

CITY OF CORAL GABLES BUDGET/AUDIT ADVISORY BOARD

Wednesday, October 6th, 2021, 10:00 a.m.

Location: City Hall Commission Chambers

405 Biltmore Way, 2nd Floor, Coral Gables, FL 33134

Public via Zoom: Meeting ID: 814 3489 7118

MEETING MINUTES

MEMBERS	N	D	J	F	M	A	M	J	J	A	S	O	APPOINTED BY:
	20	20	21	21	21	21	21	21	21	21	21	21	
John Holian	-	-	-	-	-	-	-	-	-	-	P	P	Vince Lago
Francisco Paredes	-	-	P	P	P	-	-	-	E	-	P	P	Vice Mayor Michael Mena
Javier Banos	-	-	-	-	-	-	-	-	P	-	P	P	Rhonda Anderson
Matt Martinez	-	-	-	-	-	-	-	-	-	-	P	P	Jorge Fors
Carmen Sabater	-	-	PVC	E	M	-	-	-	E	-	P	E	Kirk Menendez

(Dash indicates no meeting; blank space indicates member not yet serving.)

^ New Member

#- Special meeting

** - Resigned Member

PVC – Present Via Video Call

P – Present

A – Absent

E - Excused

City Staff:

Diana Gomez, Finance Director

Keith Kleiman, Assistant Finance Director for Management, Budget & Compliance

Zeida Sardinas, Asset Manager, Economic Development

Call to Order:

The meeting was called to order at 10:02 AM by Frank Paredes. The roll was taken and there was an in-person quorum of four members. The meeting was also available on Zoom for the public.

Meeting Minutes:

A motion was made by Javier Banos to approve the minutes of September 1st, 2021, and second by Matt Martinez. The motion was voted upon and passed unanimously.

Presentations/Discussions:

- Discussion: Lease with Coral Gables Congregational Church for Platted Right of Way as a surface Parking Lot**

Diana Gomez and Zeida Sardinas explained the lease process and the impact of Division 12 of the Procurement Code, Section No.2-1094 - Analysis for Purchase, Sale or Lease of City Property. An Ordinance will be presented by the Economic Development Department for first reading to the City Commission on October 26, 2021, whose process requires the BAB to provide answers to the following three questions. 1) Is the purchase, sale and/or lease consistent with the property appraisal as required under section 2-1092? 2) What is the immediate impact on the current fiscal budget and the long-term effect on future budgets, i.e., the long-term overall effect on the city? and, 3) Considering the city's mission statement, are there other alternatives to entering into the proposed transaction?

An active exchange ensued by all board members with regards to the terms of the existing lease which is on its 5th renewal of a lease that began in 1989. The current lease has a rate of \$1,200 per month and does not have an escalation, or termination clause.

Additional information provided by Ms. Zardinas included the church's 32-year relationship with the City of Coral Gables. The City of Coral Gables considers it to be a public benefit to have this parking

lot. If we took the parking lot away it would burden the neighborhood. There is a current need to repave the parking lot and add lighting. In order to obtain the proper permits to conduct this work, the lease must be amended to include a termination provision per Florida Statutes as it is a Right-of-Way parcel.

No appraisal was done on the property, so market rental value was not validated. The property is not fee-simple but right-of-way which can only be used for grass or parking. Ownership resides with the residents, the City is just a caretaker. Further discussion with regards to the income and expenses of the property was had.

The new lease provides a 3% yearly escalation and includes a termination clause; both items not included in the existing lease. The Board's responses emphasize that terminating the existing lease and adopting a new lease with the aforementioned language far outweighs the terms of the existing lease and therefore recommends moving forward.

A motion was made by Javier Banos to proceed with the new lease and seconded by Matt Martinez. Additionally, a motion was made to eliminate proposed answers prepared by Economic Development on any future forms form requiring this Board's attention was made. The BAB will draft its own answers. The motion was voted upon and adopted unanimously.

- **Discussion (Old Business): Fire Fighter's Headcount**

Javier Banos asked for any update associated with the increase in headcount request by the Fire Union. Diana Gomez replied that there were no changes made to the headcount for this in the adopted budget. The City Manager is analyzing any need for future headcount increases.

- **Discussion: Meeting Dates for Calendar Year 2022**

The July 6, 2022, Budget Review date was changed to June 29th, due to the July 4th Holiday. It was agreed that the Budget would be presented as a preliminary final draft on 06/29.

- **Discussion: FEMA Receivable**

Ms. Gomez provided the outstanding receivable amount from FEMA related to Hurricane Irma and explained that FEMA is still working on finalizing the remaining amounts due to the City. The expenses for the Surfside collapse have been presented for reimbursement but we have yet to receive the payment.

- **Discussion: Overtime Report – Solid Waste**

A thorough review of the Overtime Report was presented by Keith Kleinman. He explained how COVID affected the increase in overtime in the solid waste division and added that OT expenditures are funded by salary savings from departmental vacancies.

- **Public Comment**

No public comments were made.

Scheduling:

The next meeting is scheduled for Wednesday, October 27, 2021, at 8:00 AM.

Adjournment:

Meeting Adjourned at 11:02 AM.