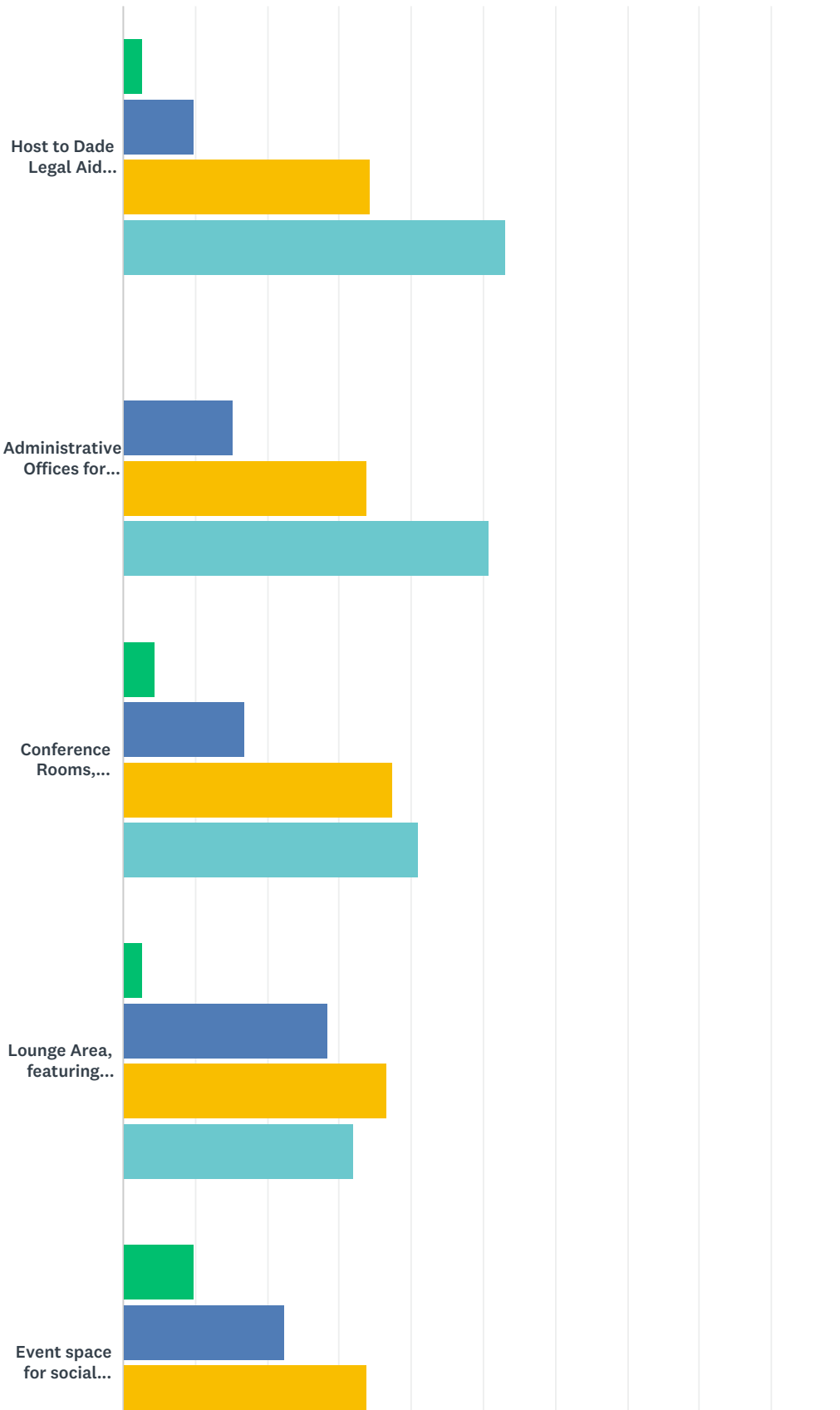
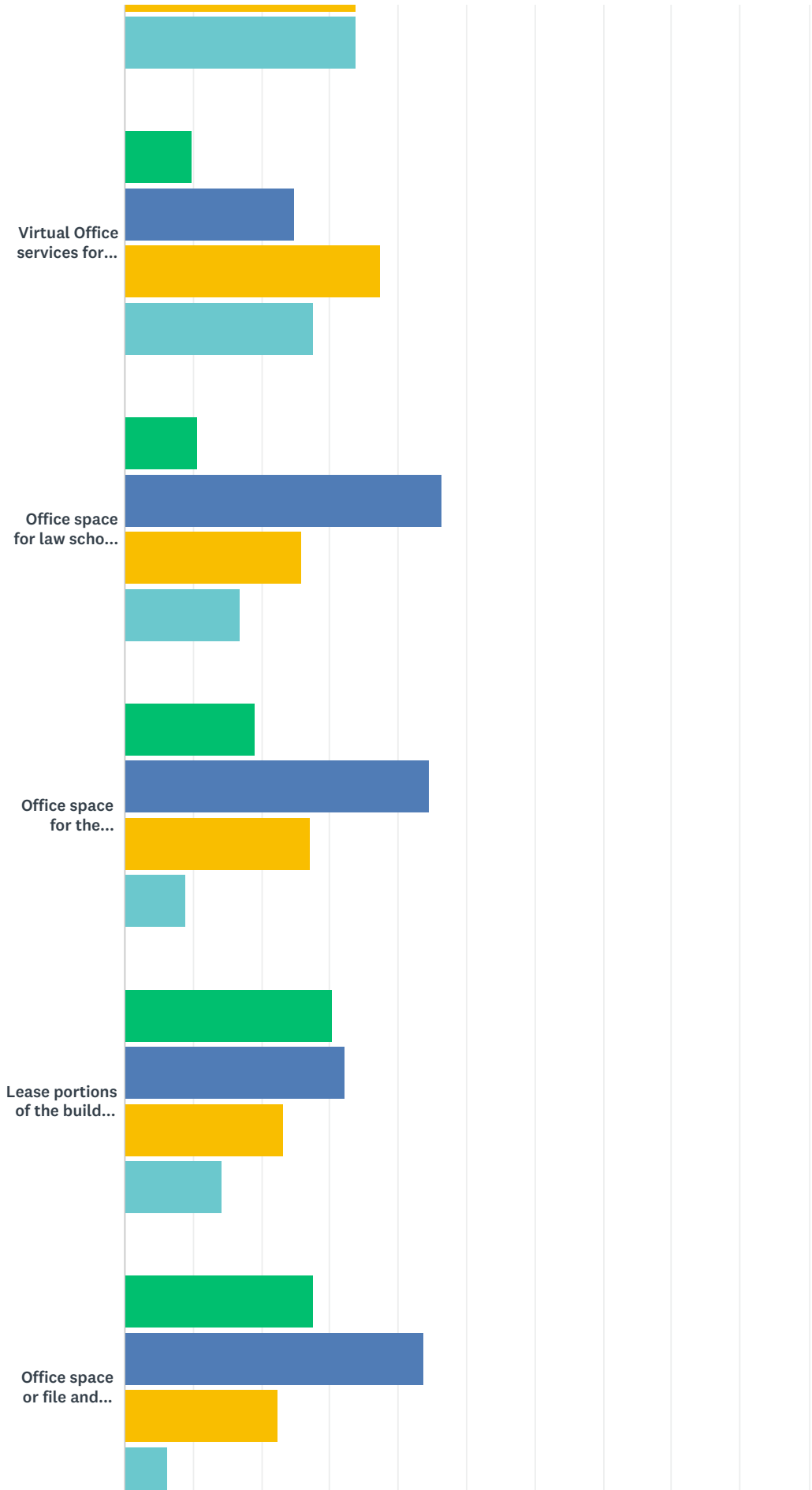
