

**CORAL GABLES PROPERTY ADVISORY BOARD**  
**Minutes of February 4, 2009**  
**2901 Ponce de Leon Boulevard**  
**Coral Gables, Florida**

**-SPECIAL MEETING-**  
(Joint Board's Meeting)

MEMBERS:	F	I	M	A	M	J	J	A	S	O	N	D	J
Anthony Perea	P		E	P	E	P	P	-	P	-	-	-	
Josie Ramirez	P								P	-	-	-	
Gustave (Gus) Perez	P	P	E	P	P	P	P	-	E	-	-	-	
Martha Pozo-Diaz	P	P	E	P	E	P	P	-	P	-	-	-	
Luis M. Padron	A	E	P	P	P	P	A	-	P	-	-	-	
Edmund J. Mazzei	P	P	P	P	P	P	E	-	P	-	-	-	
Mary Ann Degan	P	P	P	P	P	P	A	-	P	-	-	-	

**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:**

**RECORDING SECRETARY:** Lorena Garrido, Public Works Department

**CALL TO ORDER:**

The Chairman, Mr. Perez called the meeting to order at 11:00 a.m.

**ROLL CALL:**

Ms. Garrido called the roll and members confirmed attendance.

**MEETING ABSENCE:**

Mr. Padron was absent.

**NEW BUSINESS:**

- **Review the proposed purchase of 2901 Ponce de Leon building**

Mr. Perez said that the questions that the board had to answer were basically the ones related to the Property Advisory Board, as per the City's Procurement Code.

Members were involved in an extensive discussion about the questions and the possible answers and they expressed their concerns and had the following comments/questions:

- The difficulty to answer the questions because they do not have sufficient information.
- What is the proposed plan for this area, what is the City's Comprehensive Plan for this building?
- What happens if the City buys this property? Was a traffic study done?
- What would be the negative impact to the adjacent properties?
- Is the City Commission interested in this deal? Have they said yes, go forward?
- What are the negatives, other than the City has no money to buy the property?
- Do we need to consider how much is going to cost to the City in taxes?
- How much money would the City save in rent if this building is used for City offices?
- What is the down side of the deal?
- Do we have to take into account the appraisal of the building or the deal?
- How much are we paying in other rental spaces?

Members requested the following information:

1. The City's Comprehensive Plan pertaining to this particular area (electronic format preferred).
2. The entire appraisals showing the comps.
3. Information on existing rent being paid by the City (amount, square ft., location, lease expiration information, cancellation clause in lease?)

**ADJOURNMENT:**

Mr. Perez motioned to adjourn the meeting. Ms. Degan seconded the motion. The meeting was adjourned at 11:40 a.m.