

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Wednesday, February 8, 2023

8:30 AM

Police and Fire Headquarters, Community Meeting Room

Property Advisory Board

Chairperson Jack Lowell
Vice Chairperson Manuel Niebla
Board Member Michelle Cuervo Dunaj
Board Member Frank Maderal
Board Member Alberto "Papo" Manrara
Board Member Gina Mazzei Anderhub

The Property Advisory Board will be holding its Regular Meeting on Wednesday Jan 11, 2023, commencing at 8:30 a.m. Members of the public may participate in person but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at (<https://us06web.zoom.us/j/88481493942>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 884 8149 3942.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your Hand" by pressing *9.

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CALL TO ORDER

The February Property Advisory Board Meeting was called to order by Chairperson Jack Lowell at 8:36 AM

ROLL CALL

Present: 5 - Chairperson Lowell, Vice Chairperson Niebla, Board Member Cuervo Dunaj, Board Member "Papo" Manrara and Board Member Mazzei Anderhub
Excused: 1 - Board Member Maderal

1 APPROVAL OF THE MINUTES

[23-5310](#) Property Advisory Board Meeting of January 11, 2023.

Attachments: [Jan 11 - Draft](#)

A motion was made by Board Member "Papo" Manrara, seconded by Board Member Mazzei Anderhub, that this motion be approved . The motion passed by unanimous vote.

Yeas: 5 - Chairperson Lowell, Vice Chairperson Niebla, Board Member Cuervo Dunaj, Board Member "Papo" Manrara and Board Member Mazzei Anderhub
Excused: 1 - Board Member Maderal

2 UNSOLICITED PROPALS/BIDS

The Board was informed by Staff Liaison Sardinas that no unsolicited propals/bids had been received.

3 ASSET MANAGER REPORT

Board Liaison Zeida Sardinas reported no issues with the Rent Report.

Chairperson Lowell inquired about the rationale behind having Property Advisory Board oversee the Cell Tower leases. Board Liaison Zeida Sardinas clarified that the Cell Towers are city property and the lease agreements with the cell service require oversight by the Asset Manager. The members of the Board referred to a previous meeting with the City's outside attorney, Gary Resnick, who presented information regarding the Cell Tower leases. Ms. Sardinas also informed the Board that the City is considering building a larger cell tower at the same location (11911 Old Cutler Road). Ms. Sardinas further explained that the tower's location would be more modernized, and a generator with additional capacity would also be included in the build-out. However, the particulars of constructing a new Cell Tower will need to be negotiated with the cell service providers. Preliminary meetings on the topic have already been held, with Gary Resnick, IT Director Raimundo Rodulfo, and City Attorney Cristina Suarez.

Chairperson Lowell inquired about the renovation status of the Coral Gables Library. Ms. Sardinas informed the Board that the Library Advisory Board, with the Miami-Dade County Public Library System (MDCPLS) representatives, toured the library during their regularly scheduled Board meeting. The MDCPLS conducted an interior renovation of the Coral Gables Library. MDCPLS was awaiting delivery of furniture, equipment, and fixtures and could not guarantee that the work would be finished by the April Coral Gables elections. Therefore, the voting precinct will be moved to the Coral Gables Youth Center. Board Liaison Sardinas also explained that MDCPLS had opening events envisioned once the library was ready to reopen. Ms. Sardinas also clarified that the library is a city property managed and operated by the MDCPLS. There were some inquiries from Chairperson Lowell about the Library Advisory Board.

Chairperson Lowell asked about Coral Gables Museum's "mold" issues. Board Liaison Sardinas explained that both an independent inspector and the City's Public Works Department had inspected the Museum, resulting in a list of priorities with items that need to be addressed. The work will be conducted using funding from the City budgeting process and the sale of TDRs to maintain historic properties.

23-5605 Rent Report 2.7.23

4 CLARIFICATION REGARDING BOARD ATTENDANCE POLICY.

Clarification regarding board attendance policy. Board Liaison Zeida Sardinas informed the Board that they have the capacity to excuse members retroactively. It is up to the Board whether to excuse the absence of the Board members or not. The Board will wait for the Clerk Office's to establish a more extensive policy to clarify this matter.

5 CITY COMMISSION RETAIL AND OFFICE VACANCY REPORT 22Q4

Board Liaison Sardinas provided Board members with the Retail and Office Vacancy Report for the last quarter of 2022 that the City Manager's Office provided the City Commission. The report includes vacancy/occupancy rates in both the retail and office categories for Miracle Mile, the Central Business District, and the City as a whole. Board members commented regarding comparisons between Coral Gables vacancy rates and other markets such as the City of Miami. The Board members agreed that the City of Coral Gables is a great place with high value per square foot compared to other neighborhoods like Coconut Grove or Brickell. Some comments were shared about Miracle Mile, its current vacancy status, and how inflation affects pricing in the City.

Board Member Mazzei Anderhub stated that the multifamily market in Coral Gables and specifically around the University of Miami and South Miami. Because of their prices, these areas have become a more affordable alternative for people from neighborhoods like Brickell. The Board Member further stated that South Miami had become a transit-orientated development area since it is just a few blocks from the Metrorail and within walking distance of the University of Miami, making it more attractive for college students looking for accommodation.

23-5604 City Commission Retail Office Occupancy Vacancy Rate Report 2022-Q4

Attachments: [City Commission Retail Office Occupancy Vacancy Rate Report 2022-Q4](#)

6 CITY-OWNED PROPERTY LIST

Board Liaison Zeida Sardinas asked whether there was something specific that the Board wanted to see on the list. She explained that the City is in the process of reorganizing the property list and cross-referencing the same with Parks lists, Parking lots, as well, ROWs, and folios from the property appraiser's office. Once this process is complete, Ms. Sardinas will report back to the Board.

7 NEW BUSINESS

Board Member Gina Mazzei asked about the proposals received with the Starbucks's parking lot on the US1. In response, Board Liaison Zeida Sardinas responded that the City Manager had reviewed the proposal, but that no decision has been made.

Board Member Alberto Manrara inquired about the status of Mayor Lago's appointee to the Property Advisory Board. In response, Board Liaison Zeida Sardinas said that at the upcoming February 14th commission meeting the mayor would appoint someone to the Board.

8 ADJOURNMENT

PAB Meeting was adjourned at 9:23 AM

NOTE

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