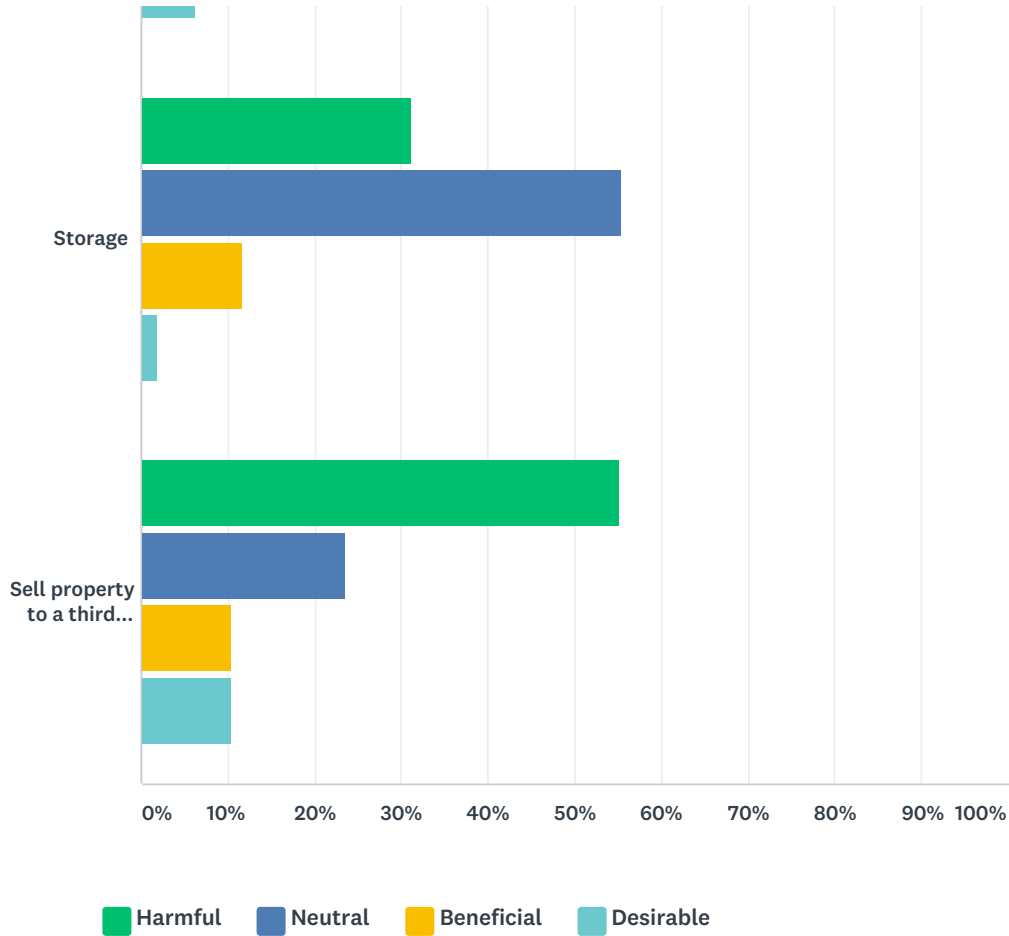


