

City of Coral Gables City Commission Meeting
Agenda Item H-4
July 9, 2024
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago
Vice Mayor Rhonda Anderson
Commissioner Melissa Castro
Commissioner Ariel Fernandez
Commissioner Kirk Menendez

City Staff

City Attorney, Cristina Suárez
City Manager, Amos Rojas, Jr.
City Clerk, Billy Urquia
Asset Manager, Zeida Sardinias

Public Speaker(s)

Diane Wells, Attorney for the Tenant
Maria Cruz
Rita Tennyson, Tenant
Marlin Ebbert

Agenda Item H-4 [2:09 p.m.]

A Resolution of the City Commission of the City of Coral Gables, Florida, authorizing the city to enter into a lease with Bogey Grill, LLC, a Florida limited liability company, using a trade name to be determined with regard to the city-owned property 2001 Granada Boulevard, Coral Gables, FL 33134 for a period of five (5) years and with one (1) additional five-year renewal option at the city's discretion.

Mayor Lago: We have item H-4, 2 o'clock. Zeida, good afternoon.

Asset Manager Sardinias: Good afternoon, Mayor, Commissioners, Zeida Sardinias, Asset Manager.

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City Attorney Suarez: Mayor, may I read the item into the record.

Mayor Lago: Yes, of course.

City Attorney Suarez: So H-4 is a Resolution of the City Commission of the City of Coral Gables, Florida, authorizing the city to enter into a lease with Bogey Grill, LLC, a Florida limited liability company, using a trade name to be determined with regard to the city-owned property 2001 Granada Boulevard, Coral Gables, FL 33134 for a period of five (5) years and with one (1) additional five-year renewal option at the city's discretion, and this item does require a four-fifths vote.

Asset Manager Sardinias: So, good afternoon. So, the renovation and establishment of a lease agreement with the future tenant operator for the diner at the Granada Golf Course, which began in March of 2022 has been a diligent effort process that included expertise across several disciplines, community input and administrative considerations. Overall, and pursuant to the City Commission's direction, the administration committed to the complete renovation of the diner to meet the requirements of the Florida Building Code and federal ADA compliance, with new infrastructure, furniture, fixtures, equipment and its own bathroom. The \$1,330,000 project which included extensive community input through community meetings and resident on-site visits should be substantially completed by the end of July 2024, and with a CO expected by the end of September. In addition, the city undertook a legal process to separate the golf pro shop building from the overall golf course property folio, a task that required research, new surveys and the creation of new legal descriptions for the property and the golf course. The Property Appraiser's Office has now established a new folio for the property which has been assessed at \$456,411. This allows property taxes to be paid for the restaurant use, creates an ability for the tenant to properly obtain required licensing from folio driven county and state agencies and protects the municipal use, tax exempt status of the golf course. As you are aware, on May 10, 2022, pursuant to resolution number 2022-118, the City Commission waived the competitive process of the Procurement Code with respect to the leasing and operation of the diner and directed the City Manager to negotiate directly with Ms. Rita Tennyson for its operation and tenancy. Although the administration carefully considered several ways of structuring the landlord/tenant operator relationship, ultimately the use of a lease agreement was preferred given property tax consideration, and lessons learned from the management and oversight required over the operations and license agreement of the Country Club Café. As such, landlord and tenant have negotiated a lease agreement that takes into consideration two certified market rent appraisals, as required by the Procurement Code, which established market rent between \$35 and \$45 per square foot. Negotiated lease terms up for approval are as follows. The tenant operator Bogey Grill, LLC is owned by RSC Family Holdings, with Rita Tennyson, Sasha Tennyson James and Corey James listed as managers for the Bogey Grill entity. RSC Family Holdings LLC is owned by Rita Tennyson and 80 percent, Sasha Tennyson James at 10 percent and Corey James at 10 percent. Ms. Tennyson is President and Manager for RSC and she, along with Ms. James will serve as Chef and Manager of the restaurant throughout the duration of the lease. The tenant operator may not resign from this role or delegate its duties to a third party without the prior written approval of the landlord. The tenant shall be required to operate and open for business to the public year-round. A minimum of seven days a week, excluding Thanksgiving, Easter, New Years Eve and Christmas, subject to advance notice

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posted on the premises. And shall be open at a minimum between the hours of 7 a.m. and 7 p.m. The premises shall never be closed for business by the tenant for more than two weeks continuously and thirty (30) days in the aggregate in any lease year. The tenant shall provide a copy of the proposed menu to the landlord for landlord's prior written approval. Any proposed changes to the menu and the items contained therein shall require landlord's prior written approval. The tenant is permitted to set and increase the menu's prices at its discretion. The tenant will be conducting business at the diner using one of the following trade names, either Birdy Bistro, The Birdy Grill, Bogey Grill, The Tenth Hole, T-Time Grill, or Oasis on the Green. The city will complete the renovations and deliver the diner to the tenant within five days after the issuance of a certificate of occupancy. The lease term shall commence on the day that both tenant and landlord execute the lease and shall expire five (5) years after the earlier of either the date on which the tenant opens for business to the public, or thirty (30) days following the issuance of the certificate of occupancy. The earlier of these two dates will also be the day in which the tenant will begin paying rent at \$35 a square foot, which will increase at a rate of 3 percent per year. The tenant shall also pay additional rent and an estimated \$8 per square foot, which encompasses the tenant's proportionate share of the building for real estate property taxes, landlord's common area maintenance cost and the landlord's cost to insure the building. The tenant will have one additional five-year renewal option at market rent and at the city's discretion. The tenant will provide \$19,339.25 security deposit, which is an estimated three months of base rent and additional rent. The tenant is leasing the premises inclusive of furniture, fixtures and equipment and will be responsible for the repair, maintenance and replacement of the interior of the premises, including all walls, plumbing, electrical, grease traps, grease storage, fire extinguishers, alarm, furniture, fixtures and equipment and all other appliances and mechanical systems. The landlord will be responsible for all exterior building maintenance, such as the roof, impact exterior glass damage, exterior painting, HVAC system, plumbing and electrical systems servicing the building. The landlord shall not be required to undergo any repairs to the furniture, fixtures and equipment or the renovations that are not covered by warranties. The tenant shall provide the city with its standard insurance requirements that will include general liability, workman's compensation, automobile liability, liquor liability, and property insurance to include furniture, fixtures and equipment, as well as the tenant's personal property. In addition to leasing, and operating the diner, the tenant will also be able to use the premises for private events, any private event that limits the general public's access to the premises shall require Community Recreation Department Director approval, host public events in the terrace area, but must apply through the city's special event permitting process for approval, provide catering services to the community, but this shall not affect the quality of service or products provided at the premises, sell non-food and non-beverage items to the public in connection with the premises, including T-shirts, mugs and nostalgic Burger Bob's merchandise, provide food and beverage services directly to the golf course, but must obtain the proper approvals and permits from the appropriate governmental authorities and these must be subject to any rules and regulations imposed by the landlord. As the City Attorney stated, this item requires a waiver of the Procurement Code and four-fifths vote, where the Commission finds that such a waiver is in the interest of the city and necessary to proceed with the lease agreement. Staff recommend approval and please let me know if you have any questions. Thank you for letting me get through that.

