

CORAL GABLES PROPERTY ADVISORY BOARD

Minutes of February 18, 2009

Youth Center – Conference Room

405 University Drive, Coral Gables, Florida

MEMBERS:	F₂	F₁	M	A	M	J	J	A	S	O	N	D	J	
Anthony Perea	E	P	E	E	P	E	P	P	-	P	-	-	-	Mayor Donald D. Slesnick, II
Josie Ramirez	P	P								P	-	-	-	Commissioner Maria Anderson
Gustave (Gus) Perez	P	P	P	E	P	P	P	P	-	E	-	-	-	Vice-Mayor William H. Kerdyk, Jr.
Martha Pozo-Diaz	P	P	P	E	P	E	P	P	-	P	-	-	-	Commissioner Rafael “Ralph” Cabrera, Jr.
Luis M. Padron	E	A	E	P	P	P	P	A	-	P	-	-	-	Commissioner Wayne “Chip” Withers
Edmund J. Mazzei	P	P	P	P	P	P	P	E	-	P	-	-	-	City Manager David Brown
Mary Ann Degan	P	P	P	P	P	P	P	A	-	P	-	-	-	City Commission

A = Absent

P = Present

E = Excused

STAFF:

R. Alberto Delgado, P.E., Public Works Department

Lorena Garrido, Public Works Department

Idalina Barreiro, Public Works Department

GUESTS: Catherine B. Swanson, Acting Assistant City Manager

RECORDING SECRETARY: Lorena Garrido, Public Works Department

CALL TO ORDER:

The Chairman, Mr. Perez called the meeting to order at 8:40 a.m.

ROLL CALL:

Ms. Barreiro called the roll and members confirmed attendance.

MEETING ABSENCE:

Mr. Padron and Mr. Perea had formally asked to be excused.

MINUTES OF FEBRUARY 4, 2009 ESPECIAL MEETING:

The February 4, 2009 special meeting minutes were read and upon motion for approval by Mr. Perez, seconded by Ms. Degan, were unanimously approved.

SECRETARY'S REPORT:

Mr. Delgado informed that the City Commission is considering improvements to Miracle Mile. He explained that the only City properties involved are the parking garages, which need better access from them to Miracle Mile through a walk-through. The parking spaces are now angled parking spaces and according to the new plan, they will change to parallel parking spaces. This will reduce the existing number of parking spaces.

Mr. Delgado added that during the next City Commission meeting Mr. Willy A. Bermello, President of BAP Development, will give a presentation to discuss the development of the parking garage located at 245 Andalusia Avenue.

BOARD RELATED ITEMS UPDATE:

Nothing at this time.

CITY UPDATE:

Nothing at this time.

OLD BUSINESS:

- **Purchase of 2901 Ponce de Leon Building**

Ms. Pozo-Diaz said that the Board had a special meeting on February 4 regarding the purchase of the building located at 2901 Ponce de Leon and asked if the members had any questions or comments.

Ms. Ramirez said that she wants to know if there was a consensus on the appraisals of the building.

Mr. Mazzei said that he feels that the appraisal is obnoxious, that the building is a historic site, so the City does not have to acquire it, and that the developer, who is developing the whole area, should have the building as part of it.

Members were involved in a discussion about the purchase of the building according the Procurement Code questions related to the Property Advisory Board.

Finally Ms. Degan made the following motion:

Notwithstanding the financials, the Property Advisory Board recommended the purchase of the property and further recommend that this property be used by the City exclusively for the benefits of displaying the property. In addition, this property should be used by City residents, for public use, as a meeting place, for arts and be constant with its historic preservation. The motion was seconded by Ms. Ramirez.

As per the Procurement Code, the Board answered the following:

- (a) Does the proposed use conform to the City's comprehensive plan and is it compatible with the surrounding neighborhood? **The answer was yes.**
- (b) Analyze the positive and negative impacts on adjacent property including, but not limited to, open space, traffic, access considerations, noise level, property values, improved development patterns and provision for necessary services including municipal utilities and other infrastructure systems and the needs and costs associated with the needed improvements. To the extent needed, traffic studies and other professional studies required shall be the responsibility of the proposed purchaser, developer, or lessee. **The answer was yes.**
- (c) Are the terms and conditions of the proposed purchase, sale, lease of City property or the proposed purchase or lease by the City of non-City property based on market terms and value? **The answer was yes.**

NEW BUSINESS:

- **Review and consideration of a new lease and new tenant at the former Karma space, 2325 Galiano Street**

Ms. Swanson provided the members with a marked-up draft lease for a new tenant at the former Karma location, 2325 Galiano Street.

She summarized the following regarding the new tenant:

- This is a family owned restaurant, Mediterranean Kitchen and Bar, with a lot of grilled foods, appetizers, lunch and dinner.
- They probably will open on Saturdays for lunch. They have to check their schedule since they are required to have a six day a week operation.
- They have operations in Ohio and Fort Lauderdale.
- The City asked for a personal guarantee and since it is a family business, one of the brothers will provide it.
- They have asked for a ten-year option like Karma has, so they are structuring a seven-year lease with a three-year renewal option. The option will be automatic unless they are in default and then they can not exercise the option.
- The rent schedule will be the same as the one included in the ten-year schedule option.
- The City will give the new tenant three-months rent abatement.

Mr. Mazzei inquired about the locations in Ohio and Fort Lauderdale and if the City has looked at those financial reports. Ms. Swanson responded that they have received that information from the Fort Lauderdale location.

Mr. Mazzei asked how long they have been in business there. Ms. Swanson responded ten years in Fort Lauderdale and fifteen years in Ohio.

Mr. Mazzei asked what part of Fort Lauderdale. Ms. Swanson responded that she does not remember the street location very well, but can later e-mail the address.

Finally, Mr. Mazzei motioned **to approve the lease with the old business terms.** Ms. Degan seconded the motion and passed unanimously.

Ms. Swanson distributed to the members a copy of the draft lease between the City of Coral Gables and Liberty Events, LLC. She said that it was the Country Club lease - another property in litigation, she added. This lease is being presented now for review and will be further discussed at the next meeting.

This is a property that has repairs issues, regulatory issues, and the City is beginning to move forward, she added.

Mr. Perez said that Mr. Perea was part of the Country Club Selection Committee. Ms. Swanson said that Mr. Perea could not be in the Selection Committee because a party involved is a depositor of his client, so Ms. Pozo-Diaz was the one in the Committee.

Ms. Swanson said that this lease is still a proposal and there are has a couple of issues that are being worked on. She had an extensive exposition of the matter and answered questions and concerns that the Board had.

Ms. Swanson asked the members to review the lease and at the next meeting she would answer the questions or comments that the Board may have.

OPEN DISCUSSION:

There were no open items for discussion.

ADJOURMENT:

Ms. Pozo-Diaz motioned to adjourn the meeting. Ms. Degan seconded the motion. The meeting was adjourned at 9:40 a.m.