# Q1 What use of the DCBA building best serves the DCBA membership?

Answered: 114 Skipped: 0







	HARMFUL	NEUTRAL	BENEFICIAL	DESIRABLE	TOTAL	WEIGHTED AVERAGE
Host to Dade Legal Aid Offices	2.70% 3	9.91% 11	34.23% 38	53.15% 59	111	3.38
Administrative Offices for DCBA and Lawyer Referral Service Staff	0.00% 0	15.18% 17	33.93% 38	50.89% 57	112	3.36
Conference Rooms, available for use by attorneys for depositions, mediations, client consultations or trial preparation, e.g.	4.46% 5	16.96% 19	37.50% 42	41.07% 46	112	3.15
Lounge Area, featuring seating, wifi, electrical outlets	2.75% 3	28.44% 31	36.70% 40	32.11% 35	109	2.98
Event space for social events with kitchen facilities	9.82% 11	22.32% 25	33.93% 38	33.93% 38	112	2.92
Virtual Office services for attorneys, such as receiving mail, answering telephone calls, and meeting space	9.82% 11	25.00% 28	37.50% 42	27.68% 31	112	2.83
Office space for law school clinical students	10.71% 12	46.43% 52	25.89% 29	16.96% 19	112	2.49
Office space for the Miami-Dade Law Library	19.09% 21	44.55% 49	27.27% 30	9.09% 10	110	2.26
Lease portions of the building to a third party	30.36% 34	32.14% 36	23.21% 26	14.29% 16	112	2.21
Office space or file and supply storage for subject-matter specific, minority, or local voluntary bar associations	27.68% 31	43.75% 49	22.32% 25	6.25% 7	112	2.07

Storage	31.07% 32	55.34% 57	11.65% 12	1.94% 2	103	1.84
Sell property to a third party	55.26% 63	23.68% 27	10.53% 12	10.53% 12	114	1.76