Mayor Lago: Thank you, Zeida. Madam City Attorney, you have anything you would like to add.
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City Attorney Suarez: No sir. I think the Asset Manager has summed up the key terms of the lease.

Mayor Lago: Commission.

Vice Mayor Anderson: I do have a few comments and questions and I appreciate the hard work that you put into this. It's been a long road, a long period of time and the Commission did express its desire, because we all love what Rita brought to our community and fostering the community. I was not aware that we were doing a lease, as opposed to the previous vendor type of arrangement that we had talked about, and at some point, there was some change in that, and this lease has been apparently under negotiation since March.

Asset Manager Sardinias: Yes.

Vice Mayor Anderson: A 43-page lease and as I told the Manager during my pre-agenda, I was disappointed that prior to this agenda being published, we hadn't received a copy of this lease, we hadn't been informed of the contents, in addition to the significant number of things that we have to cover, not only with this agenda, with the budget coming up, to go through a 43-page lease and look at the content, which I think the content is important because we had this issue with the Country Club and you wonder how things happen the way they did, and now I can see how they happened the way they do. If you're bringing it to the Commission at the very last minute, here's a 43-page lease, please approve it, not having any discussion ahead of time, any opportunity to really dive into it ahead of time, it's difficult. So, I made my best effort to do that, and I would like this project to move forward because I think it's a great benefit to the community. But having worked on leases for a good part of my career, both commercial leases as well as private leases and such, there are a couple of things that stood out, and having done tax work and knowing what the normal timeframes are for retention of records. That's one of the things that I noted on page 34 of this lease, under the Right to Opt section that we're only requiring retention records for three years. This is a fairly lengthy lease arrangement, there's complex ways that things are calculated, there's base rent and additional rent, and again, on a 43-page lease on a complex relationship, not having this brought to our attention way ahead of time was disappointing. So, the standard process for retention of records and any agency matter, whether it be excise tax or IRS is seven years. This only requires a three-year retention period. If we have an issue with enforcement and we want to go back, like we did with the Country Club and we don't have the records, you know. I love Rita, I have no doubt that she is going to comply with the terms, but as a standard operating procedure we need to have good retention of records. It's not hard now. We have electronic records to continue to maintain these types of records. Yesteryear it was boxes and boxes and boxes of paper. Now it's electronic data. The other portion that stood out at me was the security deposit. For a commercial piece of property, this more resembles what you would do for a regular residential apartment lease. As opposed to a security deposit on a commercial piece of property. Without having an opportunity to really flush this out with you ahead of time, this is the best I can do. I don't want this to happen again like this. The residents deserve better, Ms. Tennyson deserves better that we don't get a rushed decision on something that we can have a conversation about.

Asset Manager Sardinias: Vice Mayor, if I may. With respect to the record retention, obviously the tenant has already agreed and signed the lease as of yesterday, but we can discuss. This is up for approval now. You guys can make changes as you feel, the Commission is able to make changes as you feel that they should be, and the same goes for the security deposit. I believe and I defer to the City Attorney at this that the standard that we have is three years of record retention in the leases that we have. Don't quote me on it, I would need to go back and look at all of them to make, but I think that's basically our standard to have three years. I don't think it's more than that, but we can certainly increase it and ask the tenant if she would be amenable to keeping records longer and to raising the amount of security deposit, if that's something that you feel, that your colleagues feel that you would want to do.

Vice Mayor Anderson: There might have been factors in there that you considered under this rushed circumstance. The IRS is going to require seven years of retention records period. It's going to have to be done, so why doesn't our leases, why aren't our leases mirroring what the IRS does and its seven years from the time of filing a tax return itself, not seven years from the transaction. So, the record retention requirements for the IRS exceed ours, so ours at the bare minimum match that.

Asset Manager Sardinias: Okay. That's a great point and we can observe it going forward if that's what's the wish of the Commission is, but we can also put it to the tenant and her attorney to see if they would be amenable to having record retention for seven years.

Commissioner Menendez: If we do it for one, we need to do it across the board. We can't pick one agreement lease and then say, we're moving you to seven and we have other leases out there that don't. I think it's an undue burden on singling out one agreement and all of a sudden change what we've always required and put the burden on one operator when we have other agreements out there. So, if we're going to do it for one, we do it across the board.

Vice Mayor Anderson: Going forward it should be like that and our standard operating procedure should be a one-on-one meeting, Mr. Manager, with each and every one of the Commissioners, so that we're not burdened with a 43-page lease to review and its already signed, sealed and delivered before we're asked to rubber stamp it. I really think we need a more intentional process going forward so that these thoughts, these ideas to protect the city from what's happened in the past, we should not repeat it in the future.

City Manager Rojas: Understood.

Mayor Lago: Zeida, if I may a quick question.

Asset Manager Sardinias: Yes sir.

Mayor Lago: I don't have another agreement next to me. In regard to a security deposit, what is the standard that the city applies.

