



City of Coral Gables
CITY COMMISSION MEETING
August 26, 2014

ITEM TITLE:

A Resolution authorizing the execution of renewal lease with Robert Maguire for the Granada Snack Shop located at 2001 Granada Boulevard, Coral Gables, Florida, for a period of three (3) years with a one (1) year option.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

The Granada Snack Club located at 2001 Granada Boulevard, Coral Gables Florida is considered an amenity to the Granada Golf Course and neighborhood. Robert Maguire ("Tenant") has been leasing the Granada Snack Shop by virtue of a Concession Agreement dated October 2, 2003, authorized by Resolution No. 2003-150 passed and adopted on August 26, 2003, which lease was extended on a month-to-month basis pursuant to Resolution No. 2008-111 passed and adopted on July 15, 2008; Resolution No. 2008-200 passed and adopted November 18, 2008; Resolution No. 2009-251 passed and adopted on September 8, 2009; and Resolution No. 2010-158 passed and adopted on August 24, 2010. The current term expires August 30, 2014, and Robert Maguire is interested in renewing.

Premises: 1,184 square feet at 2001 Granada Boulevard, Coral Gables, FL

Security Deposit: Landlord continues to hold a \$6,000 security deposit.

Equipment and Furniture: Tenant Leases equipment and furniture along with the Premises.

Term: Three Years with one – 1 year option

Assignment: The tenant would also like the ability to assign the lease to his General Manager, Rita Tennyson, upon his retirement, although he would continue to be liable. Tennyson has worked with Burger Bobs since 1994 and currently runs all operations.

Rent: Base Rent will be increased from \$25.88 psf to \$26.39 psf and will escalate two percent (2%) a year (including the Renewal Term). As an amenity, the proposed rate is not market, but rather a rate that will cover all City expenses pertaining to the lease. City staff has reviewed past expenditures and has determined a rate of \$26.39.

LEASE YEAR	BASE RENT PER MONTH	BASE RENT PER SQUARE FOOT
9/1/14-8/31/15	\$2,603.81	\$26.39
9/1/15-8/31/16	\$2,656.11	\$26.92
9/1/16-8/31/17	\$2,709.39	\$27.46

Termination Right: Landlord has a right to terminate upon ninety (90) days' notice.

Landlord's Maintenance Obligations: Landlord will continue to provide HVAC, electrical service, water and propane to the premises, and will maintain the physical plant, City owned restaurant appliances, HVAC, and provide a limited amount of janitorial services for cleaning around the snack bar.

Tenant's Maintenance/Operational Obligations: Tenant to have qualified personnel operating the business, and serve best quality food for the type of menu. Tenant to keep the premises clean and operate in compliance with laws.

Insurance: Tenant provides the City's standard insurance requirements for general liability, workers compensation, automobile liability and property insurance for Tenant's personal property. Tenant will now also reimburse Landlord for its proportionate share of Property and Windstorm coverage, and for the cost to insure the furniture and equipment leased from Landlord. Tenant does not carry glass coverage or boiler and machinery, as the Landlord is responsible for these items.

Real Estate Taxes: The property is currently not assessed, but if it were to be assessed the Tenants will be responsible for Real Estate Taxes for its lease period.

This current renewal will be documented on the City's new lease form, and the renewal terms were recommended by the Property Advisory Board at its August 11, 2014 meeting.

LEGISLATIVE ACTION:

Date.	Resolution/Ordinance No.	Comments
8/24/2010	Resolution No. 2010-158	Three year with one year option
9/8/09	Resolution No. 2009-251	One Year Renewal
11/18/08	Resolution No. 2008-200	One Year Renewal
7/15/08	Resolution No. 2008-111	Changed Lease to Month to Month
8/26/03	Resolution No. 2003-150	Authorization to enter into 3 year lease with 2 renewal terms

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
8/11/14	Property Advisory Board	Recommended Approval

APPROVED BY:

Department Director	City Attorney	City Manager
		

ATTACHMENT(S):

1. Proposed Resolution with proposed Lease Renewal
2. Except Minutes from Property Advisory Board Meeting August 11, 2014