## Q2 Please share your suggestions for other beneficial uses of the building

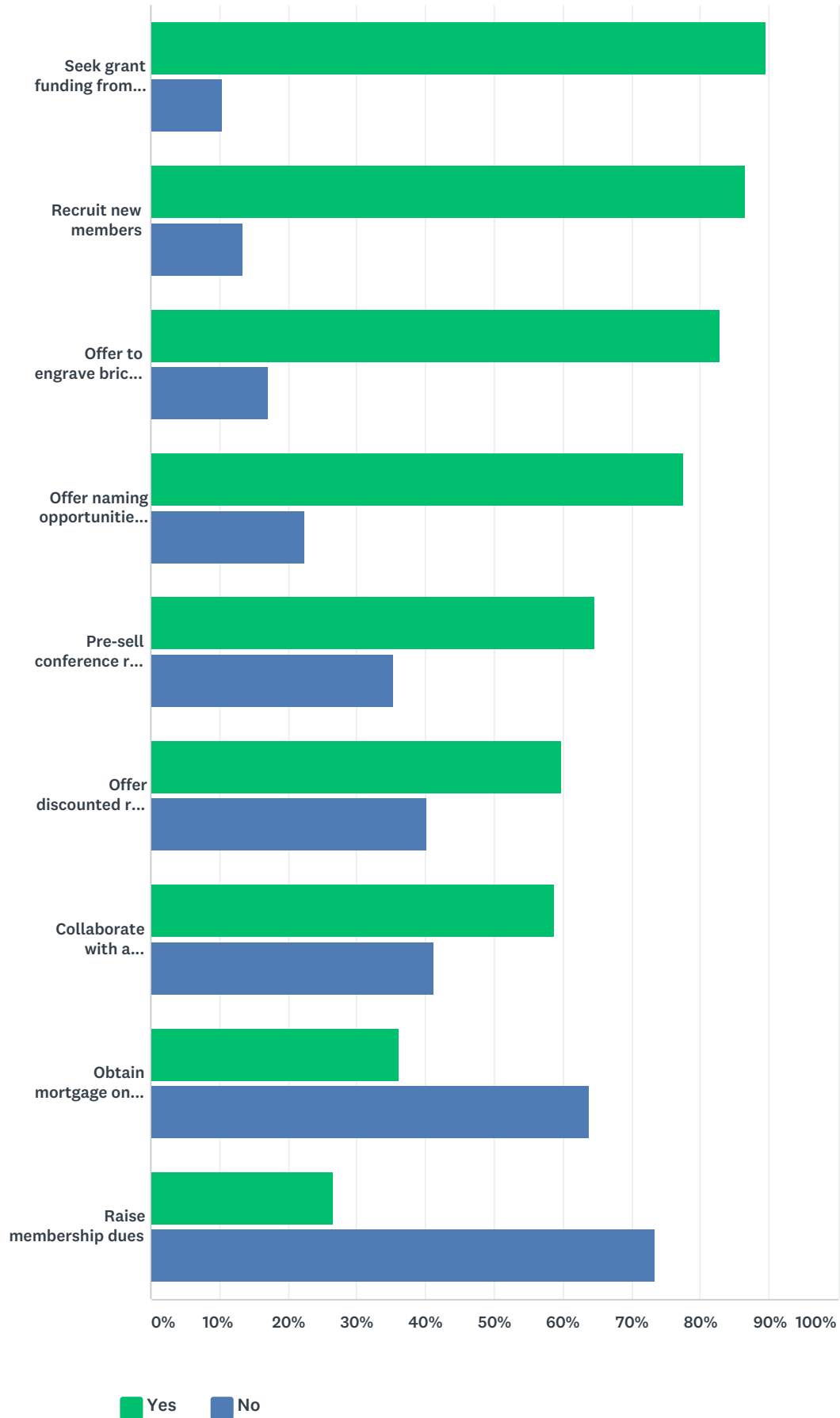
Answered: 38 Skipped: 76

#	RESPONSES	DATE
1	Monthly socials for members to meet others, especially for those who haven't been in Miami that long or regularly practice or have offices in other counties.	7/24/2019 9:37 AM
2	Advertising	7/18/2019 8:54 PM
3	none	7/17/2019 10:10 AM
4	A place for interns to learn from watching trials, watching judges handling appeals, having other duties, and assisting with clerical work and other needs of the courts	7/16/2019 11:40 PM
5	None.	7/15/2019 5:49 PM
6	Allow a building to be built with grater space and negotiate a long term lease arrangement to stay there or in the area.	7/15/2019 4:45 PM
7	With the decentralization of Miami's "downtown" law practice and less need for a physical library of real books and journals, a sale to a commercial developer and rental at a reasonable cost, in a "B" commercial building, of space for Legal Aid and DCBA admin offices would be beneficial and likely to generate an endowment usable to sustain Legal Aid and other activities.	7/15/2019 4:15 PM
8	N/a	7/15/2019 4:08 PM
9	Highest rents obtainable for space not needed to function as a Bar Association.	7/15/2019 3:57 PM
10	Sell	7/15/2019 3:56 PM
11	better to sell	7/14/2019 9:13 PM
12	If the building is tall enough and has city views then the top floor can be rented out for large events such as weddings, parties etc... that creates additional revenue. It can have dividers if necessary so that during the week it can be used for smaller events or meetings.	7/12/2019 4:20 PM
13	Spaces for Put Something Back and students is critical. If there is space for lawyers to use conference rooms, that would be nice but there is a lot of space around town they can rent for that too. The library and resources for attorneys are great but if financial concerns arise, some subleasing might be worth considering, but I am not a big fan of that option.	7/12/2019 3:51 PM
14	Use to benefit members	7/12/2019 1:25 PM
15	Creating a hotel workspace for lawyers is a really interesting idea, and could generate revenue.	7/12/2019 12:32 PM
16	Previous suggested uses such as a space where attorneys can drop in for WiFi, printer or conferences	7/12/2019 12:24 PM
17	n/a	7/12/2019 11:14 AM
18	Make the 4th floor a combination WeWork for attorneys that are downtown and need a quick office and conference room for meetings and seminars.	7/12/2019 10:47 AM