Asset Manager Sardinas: The last two leases that we've done, which were Senora Martinez and Francesco's, we did do three months, that is what they agreed to. I think the only difference between that and this particular lease is that we feel, when assessing something of that nature, you think about the level of investment that has been made by each of the restaurants into the space, so the security deposit, is there for a default provision, right, if the tenant were to default, and you do that, but they tend to be a lot higher in certain other commercial leases in the private sector because landlords usually in the private sector build-out the spaces. That is not the case here. I went ahead with the three months because that is what we asked of the last two leases, but again, if the Commission feels differently.

Mayor Lago: I think its light, that's number one; number two, when you're talking about starting off at \$35, that's a good number, if there was some TI involved from the tenant, like for example, we talked about Francesco's, and we've talked about Senora Martinez. The number that we had agreed on was \$1.3 million. What is going to be the final number in regard to improvements to the facility?

Asset Manager Sardinas: Probably over 3 (\$3 million) for Senora Martinez, its gone over 2 for Francesco's, \$2 million.

Mayor Lago: What are they paying the city?

Asset Manager Sardinas: Francesco's paying \$45, plus, plus, and Senora Martinez that lease was negotiated during Covid, and it was done, I think they began at \$31 and then they go to \$33, and it has a scale.

Mayor Lago: But if you take the numbers and you add the \$3 million dollars, let's not even talk about \$3 million.

Asset Manager Sardinas: Correct. It goes way above 50, yes.

Mayor Lago: If you take the \$1.3 million and you add it onto and you prorate it into, this is standard in the private sector in regard to leases for commercial sector, and her attorney understands that very well. If you prorate it, you go well above \$40 a foot. So, I want people to understand, I want people to understand that the city footed the entire bill for the construction, the building is completely rehab, it is in pristine shape now, they meet all the codes. It's going to be a great place to conduct business and for people to visit, but the price that we're providing is a very fair and very reasonable amount when you consider that no TI was invested.

Asset Manager Sardinas: Yes. We did conduct two market rate appraisals and that is what I based, and like I said, it came in between \$35 and \$45.

Mayor Lago: It went to the low end, to the low end of the spectrum, but we have to be fair also, because again, we get pounded so many times for doing this not the right way or forgetting to dot our I's or cross our T's, but we're being more than fair on this issue here. I have a few concerns. I'm in support, but I have a few concerns.

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Asset Manager Sardinias: Okay.

Mayor Lago: And my concern is very simple. For a long time on this Commission, we've talked about notice and engagement and getting documents and all kinds of things. I received this yesterday at 4 o'clock. I read this entire contract overnight. I highlighted I reviewed pages to make sure that I have – yesterday was my review and I sat down, and I reviewed this. Thanks to the Clerk and his diligent work, I was able to also get the meeting minutes going back all the way from May 22nd because I needed to research to see where we stood. I don't remember. We have so much stuff that we go through.

Asset Manager Sardinias: I understand.

Mayor Lago: I'm just going to give an example. On May 22nd I was very, very clear, very clear stating that we should do a concessionaire agreement here to maintain total control. My colleagues on the Commission agreed with me. The Commission has changed but we were rowing in that direction. I found out that we gave a lease yesterday, that we're giving a lease. That was my number one question, and the ACM was there, and the City Attorney was there. For certain things in the lease that I think are appropriate, many that I think are appropriate, but I think with a concessionaire agreement we have a lot more control, obviously, but I'm also happy to see that the contract cannot be sold or you can't have a sub-lease, that the city has those controls in place, so that makes me feel a lot more secure. But I want to put on the record and be very, very clear, because like the Vice Mayor said, I'm finding out about information ten hours before the Commission meeting, and it's not your responsibility, it's not, you're doing your job. So, what I think, I'm ready to move forward, but I had to sit down yesterday and go over four Commission meetings from reading the minutes that are here, I have them here. I had to read an entire lease and go over this and review it over and over again to get a better understanding of where we were, and I think that if we would have been able to at least given this information a few weeks in advance, me personally not being a lawyer, even though I've done multiple leases for my own businesses and my own properties, its still – these leases are structured in different ways in regards to paying upfront, when you add TI, when you don't add TI, when you lower the square foot cost, when you higher the square foot cost. So, the only issue that I would like to see is and I think it's here, if I remember correctly, I would not grant automatically a second five-year. I would require that it has to come to Commission approval, not even Manager approval, has to come to the Commission.

Asset Manager Sardinias: It's at the city's discretion.

Mayor Lago: But not the city, that could be interpreted.

Asset Manager Sardinias: Okay.

Mayor Lago: Has to be at the Commission's approval. The Commission should be the final arbiter in regard to whether it gets approved.

City Attorney Suarez: So that's a clarification that we can make, if that's the will of the Commission and obviously subject to agreement by the tenant.

Mayor Lago: As a person who owns property, you want to be able to say at the end of the day, Ms. Zeida can you please tell me and give me a quick synopsis and educate the Commission in regard to where we stand today. And I also want to make sure that we're very methodical, very methodical on visits, visits to this institution and hold them accountable just like the Biltmore, just like the Museum, just like the program that we started with your help, and I think its paid dividends to keep tabs on every single lease, to make sure that we're not having issues and that buildings are being upkept and that we're doing everything in the right way. I think it's important, especially when you're dealing with food and you are dealing with a lot of people who visit this restaurant and I have a feeling it's going to be a big hit, people are going to be excited and the food is delicious, especially her food because I tried it at multiple different events and I think people are going to come from all over South Florida to visit this establishment. So, I want to make sure that we – we spent a lot of money, we've kept our word. If you look at these meeting minutes all the way back from 2022, the Commission was talking about supporting Rita and making sure that she was part of the process, but we were talking about as a concessionaire, never as a lease. That's clearly delineated here on May 10, 2022, again on July 11, 2023, and these are two other meeting minutes that I reviewed.

Commissioner Castro: I really want to show Rita some appreciation. This is a subject that we've been talking about since before I got elected and everybody keeps on asking when's Burger Bob's coming, when's Burger Bob's coming, and yet the lease came in a little late, but then again, if it didn't come in how long were we going to wait for this lease to come in and how much more time was this going to be delayed. So, sometimes these things happen, but I'm thankful that we do have it in front of us and that we're acting upon it now, and I'm very excited, very, very excited for what's to come. One last thing about the names on the lease. There are five different names, right.

