

CORAL GABLES

THE CITY BEAUTIFUL

Property Advisory Board Meeting Minutes

Wednesday | February 9, 2022 | 8:30 a.m.

Location: Zoom and Police and Fire Headquarters (PFHQ), Community Meeting Room A
2151 Salzedo Street, Coral Gables, FL 33134

PAB MEMBERS	MEETING DATES												APPOINTING ENTITY
	J	F	M	A	M	J	J	A	S	O	N	D	
	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	
Nancy Pastor Chair	P	E											Mayor Vince Lago
Jack Lowell Vice-Chair	P	P											Commissioner Kirk R. Menendez
Alberto Manrara	P	P											Commission as a Whole
Edmund Mazzei	P	P											City Manager Peter Iglesias
Frank Maderal	P	P											Vice Mayor Michael Mena
Michelle Dunaj	E	P											Commissioner Rhonda Anderson
Manuel Niebla	E	P											Commissioner Jorge Fors, Jr.

A=Absent E=Excused Absence P=Present X=No Meeting Ph=Present by Phone Z=Zoom - =Former Board Member

Staff and Guests:

Julian H. Perez, AICP, CFM Director, Economic Development Department
 Zeida Sardiñas, Asset Manager, Economic Development Department
 Yenis Gomez, Administrative Assistant, Economic Development Department
 Gloria Serrano, Office Assistant, Economic Development Department
 Cristina Suarez, Deputy City Attorney, City Attorney’s Office
 Barbara Stein, Executive Producing Director, Actor’s Playhouse at The Miracle Theatre

Property Advisory Board Vice-Chair Mr. Jack Lowell brought the meeting to order at 8:36 a.m.

1. Excuse Board member absences

Mr. Maderal made a motion to excuse today’s absence for Ms. Pastor, and excuse Mr. Niebla’s absence from the January 12, 2022 meeting. Mr. Mazzei seconded the motion, which passed unanimously. There was no discussion regarding the absences.

2. Review and approval of January 12, 2022, Property Advisory Board Meeting Minutes.

Mr. Lowell made a motion to approve the meeting minutes and Mr. Maderal seconded the motion, which passed unanimously. There was no discussion regarding the minutes.

3. Unsolicited Bid Report – Update

Ms. Suarez informed the Board that it was her understanding that the Board adopted a resolution [September 2021] requesting that a standing item be placed on the agenda for any unsolicited bid(s) received by the City to be included and provided to the Board. Ms. Sardiñas, in an effort to be helpful had been providing the requested information to the Board. However, directions to staff need to come from the City Commission. Therefore, if that is something the Board would like to request, the Board can certainly make a motion requesting that the City Commission direct staff to place a standing item on the agenda for any unsolicited bid(s) received by the City to be included and provided to the Board. The Board's request will be placed on an upcoming City Commission meeting for their consideration.

Board members expressed concerns regarding the timing of the Deputy City Attorney's visit to clarify the Board's prior motion. Board members asked if the City had recently received an unsolicited proposal. Ms. Sardinias responded that an unsolicited proposal had been received by the City and could be provided to the Board as a Public Records request. Boards members commented regarding being notified and provided any unsolicited proposal information as soon as it was received by the City.

Other Board members were against having an unsolicited proposal as a standing item on the meeting's agenda as they felt any proposal received by the City should be vetted prior to being provided to the Board and could open board members up to being lobbied by proposers. As recommended by Ms. Suarez, the board passed the following motion:

Mr. Maderal made a motion that this Board pass a Resolution asking the City Commission to place a standing item on the Board's meeting agenda to include and provide any unsolicited bid(s) received by the City. Mr. Mazzei seconded the motion, which passed (Yays: Maderal, Mazzei, Lowell, Manrara / Nays: Dunaj, Niebla).

The Board designated Mr. Maderal to appear on the Board's behalf at the March 8, 2022- City Commission meeting where the Board's request to the City Commission would be placed for their consideration.

4. Presentation Miracle Theater

Ms. Barbara Stein, founding executive director of Actor's Playhouse at the Miracle Theater, informed the Board that they have occupied the Miracle Theater for almost 27 years. They are a 34-year-old institution that has functioned in partnership with the City. In 1995, the City was looking to expand foot traffic on Miracle Mile. There were mom and pop stores, discount stores, retail was way down, restaurants weren't in Coral Gables and residential was just starting to be built. The theater's patrons would bring foot traffic to the City, provide cultural enrichment, and create business prosperity making their existence on Miracle Mile a wonderful opportunity. Actor's Playhouse was very fortunate to enter into a long-term lease agreement with the City back then. The agreement is rent free, although they pay for the building's property's insurance. This was in lieu of the City having any participation or expense for building the organization up and building the theater into a full stage, three stage Performing Arts Center. We spent about \$10 million to create the Miracle Theater into a performing arts center which is constantly evolving with replacements made to new technical equipment that becomes outdated. They are considering opportunities for even a third story to create a fly space in the backstage area which would truly make it a real Performing Arts Center, but that's a goal for some day. The organization is one of Miami-Dade County's major cultural institutions and part of their major grant program. They're the largest professional regional theatre company producing live theater plays in the community, and a major cultural institution in Florida.

Commencing this Friday night, February 4th, the theater will be running the Broadway musical “On Your Feet” based on the story of Emilio and Gloria Estefan for five weeks.

The Board had several questions and requested to have the subscriber’s information sent to them for any board member to sign up as a subscriber.

5. Asset Management Report

a) Rent Report

Ms. Sardiñas provided the Board with a copy of the Rent Report and informed the Board there are no major issues.

Mr. Niebla inquired if anyone was still on a Covid-19 relief rent deferment program. Ms. Sardiñas informed the Board that Mr. Maguire/Burger Bob was the only tenant that was still on the rent deferment program with an outstanding balance. Additionally, Mr. Maguire owes rent for the month of January.

b) Update Granada Snack Shop

Ms. Sardiñas updated the Board that Mr. Maguire provided notice in the middle of January that they would be closing at the end of January. The restaurant is now closed.

c) Economic Development Office Move to Fink Studio

Ms. Sardiñas informed the Board that the Economic Development Department will be moving at the end of March into the Fink Studio.

6. Other Business

Mr. Maderal inquired and requested an update regarding the Coral Gables Library construction.

Ms. Sardiñas informed the Board that the Miami-Dade Public Library System is currently working on the renovations to the Coral Gables Library. A satellite branch had been opened at 308 Miracle Mile during construction. Should the Board wish, we could invite Miami-Dade Public Library System, Mr. Leo Gomez, Assistant Director to make a presentation at an upcoming meeting.

7. Closing Remarks

There being no further discussion, the meeting was adjourned at 9:33 a.m.

Respectfully submitted,
Yenesis Gomez, Administrative Assistant, Economic Development Department.