

CITY OF CORAL GABLES
Property Advisory Board Meeting
-Excerpt-

Wednesday, May 19, 2010, 8:30 a.m.
1 Alhambra Plaza, Suite 617, Coral Gables, Florida 33134

MEMBERS:	J	J	A	S	O	N	D	J	F	M	A	M
	09	09	09	09	09	09	09	10	10	10	10	10
Mary Young	+	P	P	P	P	+	P	+	P	E	P	E
Maurice Donsky	+	E	P	P	P	+	P	+	E	P	P	P
Gustave (Gus) Perez	+	P	P	E	P	+	P	+	P	E	P	P
James Hinrichsen	+	P	P	P	E	+	P	+	P	P	P	P
Luis M. Padron	+	A	P	P	P	+	E	+	E	P	A	E
Edmund J. Mazzei	+	P	P	P	P	+	P	+	P	P	P	P
Valentin Lopez	+	E	P	P	P	+	P	+	P	P	E	P

A = Absent
P = Present
E = Excused
+ = No Meeting

STAFF

Ms. Cynthia S. Birdsill, Economic Sustainability Department Director
 Mr. Kevin Kinney, Parking Department Director
 Ms. Jessica Wotherspoon, Business Development Specialist

Motion Summary:

The Board recommends to the City Commission that the City proceed with the proposed Amendment to the Coral Gables Cinemateque, Inc. Lease for City owned property located at 260 Aragon Avenue, Coral Gables, FL.

1. Review of Art Cinema Lease Amendment

The following deal terms were presented to the Board:

Tenant: Coral Gables Cinemateque, Inc.

Improvements: Landlord agrees to do certain work for the Tenant at a price schedule agreed to by Landlord's contractor, and Tenant agrees to pay for such work. This includes putting in a wheelchair lift, tiling, countertops, ticket booth improvements, and some concession area improvements. The Amendment acknowledges that Tenant has paid \$61,118 already towards the work, and that \$191.82 that remains due will be paid upon signing the Amendment. Up to \$ 20,601 for ADA items will be paid by a Miami-Dade County grant.

Landlord is to complete all work elected by Tenant within 90 days of signing the Amendment, and all punchlist items within 30 days thereafter. The date the work is to be substantially completed is the Possession Date.

Tenant must complete all remaining improvements it needs to open within 90 days of the Possession Date, but must make good faith efforts to do the work within 60 days if possible.

Tenant may place up to 4 tables with 4 chairs per table in Perrin Plaza provided Tenant obtains Board of Architects and all other governmental approvals, the tables and chairs do not obstruct pedestrian traffic on the sidewalk, Tenant keeps area clean, and Tenant indemnifies Landlord for any damages arising from use of the area.

Outlined initial method for administering the discounted parking rate for patrons. Landlord has the option of changing the method of administrating the discount.

Updated several Sections to the Lease: Defined Terms, Insurance, Hazardous Substances, Indemnities, Certification, Landlord's Control of Lawsuits, Drafting of Lease, Counterparts, Survival, and Estoppel.

The Board concluded their review of this item by voting on the following motion:

The Board recommends to the City Commission that the City proceed with the proposed Amendment to the Coral Gables Cinemateque, Inc. Lease for City owned property located at 260 Aragon Avenue, Coral Gables, FL.

The motion, moved by Mr. Hinrichsen and seconded by Mr. Mazzei, passed unanimously.

Respectfully submitted,
 Jessica Wotherspoon
 Business Development Specialist
 Economic Sustainability Department