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## Downtown agency provides small business helping hand

By GABRIEL POBLETE

The Regatta Harbour Garage on the Coconut Grove bayfront is set for mid-July completion, but it'll take some more funds to see it through.

The Miami Parking Authority's Board of Directors approved an additional \$2.3 million for the project last week. However, the developer is to reimburse the authority about \$1 million of the costs.

Alex Argudin, the authority's president and CEO, broke down the expenses into four categories.

A total of \$640,000 goes to costs related to the fourth floor and utilities. Last year, the board approved an additional \$3.7 million to add a fourth floor to the garage to meet parking demand. Ms. Argudin explained unforeseen expenses resulting from the additional floor, including retrofitting the structure to manage the fourth floor and the cost of the steel mesh for the third floor.

To comply with the city's Arts in Public Places Program, the authority has added a steel mesh to the garage that harkens back to the site's Pan American Airways history, when the airline's fabled clipper airships serving Latin America landed and departed from the bay at what is now city hall.

The second bucket is \$100,000 for work on the north parking lot, which the City of Miami is currently leasing to Grove Harbour Marina, the project being developed by the Treo Group. Ms. Argudin said work on the lot couldn't be done during the day because it would impede the operations of Fresh Market, the grocery store that subleases the adjacent property. As a result of the pandemic, night work was not allowed until the city manager gave the go-ahead a couple of weeks ago.

The retail ground floor improvements total \$1.34 million. The authority is contractually obligated to leave the ground floor in grey-box condition for future tenants, as well as providing underground plumb-



*'If there is harm done to your shop, we help you. First come, first serve. But don't complicate it because it will be a mess.'*

**Alan Ojeda**

ing, electrical work, installation of retail corridor and other details.

Ms. Argudin said the project requires a more resilient slab because the area is susceptible to flooding. But to pour the slab, the developer needed to secure the tenants, which were confirmed only a few months ago. Because of the delay, she said, the developer will pay \$960,000.

Treo Group has announced the signing of Anatomy, an upscale fitness gym, as one of the tenants of the ground-floor retail space.

The last category deals with costs related to the Art in Public Places program and other city requirements that total \$167,000. That includes the cost of a bi-directional amplifier system for first responders.

The Miami Parking Authority reached an agreement with Munilla Construction Management LLC back in December 2017 for construction of the garage at a cost of up to \$13.7 million. The construction was slated for 12-month completion from issuance of the notice to proceed on May 15, 2018.