19	Offer virtual office space to small and solo firms, and memberships for out of county lawyers who would like to use wifi, check bags, and use conference room space.	7/11/2019 9:52 PM
20	I think the building P&L analysis is unrealistic. The building structure does not lend itself to a feasible renovation that would be appealing to tenants; it's been nearly impossible for the DCBA to rent out space in the building for years. I'd recommend that the DCBA try to negotiate with a buyer/developer for the sale of the property, and invest a portion of the proceeds in a smaller office condo or other property, hopefully allowing Legal Aid to remain as a tenant.	7/11/2019 6:46 PM
21	To house other legal services for low-income populations or others not currently served b y the legal community.	7/11/2019 5:29 PM
22	A coworking space that is low cost, but still charge to generate income.	7/11/2019 4:41 PM

23	It is impossible to say what is truly beneficial for the building's use without being privy to what options are truly out there, and the consequences of each.	7/11/2019 4:39 PM
24	N/A	7/11/2019 4:32 PM
25	The building should be updated and renovated and improved for headquarters, Legal Aid Society, and members. Don't sell.	7/11/2019 4:11 PM
26	Dedicated to pro bono work	7/11/2019 4:08 PM
27	none	7/11/2019 4:08 PM
28	I believe the building should be renovated to generate more revenue whether through rental of conference room / office spaces for attorneys as well as hosting educational and networking events for members	7/11/2019 4:05 PM
29	Need to think about this one!!	7/11/2019 4:05 PM
30	Event space would be ideal	7/11/2019 3:54 PM
31	The 4th Floor would be a great space for members to access between hearings. Preferably the space would have some closed offices and some open work space available to members on a first come first serve basis or for reservation for small blocks of time. This would increase the value of a membership.	7/11/2019 3:52 PM
32	Communal office space for DCBA members to use. Luncheon room for probate and guardianship committee of DCBA to use if we ever need to host event :)	7/11/2019 3:52 PM
33	Reduce storage space requirements by transferring paper records to digital and disposing of old, worn, obsolete furniture (if it's being stored.)	7/11/2019 3:51 PM
34	continuing CLE location for small groups meeting venue for committees of the DCBA board meetings?	7/11/2019 3:49 PM
35	None	7/11/2019 3:49 PM
36	Roof top bar, private membership.	1/8/2019 4:43 PM
37	N/a	1/5/2019 11:24 AM
38	Not enough information is provided to answer the questions in No. 1, above.	12/16/2018 7:09 PM

