

# **City of Coral Gables**

*405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)*



## **Meeting Minutes**

**Wednesday, January 10, 2024**

**8:30 AM**

**Police and Fire Headquarters, Community Meeting Room**

**Property Advisory Board**

The Property Advisory Board will be holding its Regular Meeting on Wednesday January 10, 2024 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.

**CALL TO ORDER**

Meeting was called to order at 8:35 AM.

**ROLL CALL**

Present at the Jan 10th property advisory board (PAB) meeting were Chairperson Lowell, Vice Chairperson Manrara, Board Members Moreno, Zoller and Anderhub. Board Member Manrara motioned to excuse Board Member Maderal, the motion was seconded by Board Member Moreno. Motion passed unanimously.

**UNSOLICITED/PROPOSALS BIDS**

No unsolicited proposal / bids.

**ASSET MANAGEMENT REPORT**

Staff Liaison Sardinas updated the Board on Sra. Martinez stated that she had a meeting scheduled with their team to discuss some outstanding issues, including the billing of expenses (property taxes, water, and sewer). Ms. Sardinas clarified that the amount shown on the rent report is for August - December. Ms. Sardinas further stated that the City started to charge Sra. Martinez for the expenses in August, but due to the City's new enterprise system, they did not receive their first bill until October. Ms. Sardinas further stated that the 2-year rent abatement is up on February 22, 2024.

Ms. Sardinas informed the Board that Francesco has started to pay their rent. Ms. Sardinas further updated the Board on Francesco's by stating that the build-out is almost complete. Ms. Sardinas informed the Board that Francesco's had submitted a proposal to change the restaurant's exterior doors to match the Miracle Theater's historic doors.

Board Member Moreno inquired on how the City is communicating with the residents regarding Fritz and Franz, to which Ms. Sardinas stated that the City has a page on the website with an overview of the situation. The Board discussed different methods the City has used to address the issue. Chairperson Lowell inquired about the status of the request for proposal (RFP) for Fritz and Franz; Ms. Sardinas stated that the City Procurement division is reviewing the RFP package before it is published.

Board Member Mazzei Anderhub corrected some items on the rent report.

**CITY-OWNED PROPERTY LIST CIRCULATED TO PAB MEMBERS DISCUSSION**

23-6886 Real Property Owned by the City of Coral Gables

Attachments: [Real Property Owned by the City of Coral Gables 12.31.22](#)

Staff Liaison Sardinias briefly explained the list to the Board, stating that she is working on extrapolating City facilities, rental spaces, sewer pump stations, and parking lots, and right of way. Ms. Sardinias further stated that she researches how the City came to possess so of the properties.

Chairperson Lowell suggested that Ms. Sardinias should divide the list into properties to buy, sell and hold for the discussion of the Board.

Ms. Sardinias informed the Board that at this time the City does not think it is wise to part with City assets due to lack of land and the price of land unless there is an overwhelming reason or the City receives a proposal to improve the land and public benefit.

Chairperson Lowell inquired about City owned vacant land to which Ms. Sardinias explained that she conducts research on the properties to determine the reason the City owns the property. Ms. Sardinias gave an example of the Coral Gables Congregational Church parking lot, stating that the Church had reached out to Ms. Sardinias to open a permit for the resurfacing of the lot, thought research the City found out that the parking lot is considered right of way. Ms. Sardinias further explained that the City is able to lease right of way but need to include specific language to ensure that the property can be reverted to right of way if needed.

Chairperson Lowell inquired about the ownership of the land, to which Ms. Sardinias stated that the City does not own the right of way but the City is a steward of the land and needs to maintain it and the relationship between the City and the right of way is a kin to the one between a homeowner and the swale in front of their property.

The Board proceeded to discuss limitation in resurfacing the right of way leased to the Coral Gables Congregational Church.

Board Member Moreno inquired on the multiple properties listed as Village of Merrick Park. Ms. Sardinias stated that items are listed separately due to the way the property got plated. Further explaining that the City owns the land and leases the land to Brookfield Properties for the shopping center known as Merrick Park. Board Member Zoller provided the Board with history of the property

Chairperson Lowell discussed the real estate strategies of buying, selling, or holding properties, mentioning that the City has opportunities to proactively purchase properties and requested that Ms. Sardinias bring one property for purchase to each Property Advisory Board Meeting. Ms. Sardinias informed the Board that the City regularly researches properties for potential purchase. However, she also noted that a resolution would need to be approved by the City Commission before staff could follow through with Chairperson Lowell's request. The Board then discussed the idea further, ultimately drafting the following resolution.

A Resolution of the Property Advisory Board requesting that the City Commission to direct city staff to begin a process to identify properties within the City for purchase that would enhance its portfolio and to review existing city-owned property to determine which city-properties should be surplus or be held long-term for public benefit.

Motion was made by Vice Chairperson Manrara and seconded by Board Member Zoller. Motion passed unanimously.

**OPEN DISCUSSION/ OTHER BUSINESS/ BOARD MEMBER ITEMS**

**ADJOURNMENT**

Board adjourned at 9:48 AM.

**NOTE**