Asset Manager Sardinias: Six.

Commissioner Castro: Six different names. Are we voting on that today?

City Attorney Suarez: So, as drafted, it would be if the Commission approves this today, it can be anyone of those six manes. So, you would have to be okay with any of those six or eliminate the ones that you don't, you're not okay with. My understanding and they'll probably speak to this, but my understanding is that they have a plan to illicit some community input as to a favored or preferred name.

Commissioner Menendez: There was an idea that was being discussed to let the community get involved in the naming or making a selection, just like they do with sports teams – before they were Heat, the community got to pick the names, that way you bring people back into the fold. I know that was an idea that was bouncing around.

Commissioner Castro: Zeida, thank you for all your hard work too.

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Asset Manager Sardinias: Thank you.

Vice Mayor Anderson: Thank you, Zeida. I would prefer the community input and for it to come back to the Commission on the naming, but just so it's clear for the public, March, April, May, June, July, it's been five months. In the past five months, the City Manager's office hasn't contacted us and had individual meetings on any of these lease terms. Rather than getting it in a rushed fashion, we should be getting this, we should have been having this discussion back in March, not yesterday, and that's when I had my agenda briefing was yesterday. This was too fast, too fast. We would have still had it here today if the briefings would have happened on a timely basis in any of the five months prior to today.

Asset Manager Sardinias: So, Vice Mayor and Mayor, with respect to the process. Just because I want to be clear, and I want to make sure going forward we do what you would like us to do. So historically, since I've been here, when a lease comes to Commission, we basically put it on the agenda, and it comes up to Commission. At least I have not, I don't know if my predecessor ever did circulate that prior to it coming to the Commission or it being put on the agenda and published. If you all would want to have additional time to that, then we certainly can follow your will to do that and we can circulate the lease ahead of time for you to have additional time. It's not part of my process, it's not the way that I've done it, so if you want me to modify my process, I'm happy to do that.

Mayor Lago: May I respond, really quick. I don't want you to do that. You have enough on your plate. That's not my intention. My intention is a simple one. Again, I want Rita to be successful. We've been advocating, I've been advocating for her to be involved in this, even taking money from the budget in areas that I think are important to make sure that they have the money to get this done. We are footing the entire bill to make sure that – this is not going to be a money-making venture for the city. This is a community asset where people are going to come to visit. But this is here, it's in meeting minutes, it's right here, going back to May 22. We talked about a concessionaire agreement; everybody was in agreement. We need to maintain controls and I know that Commissions change. I get it. Commissions change. But I know for a fact that Commissioner Fernandez biggest gripe here on the Commission was not being notified, not being spoken to, and not being told. This is a huge agreement, but I'm not upset about it, I'm just saying, I would have liked to have not stayed up all night and be reading meeting minutes and be reading a contract, because I read these contracts. I think it's important. For example, we had that conversation at the last Commission meeting when I see something like this, I want to come to the meeting prepared. I want to be able to say that I at least read the contract, even though I trust you wholeheartedly and everything you tell me, but at the end of the day, I want to make sure I can read it, because there is one change that I would make, there is one change that I would make. First of all, I would add not three months, I would add five months in regard to the security deposit, that's not something out of the ordinary; and number two, I would make sure that it has to come, if everything is going well, it has to come to the Commission for approval, not just the Manager. That it should come because that way it's a public forum, people can have a conversation, people can come to the Commission meeting and say, hey, this lease is coming up, I agree, we wholeheartedly support the efforts of this individual and it should be applied, by the way, not only to her, but it should also be applied to everybody. Anybody who has a lease with the city should become – just like we talked

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about, for example, the art sculpture, just like we talked about tags for people who are giving public input and you want to hang a tag and you want to do something great and you are going to build a project, or you are going to do something here in the city and you want to put a tag on your door saying, hey, come out to this public meeting. Leases of this magnitude for a city – how many city properties do we have, maybe a dozen.

Asset Manager Sardinas: Thirty.

Mayor Lago: Two dozen – only thirty. How often do they come up?

Asset Manager Sardinas: Five years, depending.

Mayor Lago: So maybe you get a few a year, you can put them on the agenda and they can be approved through Consent, but at least that gives the opportunity, it gets notified, people in the community see that it's forthcoming, and they can say, we want to come and give comment or everything is going fine, we don't need to give a comment, let's move on. Just another added layer of transparency which gives people the opportunity in this community to voice their opinion.

Asset Manager Sardinas: So, Mayor, just to address the issue between concession agreement and lease, which I know you've said several times and just in order to make it clear on the record. So, I think the conversations that we had with respect to the concession agreement back, if you remember it was two years ago. We had just taken over the Country Club and we were trying out how doing a concession agreement would work. We've learned a lot of lessons since then. It's important to understand and we have certain processes and that has to do with the collection of money. So, when we collect revenue, right, if we are the ones that are handling the POS system in a concession agreement, and we collect the revenue, there's an incredible amount of oversight that's required over that lease report, things that have to go. It takes two to three weeks to get the operator paid out. That puts incredible pressure on for cash flow purposes on a small business. So that's one side of things. So, then you could say, well, let's turn the POS system over to the operator and let them collect the revenue. Then what ends up happening is they have to pay us out. That creates a whole other set of circumstances, because then we are required to obtain either audited financial statements or agreed upon procedures, which is a costly thing to put on a small business to do. So, our compliance of being able to then collect the funds becomes problematic, there are licensing issues involved. So, I think the experience that we did not have at the time when these discussions were had and that we've had since over the last two years with the operation of Le Parc, has taught us that this was better. We thought we had to go in this direction, because this property was part of a golf course. We were able to undertake the effort through the City Attorney's office to separate the property and now it has its own folio. So, it was cleaner, better, and also, we've maintained a not likely amount of control with respect to this lease – manual control, hours control, all kinds of things. Again, if you guys feel that there is something in here that's missing, we can certainly bring it back up and see if the tenant is amenable to that.