### Q3 How do you recommend financing the project?

Answered: 106 Skipped: 8





	YES	NO	TOTAL	WEIGHTED AVERAGE
Seek grant funding from Community Redevelopment Agencies, Foundations, Government Entities	89.62% 95	10.38% 11	106	1.10
Recruit new members	86.67% 91	13.33% 14	105	1.13
Offer to engrave bricks with the names of contributors	82.86% 87	17.14% 18	105	1.17
Offer naming opportunities to raise funds through sponsorships	77.67% 80	22.33% 23	103	1.22
Pre-sell conference room or office hours	64.71% 66	35.29% 36	102	1.35
Offer discounted rent for improvement by long term tenants	59.80% 61	40.20% 41	102	1.40
Collaborate with a developer	58.70% 54	41.30% 38	92	1.41
Obtain mortgage on building equity	36.19% 38	63.81% 67	105	1.64
Raise membership dues	26.67% 28	73.33% 77	105	1.73

## Q4 Please share your suggestions for financing options.

Answered: 29 Skipped: 85

#	RESPONSES	DATE
1	I wonder if the Bar Assn were to sell the property to a developer in exchange for a property interest in a larger development on the property and adjacent properties, and the developer paying for the redevelopment. While it would involve temporary relocation, it would result in a new building as part of a larger complex.	7/24/2019 5:48 PM
2	Host fundraising events for members and their family & friends.	7/24/2019 9:37 AM
3	Advertising	7/18/2019 8:54 PM
4	none	7/17/2019 10:10 AM
5	We used to have a credit union--you could ask for RFP's for non-profits needing work space	7/16/2019 11:40 PM
6	None additional.	7/15/2019 5:49 PM
7	Look into some kind of permanent ownership of space in a redeveloped site by partnering with a developer. Not sure that's a good idea but it's all I've got.	7/15/2019 4:58 PM
8	Collaborate with the developer	7/15/2019 4:45 PM
9	Find temporary space and do a sale and leaseback, permitting a developer to use available air rights or floor area ratio, leasing back a limited amount of space to DCBA at a favorable rate after completion of development.	7/15/2019 4:15 PM
10	N/a	7/15/2019 4:08 PM
11	Don't finance, sell.	7/15/2019 3:56 PM
12	sell building	7/14/2019 9:13 PM
13	Consider having a we work or company like that rent out a few floors.	7/12/2019 4:20 PM
14	Grants and donations are a good option, getting into debt or partnering with some greedy developer is not a good idea.	7/12/2019 3:51 PM
15	Do not get into debt	7/12/2019 1:25 PM
16	If the land is owned by the DCBA, and a developer is interested is creating some office space / retail space there, then the DCBA could get a long term lease on the land, free rent of it's area, plus a share of third party rent. The DCBA wouldn't own the building, but it would maintain it ownership of the land.	7/12/2019 12:32 PM
17	Fundraising options that do not include pulling equity	7/12/2019 12:24 PM
18	none	7/12/2019 11:14 AM
19	Ask for donations; commemorate with plaques, etc.	7/11/2019 5:29 PM
20	Don't finance. Maintain the building.	7/11/2019 4:44 PM
21	None	7/11/2019 4:32 PM
22	Do whatever you can to improve the building but do not sell your only asset.	7/11/2019 4:11 PM
23	none	7/11/2019 4:08 PM
24	Seek named donors first before taking on more debt.	7/11/2019 3:54 PM
25	na	7/11/2019 3:52 PM
26	donations	7/11/2019 3:49 PM
27	None	7/11/2019 3:49 PM
28	Solicit donations from attorneys at different amounts depending on size of firm, with recognition on a permanent plaque.	1/8/2019 4:43 PM

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29

N/a

1/5/2019 11:24 AM

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## Q5 Please share any other suggestions you may have.

