**Mayor’s Blue Ribbon 41st Street Committee**

4:00 p.m. Thursday, March 31, 2022

**MINUTES**

**Committee Members**

* Yechiel Ciment, Chair (P)
* Bonnie Crabtree, Vice Chair
* Jerri Hertzberg Bassuk (P)
* Betty Behar (A)
* Michael Burnstine (P)
* Seth Gadinsky (P)
* Robin Jacobs (P)
* Marcella Novela (A)
* Eric Hankin (P)
* Jeremy Watchel (P)

P = Present; A = Absent

**City Officials and Staff in attendance**

* Steven Meiner, Commissioner
* Raymond Diaz, Lieutenant, Police Department
* Josiel Ferrer, Assistant Director, Transportation and Mobility
* Herman Fung, Projects Coordinator, Capital Improvement Projects
* Diana Fontani Martinez, Committee Liaison, Redevelopment Specialist, Economic Development
* Colette Satchell, Senior Capital Projects Coordinator, Capital Improvement Projects
* Heather Shaw, Assistant Director, Economic Development
* Rickelle Williams, Director, Economic Development

1. **Roll Call for Member Attendance**
2. **Approval of January 13, 2022 and the February 10, 2022 Minutes-** Motion made by Michael Burnstine and seconded by Robin Jacobs to approve both January and February minutes.
3. **Discussion of the Date and Time of Monthly Meetings-** It was determined that the meeting will be moved to 5:00 pm on second Thursday of each month, instead of 4:00 pm.
4. **City Updates:**