Mayor Lago: By the way, just for the record, we are also being very generous because if you look at other leases, especially when you talk about restaurants, what are other leases, those restaurants have when you talk about major investments like \$1.3, \$1.4, what do they have? They have not only rent, but they also share profit sharing.

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Asset Manager Sardinas: Correct.

Mayor Lago: So, we don't have that here. Everything that is brought in goes straight to Rita after she pays her rent and many other restaurants that we all frequent, the landlord says, not only are you going to pay rent, but you are also going to pay when you hit certain benchmarks you are going to pay me an escalating amount of money as you start hitting and I have to see your audited financials to make sure you hit those benchmarks. So, we are being generous. The only change that I would make is a simple change, and I don't think they would have any issues with it. I think it would be an opportunity to build consensus here. It's just to say in five years that it comes before the Commission for ratification, and I would change that in all leases, in all leases, that it come before the Commission for ratification. It can be on Consent.

Vice Mayor Anderson: Mr. Mayor, I'd like to add that the seven-year record retention period is consistent with what is required under federal law. I understand the analysis as to why you chose to go lease, as opposed to concessionaire, but the bottom line is communication. Communicating with Commission. We get asked by residents all the time, when's Rita going to start and what's happening, when's it going to happen? When we don't know what's going on, and you are working on something, it's not helpful that we find out at the last minute. At the time that you're working on the final draft or time that you're doing some of the drafting, you've had months on this, and the Manager's office is to communicate with each and every one of us to give us updates on what's going on. You are doing a draft agenda. I understand some of my colleagues haven't finished tweaking some of their legislation that they are working on, so I'm not going to get to see it until the last minute, but usually that's only a few pages of documents, it's not 43 pages, but I'd like to know earlier on. So, when I'm getting the calls, when I'm getting the emails from residents, when I'm bumping into them at events, what's going on with Burger Bob's. It's a constant flow of information. I'd like to know. So, let's not wait till the last minute. You got the final draft the week before Commission, circulate it to us. Okay.

Commissioner Fernandez: I want to thank you and thank Rita and her team for all the efforts that have been put into this process. A lot has been said about the Commission has changed. The fact is if this Commission had not changed, we wouldn't be here today negotiating this contract and having Burger Bob's open in October, because it wasn't a priority for two years under a City Manager who refused to work with Rita and work out a contract that had been given to him as an instruction by the prior Commission. There are concerns about the contract. Every single contract that comes before this Commission has issues that we have concerns about. But as we've been told several times here today, the three-year requirement, according to the City Attorney, has been our standard for years.

City Attorney Suarez: I haven't gone back and checked them all, but that is my general understanding.

Commissioner Fernandez: So, then we would have to start changing that on all of our contracts, including the ones that we currently have. If we are going to be requiring the seven-year records requirement, we need to go back on all of those as well. Now, I hear a lot about, we weren't
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informed throughout this process. I talk to Zeida on a regular basis. I talk to the DCM on a regular basis and one of the first questions that I ask every single time is, what's going on with Burger Bob's and I've been informed throughout the process. It's due diligence on our part as well to find out what's going on, if it is a priority for us, and it has been a priority for me, and that's why I have been informed throughout this process. And going back to my first days on this Commission, there were tons of items that were placed on the agenda without attachments until the night before. This is not something new. Now, this is a lot of grandstanding and attacking our City Manager because you don't like him. This is beyond personal. This is about doing what's right and doing what our responsibility is here today. The contract has no major issues. Zero. What we're arguing about is pittance and it's just about finding something to grandstand and something to try to divide our community. We're here to try to unite this community. We're here to work through our staff, and through Rita, and the team that's back there, who are diligently under renovation, trying to find a design that works for our community, and work with the community with Commissioner Menendez, who had numerous meetings with the community on the redesign and it wasn't until Melissa Castro and I got elected and put it on the budget, make sure it was a priority that this went forward. And we continue to hear, oh, we spent over a million dollars. That wouldn't have happened had this been a priority in May of 2022, but it wasn't a priority in May of 2022, because nobody cared about Burger Bob's back then. And here we are today, we have the opportunity of finally closing this chapter and starting a new chapter for our city, something that residents have been clamoring for, for years, and we're arguing about three years versus seven years of records. Come on folks. I'm making a motion to approve the contract.

Commissioner Menendez: I'll second though I have things to say. I'd like to comment, if I may. How many times did I have to put discussion item update on Burger Bob's on the agenda time and time again. The years went by, and every time the community would ask, what's going on. I said, quite honestly, I don't know. Because I was not informed. And I kept on having to put it on to try to bring light to what was happening behind the scenes that very few people knew. I commend the City Attorney's office for separating the property and addressing the tax issue. Something that allows this matter to go forward. I want to thank Zeida, the Manager's office, everybody for what I feel the last few months is to fast-track what was dead in the water, and we finally are here today presenting, voting on something that the community has been clamoring for, demanding all this time. Rita, thank you for sticking it out, because I say 9 out of 10 people would have just said, you know what, I don't need this, but you are, we are so grateful that you're here and you stuck through all the political nonsense that we've been bombarded with for all these years. This is why we're here. We don't start focusing on the minutia that is insignificant. What is significant is what our community demands, what our community needs, what our community yearns for. That's why we're here. We're not here to throw roadblocks in our own community. We're here to remove roadblocks and get to where everybody is happy. And thank you Zeida. Thank you, Rita. Thank you everybody, because we're finally here, we have a chance to move forward and finally do something long overdue.

Vice Mayor Anderson: Mr. Mayor.

Mayor Lago: Of course.