Answered: 23 Skipped: 91

#	RESPONSES	DATE
1	Keeping the Dade Bar at this location in some form is desirable, due to its history and proximity to court functions. Maintaining an ownership interest in the property, alone or combined with adjacent redevelopment, is better than forced into leasing office and storage space.	7/24/2019 5:48 PM
2	Invite members to come for a tour of the office. Have this type of event 3-4 times a year. I have never been to the offices. I would enjoy a social event there that included the opportunity to tour it.	7/24/2019 9:37 AM
3	Other groups--like the Miami Foundation or the DDA might also be interested (Downtown Development Authority)	7/16/2019 11:40 PM
4	I do not support giving/providing space, or access to space, to any other local Bar organization that charges dues to its members. I do not think it is a good idea to borrow money against the building's equity for speculative projects. A common end to this kind of a story is that the revamp doesn't generate projected income as membership falls and when the unaffordable new mortgage can't be paid it forces a sale of the building. If we want to sell the building, just sell it. I don't support event space and kitchens because they will be vacant/unused most of the time. I don't think discounts for long term tenants is a good idea. The tenant will benefit from the improvements, and if they never leave the DCBA gets little benefit.	7/15/2019 4:58 PM
5	My other suggestions would be facetious, so I will keep them to myself.	7/15/2019 4:15 PM
6	N/a	7/15/2019 4:08 PM
7	Sell.	7/15/2019 3:56 PM
8	sell the building rent 3 floors in the concord building for Bar, legal aid and psb. Establish foundation as an endowment for operations	7/14/2019 9:13 PM
9	Free CLE and networking events or with a small charge to help cover costs are a good way to connect with members so hopefully those will continue to grow?	7/12/2019 3:51 PM
10	Regardless, a renovation is likely in the best interests of the DCBA and is always an issue that one should expect to deal with over time.	7/12/2019 12:32 PM
11	None	7/12/2019 12:24 PM
12	However it is used, it should be used a way that serves our community, particularly underprivileged and minorities. We have a duty to give back.	7/12/2019 11:14 AM
13	Real Estate over time only goes up in value. When you sell you lose further appreciation. With all the development around downtown it makes economic sense to keep the building.	7/12/2019 10:47 AM
14	"Do nothing" is always an option, and should be chosen in this situation. The location is great ! Even expensive maintenance and replacement will be less expensive than renovation of the building. The benefits of doing nothing: no re-location, no disruption, no interest payments, no broker fees, no taxes from a sale, continued ownership, probable increase in land value, etc. Merely because change was thought of does not mean we should do it. Select the easy way - do nothing, maintain the building. The occasional large maintenance expense will still cost less than the other choices. Don't do change for change sake. "Sit on" the building and reap the maximum rewards. (Does the survey, which is focused on a "project", skew the results in that the "do nothing" choice was not properly presented? Probably so.)	7/11/2019 4:44 PM
15	None	7/11/2019 4:32 PM
16	If you do something like a lounge or conference space, we need to widely publicize it so that all members are aware of the benefit.	7/11/2019 4:25 PM

17	Thank you for asking our opinion. The DCBA serves a vital role in our community. DCBA should make the building more attractive and inviting so that lawyers want to go inside. For too many years, people have walked right by. Legal Aid has occupied space at DCBA for many years. Please maintain update and renovate the building for our community's tireless servants who represent the downtrodden and less fortunate. Rent out some of the DCBA's other space. And please update the building, add windows, modernize the restrooms, and add a garden rooftop. Thank you!!	7/11/2019 4:11 PM
18	none	7/11/2019 4:08 PM
19	Event and conference room space would be great income earning assets.	7/11/2019 3:54 PM
20	na	7/11/2019 3:52 PM
21	None	7/11/2019 3:49 PM
22	N/a	1/5/2019 11:24 AM
23	DCBA does not have the personnel nor expertise and should not attempt construction management to build-out the vacant floors. Rent-out the vacant floors and let the tenant build-out the floors. DCBA should just collect rent like it does with Dade Legal Aid.	12/16/2018 7:09 PM

## Q6 Please provide your email, if you wish to offer further feedback.

Answered: 12 Skipped: 102

#	RESPONSES	DATE
1	gary@garyheldlaw.com	7/24/2019 5:48 PM
2	Robert@robertfiorelaw.com	7/18/2019 8:31 PM
3	smayers@miamidade.gov	7/16/2019 4:19 PM
4	N/a	7/15/2019 4:08 PM
5	hoppe@hoppelawfirm.com	7/14/2019 9:13 PM
6	mpl@MPL-LawAndMediation.com	7/11/2019 4:39 PM
7	serenasalva04@gmail.com	7/11/2019 4:05 PM
8	jhp@jonathanhparker.com	7/11/2019 3:56 PM
9	riera-gomezk@kgplp.com	7/11/2019 3:52 PM
10	na	7/11/2019 3:52 PM
11	richardmleslie@me.com	12/16/2018 11:34 PM
12	jcynamon@aol.com	12/16/2018 7:09 PM