMBER 6, 2018; DESIGNATING AND APPOINTING THE CITY CLERK ("CLERK") AS THE OFFICIAL REPRESENTATIVE OF THE

COMMISSION WITH RESPECT TO THE USE OF VOTER REGISTRATION BOOKS AND RECORDS; FURTHER DIRECTING THE CLERK TO CAUSE A CERTIFIED COPY OF THE HEREIN RESOLUTION TO BE DELIVERED TO THE SUPERVISOR OF ELECTIONS OF MIAMI-DADE COUNTY, FLORIDA, NOT LESS THAN FORTY-FIVE (45) DAYS PRIOR TO THE DATE OF SUCH SPECIAL ELECTION; PROVIDING AN IMMEDIATE EFFECTIVE DATE FOR THIS RESOLUTION.

ENACTMENT NUMBER: R-18-0309

MOTION TO:	Adopt with Modification(s)
RESULT:	ADOPTED WITH MODIFICATION(S)
MOVER:	Joe Carollo, Commissioner
SECONDER:	Ken Russell, Vice Chair
AYES:	Hardemon, Russell, Carollo
NAYS:	Gort, Reyes

Note for the Record: A motion was made by Commissioner Reyes, seconded by Commissioner Gort, which failed by the following vote: AYES: Commissioners Reyes and Gort; NOES: Commissioners Hardemon, Russell and Carollo; to deny SP.1 and SP.2.

For minutes referencing Item SP.2, please see Item SP.1.

END OF SPECIAL MEETING

ADJOURNMENT

The meeting adjourned at 5:01 p.m.