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Vice Mayor Anderson: Its quite embarrassing when we're all here trying to do good work when people utter words like grandstanding, who are in fact grandstanding, to make a political statement on something when communications are lacking within our city. Like I said before, we wondered how things happened in the past, when lease provisions were not up to standard, and now I see this is how it happens when there is lack of communication. When I asked how Burger Bob's is moving along and I hear that it's going to be done on the construction phase in July, but I hear nothing about a lease is in the works, that's called lack of communication. It is not Rita's fault, it's not her daughter's fault, it's not her attorney's fault, it's a fault within here, within our organization. If there is a change in course of direction of the direction that the Commission provided the City Manager's office to take with something, communication has to be had with Commission, which is the board of directors for the City Manager themselves. That's my point. Lack of communication, lack of direction, something you called insubordination in the past. This is not grandstanding. Its highlighting a need and deficiency and because I have to respond to your comments because you're trying to make a political point out of something very simple that I've asked the City Manager's office to communicate better with us, to give us a draft, give us a clue that you've changed direction from the direction that the Commission voted for, that's the process that needs to happen. Perhaps it then needs to be put on a Commission agenda so we can redirect what direction we're going in. I'm fully in favor of this lease. You don't have to retroactively go back and change existing leases just because better practices are going to be happening in the future regarding record retention. It is not going to be difficult for somebody to maintain records the same time period they are required to do so under federal law, but it's better for our residents, it's better for us as fiduciaries for our city to take care of our city assets properly. That's not a big ask. It's actually no ask at all. But yet, you want to grandstand about it to make a political point.

Mayor Lago: I'd like to respond to you also, Commissioner. My points are going to be very simple. Just waiting for you to sit down. So, what's been going on lately here and I've told the ACM this, and the City Manager when I met with him. I speak to residents and they tell me what's going on in the city, and that day, I actually gave the names of the residents to the ACM and to the Manager about things that I heard that were serious issues that were happening here in the city, that they had heard and found out, because they had received phone calls from Commissioner Fernandez, and the Manager had not even called me. To the point that the ACM will remember, because he was in the conversation that there is always a hierarchy here, the Manager calls or the ACM calls the Mayor, then the Vice Mayor, and then they call the Commissioners. That's no longer the way it is here, that's number one. Number two, you can't operate a business like that, you can't. As private sector business owners you know you can't have people in your business not in the know. I'm 110 percent in favor of this lease. I'm 110 percent of Rita. I want you to be successful. Outside of all the grandstanding and all the credit taking that's happening here now, I've said that since the beginning, to the extent that I have one item in the budget that I put into the budget in the last eleven years that I'm super proud of, and that is, \$500,000 for Parks and Recreation, and that is to acquire private land and make it into parks. That money has gone this year, last year, excuse me, the amount that we had allocated because we had a cost overrun in this project, it went to your project, because that's how important I viewed this project. Not for me, but for the community as-a-whole. So, I know the Commission doesn't get along, that's perfectly fine, but at the end of the day, I want you to be successful, and I'll tell you why I want you to be successful, because as a person who owns property, my success depends on you being successful, because at the end of the

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day, I don't want to run a restaurant, and when I say I, the city doesn't want to run a restaurant, okay. We want you to do well. We want you to provide the best service to the city. We want you to pay rent. We don't want this to fall in our lap, because we don't run restaurants, that's not our profession. So, at the end of the day, we've proven, and I want to tell you a few things just to put things on the record. Everybody knows that construction here took way too long, in between Covid and in between the delays for Covid and switch gear. When we did a bunch of demolitions and we found a lot of issues structurally that had to be addressed, that cost us, I think, a few hundred thousand dollars extra. I'll let the City Attorney mention it. When we went down the route of giving Burger Bob's or whatever its called in the future, its own folio number, we had to move in a direction, correct me if I'm wrong, you had to create that folio number, correct.

City Attorney Suarez: We had to record some documents, sir, we had to...

Mayor Lago: How long did that take?

City Attorney Suarez: I don't remember how long that took. It took some time, but it had to be done prior to the July deadline of the Property Appraiser.

Mayor Lago: Okay. You can't have a contract with the City of Coral Gables if you don't have a folio number, bottom line, you can't. You can't give a contract to a building, to a building and to a lease and to a negotiation within a city-owned business, if it's not a free-standing folio.

City Attorney Suarez: The concern is that without that then they would have challenges getting their operating license, that's where the challenge comes in.

Mayor Lago: That's what I'm saying, you can't do it. So, no matter what, no matter what, Commissioner Fernandez says, I know this because I've done leases and I know that when you do a lease you have to incorporate certain business terms into it, including the property folio number, the address, different things that are required to move forward, and that's okay, I understand that certain people don't know those things. We're not proficient in everything, but the idea of saying that we intentionally sculled this project is furthest from the truth and I don't want people to put that out there because it's not correct. We started over two years ago, before the Commission changed, supporting you with Commissioner Fors, Menendez, Rhonda, and Mena, the minutes are here, 2022, in support of your efforts of you leading this business, but there are requirements. When you demolish exterior portions of a building, interior portions of a building, you find issues with the structure you have to address those issues. And just like you heard the City Attorney address issues with the folio number and that took time. So, we're beyond that. All I'm asking is from my colleagues to not politicize one simple request and that is let's support her efforts, let's ratify this, but let's also make sure that in five years when her lease has to come up for renewal, the Commission has the final say in regard to we approve it or not. I think that's a simple request, not asking for anything else. I'm not asking to raise, get part of the profits, I'm not asking to increase her rent, I'm not asking for any of that. I'm just asking for us to be able to have a final say, whoever is here at that point sitting on this Commission to be able to say, yes, we support because that will allow residents to have a transparent opportunity to speak at the Commission in regard to how well its gone for Rita.

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Commissioner Menendez: I have a quick question for the City Attorney. City approval do we use that language in most of these agreements?

City Attorney Suarez: I think I know what you're getting at. So typically, and again, I haven't gone back and looked at our leases, but typically unless it's specified that it requires City Commission approval, it would be at the discretion of the Manager. The Manager would have that authority to renew it, because if it's built in and the terms under which the renewal would occur.

Commissioner Menendez: But it would specify the Manager. City approval doesn't necessarily say one or the other.

City Attorney Suarez: Right, but the position of the city has always been that that would be City Manager approval, unless it specifies the City Commission must approve.

Mayor Lago: So, let me give you an example, Commissioner. I'm not talking about Rita's lease; I'm talking about every lease should come before the Commission. Whoever is here gets the final say and says they can have one final bite of the apple and says, hey, let's lower the rent, let's higher the rent, let's include this, let's include that, maybe we missed this five years ago. Instead of being in a situation where hey, that lease was agreed, that lease was just renewed by the Manager and we didn't have a say on it, because it just becomes basically just standard procedure, and the Commission is not made aware of it.