* **41st Street corridor Brooks + Scarpa (A&E) Agreement -** Capital Improvement Projects (CIP) Department - Herman Fung advised that the agreement with Brooks + Scarpa was finalized. CIP will issue a *Notice to Proceed* shortly. Member Eric Hankin requested a copy of the scope of work/timeline. Herman to follow up. Vice Chair Bonnie Crabtree asked for an update on the status of the roadwork on 41st Street next to Starbucks. Commissioner Meiner responded that FDOT agreed to only work at nights instead of during rush hour. Herman asked for a list of businesses on 41st street and Member Robin Jacobs stated she would share a list. Robin also asked for the business tax receipt (BTR) list. Diana to follow up. Diana also mentioned that the Economic Development team, Chair Yechiel Ciment and Vice Chair Bonnie Crabtree will be walking down 41st Street to meet businesses.
* **Pine Tree Drive/41st Street: City Control/Traffic Mediation on 41st Street - Transportation and Police Department-** Lieutenant Diaz gave the update on police presence on 41st Street. Miami Beach Police Department (MBPD) has six (6) officers assigned to the Mid-Beach District. When these officers are not on other calls, they assist the motor units with traffic on 41st Street. Vice Chair Bonnie asked the Lieutenant for an update on homeless individuals located on 41st Street. He stated that he has seen a huge improvement with the homeless as they have been working with the Homeless Outreach Team. Member Michael Burnstine stated that he saw an increase in criminal activity in his neighborhood near 41st Street. Lieutenant Diaz stated that MBPD did arrest the perpetrators in those incidents. Josiel Ferrier added that the Transportation Department is working closely with MBPD regarding traffic mediation. Transportation has reduced the green time signalization on 41st Street for the past three (3) weeks and improved traffic flow on the side streets. Josiel also mentioned that during a Public Safety and Neighborhood Quality of Life Committee meeting, the possibility of removing the bulb outs on the side streets was discussed. Josiel stated that they are reviewing the issue and looking into the impact of the loss of parking spaces. Member Michael stated that the focus should be on residents trying to cross 41st Street and he suggested that one of the side streets not have a turning option into 41st Street. Josiel stated that this was tried before and did not work due to enforcement issues. Member Seth Gadinsky asked about the traffic mediation plan for Pine Tree Drive. Josiel stated that they are working with Miami-Dade County to do a pedestrian traffic crossing signal on 34th Street and 28th Street on Pine Tree Drive.
* **41st Street Mixed-Use Development on City-Owned Property -** Diana Fontani gave a brief history of the item.During the March 25, 2021 meeting, the Committee adopted a motion to support ways to incentivize future development of the 41st Street corridor including a potential up-zoning of the adjacent city-owned parking lots and with a specific focus on residential and commercial uses. During the April 29, 2021 meeting, the Committee unanimously voted in favor of recommending that a Request for Proposals (RFP) be issued to repurpose lots adjacent to 41st Street for Class A office space. This motion was referred to the Finance and Economic Resiliency Committee (FERC) by Commissioner Ricky Arriola. During the February 25, 2022 meeting of the FERC, the FERC discussed development and issuance of a Request for Letters of Interest (RFLI) for Class A office development on city-owned parking lots. The FERC contemplated potential development scenarios and the benefits of incorporating additional uses such as residential (including workforce housing) and commercial to enhance and support business activity and provide employment opportunities for residents. Ultimately, the FERC unanimously recommended that a RFLI be developed and issued to gauge interest from the development community to develop mixed-use projects to include Class A office, residential, and/or commercial uses on city-owned surface parking lots adjacent to 41st Street. This item was heard at the March 9, 2022 City Commission meeting where the Administration recommended developing and issuing a RFLI in Fiscal Year 2023, incorporating the city-owned parking lot(s) with the most appropriate development potential in consideration of community needs. The City Commission recommend the 41st Street Committee host community meetings to obtain public feedback on the RFLI to be issued to repurpose lots adjacent to 41st Street for Class A Office space. In addition, the City Commission wants to ensure that parking and traffic are addressed. Diana shared the recommended community outreach plan for the RFLI including mission, proposed dates, and proposed location. The Committee proposed feedback on community outreach to include newly developed associations in the Flamingo and Garden districts near St. Patrick Church. Member Seth Gadinsky inquired about who would be monitoring the meeting and Chair Yechiel proposed the meeting include a combination of city staff and leadership of the 41st Street Committee leading the meeting. Chair Yechiel stressed that the importance of the community meetings is to inform the community about the RFLI and the potential outcomes. The Committee proposed April 27th and May 12th for the community outreach meetings. Member Eric would like to emphasize that the G.O. Bond project initiatives should also be highlighted in these community meetings. Chair Yechiel emphasized that the RFLI and the G.O. Bond issues are separate. He would like to emphasize programing on the parking lots. The Committee members recommended that the community meetings focus on the G.O. Bond project and then the other initiatives that the 41st Street Committee has accomplished. Member Robin Jacobs suggested that the messaging for the community meeting should be: Let’s give this a chance to provide community feedback. Chair Yechiel mentioned that his ultimate goal is to provide a live, work, play environment for 41st Street, and that he feels that for the past four years this Committee has been very vocal about community outreach. Rickelle Williams mentioned that she shared, with the City Commission, all the community outreach this committee has done for the past four years.

1. **Chair Update**- No updates from the Chair
2. **New Initiatives-** Take Pride in Our Streets Campaign -Vice ChairBonnie shared that she walked 41st Street with the Sanitation Department and the street has improved. She stated that part of the sidewalk in front of businesses are the responsibility of the owners to maintain and clean up. She said a lot of the storefronts are not maintained and appear dirty. She also proposed a clean-up educational awareness campaign for 41st Street. Chair Yechiel also requested new trash bins to be installed along 41st Steet. Diana to follow up and invite Sanitation Department to discuss.
3. **Public Comment** - Barry Kutun shared that he appreciates all the work that the 41st Committee has done, but he is not happy about potential RFLI. He feels that this is not the solution and that the solution is to increase the density of existing properties. Barry expressed that this mixed-use development would cause more congestion on 41st Street. Chair Yechiel responded that the main goal is not to affect the quality of life for the residents but to hear from the experts what are some of the options to revitalize 41st Street. Member Michael agreed with Barry about how the increased congestion could impact 41st Street. Adrian Gonzalez spoke about how important it is to do community outreach to all neighborhoods including Lakeview.
4. **Adjournment**

**Next Meeting:** Thursday, April 14, 2022 @ 5:00 pm