



City of Coral Gables  
CITY COMMISSION MEETING  
April 24, 2018

**ITEM TITLE:**

A Resolution authorizing the City of Coral Gables, as a tenant, to enter into a parking agreement with MML Properties LLC, with regard to the property located at 2341-2345 Lejeune Road, Coral Gables, Florida (LaSalle Cleaners) for a period of five (5) years.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval

**BRIEF HISTORY:**

MML Properties, LLC, a Florida Corporation (the “Landlord”), owns the LaSalle Cleaners site at 2341-2345 Lejeune Road, Coral Gables, FL (“LaSalle”). LaSalle was built in 1925; and the Landlord believes the highest and best use would be a vacant parcel; hence, the Landlord wishes to demolish the building. On January 19, 2017, the Historical Preservation Board determined LaSalle was designated NOT historic. The City (the “Tenant”) would like to lease the lot for five (5) years at a base rent of \$17,500 per month increasing each year based on CPI. The lot, which is located one block north of Miracle Mile and one block south of Giralda Avenue, would be consolidated with City operated and owned Lot 3 to produce approximately 35 to 40 additional parking spaces. The City would spend approximately \$70,000 to consolidate, pave and stripe once the Landlord demolishes the structure. These improvements will address the increased demand for parking as a result of the Miracle Mile and Giralda Ave Streetscape Project and enhance the parking experience for the public.

The proposed terms are as follows:

Premises: The 2,475 SF and 10,000 SF lot whose address is identified as 2341-2345 Lejeune Road and identified as parcel ID 03-4108-006-3390 and 03-4108-006-3400 per the Dade County Property Appraiser.

Term: Five (5) years commencing earlier of 90 days from possession date; which shall mean the date in which the City receives a clean graded site. The City plans on preparing LaSalle for parking during the 90 days.

Early Termination Conditions: Either party may terminate the Agreement eighteen (18) months after the rent commencement date with at least ninety (90) days’ prior written notice after one (1) year. In the event that the Landlord elects to terminate the Agreement prior to the end of the term, the City shall be entitled to recovery of its unamortized portion of the tenant improvements estimated to be \$70,000.

Renewal Term: Tenant shall have the option, exercisable at least six (6) months prior to the expiration of the initial Lease Term, to renew this Lease for a period of one additional year at

CPI.

Improvements: Tenant shall install pay-stations on the Lot, resurface the Lot with appropriate stripping, post appropriate informational signage, and install lighting and landscaping as desired by the Tenant. Tenant shall also obtain an electrical meter for the Lot. The \$70,000 of improvements made will remain at the end of the term, except for the pay-stations.

Utilities and Maintenance: The Tenant shall be responsible for all electricity costs for the operation of the Lot during the term. The City shall maintain the Lot and all equipment thereon during the term.

Taxes: The Landlord shall be responsible for all real estate taxes, and sales taxes, if any, will be paid or reimbursed by City.

The Parking System Fund has sufficient capital improvement appropriation to cover the cost of the aforementioned improvements.

The Parking Advisory Board recommended approval at its February 22, 2018 meeting.

**LEGISLATIVE ACTION:**

| Date. | Resolution/Ordinance No. | Comments |
|-------|--------------------------|----------|
| N/A   |                          |          |

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

| Date.             | Board/Committee        | Comments             |
|-------------------|------------------------|----------------------|
| February 22, 2018 | Parking Advisory Board | Recommended Approval |

**FINANCIAL INFORMATION: (If Applicable)**

| No.                | Amount          | Source of Funds                                |
|--------------------|-----------------|--|
| 460-8390-545-46-10 |                 | Parking Fund capital improvement appropriation |
| <b>Total:</b>      | <b>\$70,000</b> | <b>Approved By:</b>                            |

**APPROVED BY:**

| Department Director | City Attorney | Asst. City Manager | City Manager |
|---------------------|---------------|--------------------|--------------|
|                     |               |                    |              |

**ATTACHMENT(S):**

1. **Proposed Resolution**
2. **Proposed Parking Management Agreement**