Commissioner Menendez: I think it goes along with what Zeida is saying, after a while based on practices and experience, we realize there are ways that perhaps we should do things slightly differently because of better results. So, I'm all for looking at what we've done in the past and seeing in what we can do better going forward. So, I think there'd be some sense of normal.

Commissioner Fernandez: I'm okay with amending to require that it come to the Commission for approval. What is the current requirement as far as notice of renewal?

Asset Manager Sardinas: I think it's the same one where we have the six months, right.

City Attorney Suarez: Let me just clarify, so I don't misspeak. Hold on.

Asset Manager Sardinas: Twelve months.

City Attorney Suarez: Right.

Asset Manager Sardinas: Prior to expiration of the lease term.

City Attorney Suarez: So, the tenant would give us notice no less than twelve months prior to expiration of their intent to renew, and then, there are some other timeframes in here for when that could be executed. So, it requires an appraisal and then we determine market rent. So, it's not renewal based on whatever terms, right, the lease runs out with what those terms would be.

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Commissioner Fernandez: Right. I just don't want this coming up for a Commission vote five years or four years and eleven months before the contract expires. I want to make sure there is plenty of time for the Commission to consider it.

Commissioner Castro: Twelve months.

City Attorney Suarez: It's at twelve months.

Commissioner Fernandez: I want to make sure that the Commission has to make a decision within six months of...

City Attorney Suarez: So, here's what it provides. It says that, upon receipt of the renewal notice, so that would be, let's say the twelfth month mark, when there is twelve months left in the lease, we would get the renewal notice, if that's the intent of the landlord, I'm sorry, of the tenant, and then landlord/city has 90 days to approve or reject tenant's renewal option at its whole and exclusive discretion.

Mayor Lago: Those are standard business terms.

City Attorney Suarez: So, we would have 90 days to tell them yes or no. During that timeframe we would have to conduct the appraisals.

Commissioner Fernandez: But is that enough time for staff to prepare that to bring it to Commission, that's my question. I want to make sure we're not shooting the city in the foot where you have 90 days to come back to Commission and you fall within a period of time where you don't have a Commission meeting for a month, now all of a sudden you are having to rush everything through.

Asset Manager Sardinias: Again, since we didn't have that provision before of coming back to Commission, 90 days is short in a sense, because I do have to get engagements from appraisers. I have to allow them time to go out there and I have to allow them time to do their reports. So, that can take anywhere between 30 to 60 days to complete. So that would only give us then, and it just depends, right, is there a Commission meeting, is there not a Commission meeting. So yes, 90...

Commissioner Menendez: How much time would be good?

Asset Manager Sardinias: What do you think Cristina?

Mayor Lago: How about you do this – 90 days or 120 days with a 30-day extension or a 60-day extension, doesn't really matter at the end of the day, the terms are simple. This is nothing new. We're not reinventing the wheel here.

Asset Manager Sardinias: Yes.

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Mayor Lago: This is done every single day in the private sector.

Commissioner Castro: What were you going to suggest, I'm sorry.

Asset Manager Sardinas: So, I was looking at Cristina to see, could we then add maybe a sentence just basically saying, like the Mayor says, 60-day extension.

City Attorney Suarez: Right. The question would be how is that extension, does it have to be an agreement of the tenant for the extension, or is it just an automatic extension, in which case we just extend the timeline, the timeframe instead of having an extension option. We could say 120 days, or 180 days, whatever is the will of the Commission.

Asset Manager Sardinas: Or 180 days.

Commissioner Fernandez: Would 120 days be enough?

Asset Manager Sardinas: I think so. I think 120 days is fine.

Commissioner Fernandez: And I guess, since she's already in the room, we can ratify this, 120 days and if within 120 days there is an issue, it would have to be considered at the next Commission meeting. So, let's say that it takes staff 119 days to get the information, we're not able to get there, it must be considered at the following Commission meeting.

City Attorney Suarez: So just to clarify. The lease currently provides that if we get the renewal notice from the tenant, we have 60 days to conduct the appraisal, to get the appraisal, that's already in the lease, 60 days. So, the question is then, finalizing whatever the amendment, the renewal of lease essentially and preparing the item for Commission and getting it on a Commission agenda.

Asset Manager Sardinas: 60 and 90.

City Attorney Suarez: No – 60 then total is 90.

Asset Manager Sardinas: And total is 90.

City Attorney Suarez: There is a subset, 60 is the subset; and so, I think 120 days is probably sufficient.

Commissioner Fernandez: Let's back it up. It's just a decision on renewal, correct, or an extension.

City Attorney Suarez: It says to approve or reject tenant's renewal option.

Commissioner Fernandez: Approve – okay. That was my question.

City Attorney Suarez: I think you would need a renewal lease, the tenant needs certainty, the city would need certainty, and so I think by that time there should be a renewal lease that's subject to approval, right.

Commissioner Fernandez: What are we talking about again? – 120?

City Attorney Suarez: Zeida, what do you think, 120 or 180?

Asset Manager Sardinas: Let's do 180 just to be sure, just in case.

Commissioner Fernandez: Is your client okay with 180 – 180 days.

Diane Wells: Diane Wells for the record. Actually, we're going to back up the twelve (12) months to eighteen (18) months, then you have whatever timeframe that you need.

Commissioner Fernandez: That should simplify things then.

Diane Wells: I think that's the easiest thing to do, because then if the tenant needs to move their business, they have time to find other space.

Commissioner Fernandez: Okay.

City Attorney Suarez: So, then the renewal notice would be given 18 months.

Diane Wells: [Inaudible – off mic]

Commissioner Fernandez: And then the city has.

City Attorney Suarez: We could say 180 days, I think that's sufficient.

Commissioner Fernandez: So that would be good.

Asset Manager Sardinas: Yes.

Commissioner Fernandez: Alright. So, I amend my motion to incorporate that language.

Vice Mayor Anderson: And Ms. Wells, one more question.

Diane Wells: [Inaudible – off mic]...Commission approval that's not an issue at all.

Mayor Lago: Thank you.

Vice Mayor Anderson: One more question.

