

City of Coral Gables City Commission Meeting
Agenda Item J-5
April 24, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
Commissioner Michael Mena

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Economic Development, Leonard Roberts

Public Speaker(s)

Agenda Item J-5 [2:48:31p.m.]

A Resolution authorizing the City Manager to negotiate with the three highest bidders for the sale of the City owned parcel located at 7350 Coral Way. (Note: Potential sales agreement will come back to the City Commission for authorization to execute).

Mayor Valdes-Fauli: J-5.

City Attorney Ramos: A Resolution authorizing the City Manager to negotiate with the three highest bidders for the sale of the City owned parcel located at 7350 Coral Way.

City Manager Swanson-Rivenbark: So, Leonard Roberts is here to answer questions. You'll recall you all gave us the authorization to sell surplus property at 7350 Coral Way, we call that the old PBA site and its adjacent to the baseball fields with the County. We put certain

provisions on it, such as the successful bidder would have to provide access to 83 parking spaces, not dedicated, but access in honor of our good relationship with the County, it's a very highly used baseball park. Also, that they are in charge of the environmental contamination. We disclose that there are lead bullets, it was a gun range and they would need to truck that following proper standards out; and so, Leonard has done an excellent job soliciting interest and wanting to explain where we are right now.

Mayor Valdes-Fauli: Excuse me, how did you come up with the number 80 parking spaces?

Mr. Roberts: That is part of the actual agreement that we have with the County, so we are required to provide 80 parking spaces in perpetuity.

Mayor Valdes-Fauli: Why not 60 or 50?

Mr. Roberts: That was just part of the agreement that was signed...

City Manager Swanson-Rivenbark: This is an inherited agreement with the County, but it doesn't mean that it's exclusive or dedicated assigned parking. It is within the general parking, but it does have to be free.

Mr. Roberts: Right – this has to be available parking spaces. Leonard Roberts, Economic Development Interim Director – just a note, there is a slight, there is an update to the actual resolution title. I just want to read the actual title: A Resolution authorizing the City Manager to extend negotiations for three months and bring back a purchase and sales contract with the highest bidder, for the sale of the city owned parcel, located at 7350 Coral Way to the City Commission for further consideration.

City Manager Swanson-Rivenbark: And, why don't you explain the nuance on that language change.

Mr. Roberts: Yes. We have received several offers; we've had several calls, e-mails related to the site, hundreds, actually in the hundreds of thousands of people actually viewing the site. Through that process we've got several phone calls and we have several letters of intent. We've had it on the market since November. We've allowed time to progress to receive several offers. At this stage, roughly around March 23rd or so, we had several offers that we felt were very good offers; and so we gave people a week to come back with more offers or to extend or increase their offer. After that time period, we've received additional offers, even though we kind of pulled it off the market to show the level of interest; and those others are substantially larger than the current ones that we have right now. So, we'd like to go ahead and take the three highest or the highest

offers and put together a purchase and sales contract that makes sense for the City that would have the best value for the City in regards to price and regards to closing timeframe.

Mayor Valdes-Fauli: Alright.

City Manager Swanson-Rivenbark: So, we are asking for your authorization to do that.

Commissioner Lago: So moved.

Commissioner Mena: Second.

Mayor Valdes-Fauli: Will you call the role please.

Commissioner Lago: Yes

Commissioner Mena: Yes

Mayor Valdes-Fauli: Yes

(Vote: 3-0)

(Commissioner Keon: Absent)

(Vice Mayor Quesada: Absent)

[End: 2:51:54 p.m.]