Diane Wells: And we agree to seven years, not an issue either.

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Vice Mayor Anderson: I would appreciate that. Thank you.

Diane Wells: Thank you.

Mayor Lago: Thank you very much.

Commissioner Castro: Let me ask you something. Since the contract is for five years and then the retention is for seven, is there any conflict there?

City Attorney Suarez: No. So, they have to retain the documents during the term of the lease, as well, it's just how much time after essentially is what it is.

Mayor Lago: Its not about how long they stay here, it's about the life.

Commissioner Fernandez: So then, amending as well with the seven years.

Vice Mayor Anderson: Yes.

Mayor Lago: Okay. Mr. Clerk, do we have any public comment?

City Clerk Urquia: Yes, Mr. Mayor.

Mayor Lago: Okay.

City Clerk Urquia: First speaker is Mrs. Maria Cruz.

Mrs. Cruz: Mrs. Maria Cruz, 1447 Miller Road. It never fails. Never fails. Here we go again. Every time we think that everything is good to go, especially nowadays, don't forget that we've been sitting here in this chamber, in this chamber with the meeting ready to start when Peter Iglesias comes in with a paper and it's approved because we trusted Peter, a minute before. When we heard that Miriam was resigning or retiring or moving on, it was not even on the agenda. We got it at the last minute. Guess what, the City Manager didn't tell everybody. Oh, but Peter Iglesias knew what he was doing. I'm tired of the politics and you can say this is not. Your side is not politics. It is politics. It is politics. I never fails. You have to have the last word. You know what, you are one of five votes and everybody else has a say, and I'm tired of this is what I would like to do, and this is what we have to change, and this. You're one vote sir, you're not the king, you are not the emperor. You are one vote. There are five votes that sit here and much to your chagrin and much to your disgust there were two people that were elected that you didn't want to be elected and this is your anguish, that you have no control. And I'm tired of the embarrassment. I'm tired of putting Rita through all this. I'm tired of putting the residents through all this, because you cannot accept the fact that you have no control anymore, that you cannot tell any employee what to do because you're one of five. We chose not to have a strong Mayor in this city. You are not one. You are one vote. Get it through. I know you don't remember my name, but try to remember I'm telling you right here, you are one of five, and this business of, you didn't hear till the last minute, you know

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what, I've heard, and you are saying that people hear what's going on in this city through a Commissioner. I sat in your living room, and I looked at papers that were confidential, just for your eyes, and you shared with four or five of us. So please, please, stop lying, stop lying. I have nothing in my house that I can show you. When I saw documents that were supposed to be secret that we weren't supposed to see, but let's talk about it. I was there when you gave me a document that was supposed to be confidential to give to the Herald, because you gave it to me to give it to the Herald. Enough is enough. If you want to really move on, you need to do what you're preaching, everybody has to do it, not the others, but not you. That's the problem.

City Clerk Urquia: Rita Tennyson.

Mayor Lago: Thank you. Thank you, Rita. How are you.

Rita Tennyson: Good afternoon.

Mayor Lago: Good afternoon.

Rita Tennyson: My name is Rita Tennyson. I'm here with my two children Shasha Tennyson and Corey Tennyson. First off, I would like to thank each and every one of you for having us here and for considering us for this space. My family and I are truly honored and grateful to be considered for this very special space. I have spent 27 years in this location, my kids grew up at Burger Bob's, and I have had the pleasure of watching families share so many memories. Burger Bob's holds a special place in the heart of Coral Gables community. Serving as a beloved local institution where families, friends, neighbors gathered to enjoy classic American flare – warm, welcoming atmosphere, known for its delicious burgers, friendly service, Burger Bob's was more than just a dining spot. It was a cherished meeting place that fostered a sense of togetherness and local pride. Its long-standing presence and commitment to the community made it a cornerstone of the community, embodying the spirit and charm of Coral Gables. I'm excited about creating this space and welcoming back Burger Bob's friends and family and new ones. Thank you, guys, all for all your hard work and for pushing this, and thank you too, all of these people behind me that has been supporting this for a very long time. I really appreciate it. Thank you.

Commissioner Castro: Thank you. And thank you for all your patients.

Vice Mayor Anderson: Thank you, Rita.

[Applause]

Vice Mayor Anderson: Its always special going to your place and eating your amazing food. I'm looking forward to the day that the new restaurant, unnamed yet, opens up and all the old regulars get to come back and sit around the table and reminisce.

Commissioner Castro: Let's embark this new chapter with a lot of joy and great energy and let's eat.

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Commissioner Menendez: Rita, you know my one-word mantra, coffee, just get me the best coffee around and I'll be there every day.

City Clerk Urquia: Marlin Ebbert.

Mayor Lago: Ms. Ebbert how are you. Thank you for being here with us.

Ms. Ebbert: Thank you. Well, the afternoon got off to a little bit of a different start than I thought it would be. For the record, my name is Marlin Ebbert, I live at 6510 San Vicente Street. And I wrote some notes today. This old, black briefcase of my husband's has been sitting in my bedroom and is just full of Burger Bob's stuff, and all the articles that were written, just lots of things that we did when Burger Bob's was threatened with closing. Jen Orr made these cards up and people wrote on them and a lot of them are still, I hope they've been preserved, but I'd like to read one to you that was meaningful. Bob is like a father-figure in my life. He gave me my first job about 15 years ago and taught me a lot about hard work and the value of keeping a job. This place is like home to me. It will always be a special place in my heart. This place is a cornerstone in the Gables community. Simon P. But you know children were writing these, it was just a wonderful time. Let me see what I wanted to say. It really gives me great pleasure to be here today. It's been a long, hard fight, long, hard road really, but we're here with absolutely the best possible outcome. I've been around for a long time, as you all know, serving on boards, doing different projects, but the community – this was something very unusual to me. There were people, from all walks of life, all ages, coming and saying, this is what we want, and I've met just so many wonderful people. One day my doorbell rang and there was our friend, Diane Wells, she was at my door, and she said, hi, I'm Diane Wells, I'm here to help. I had never laid eyes on her before. And there are just so many people that wanted this to happen, and I must say the loyalty, admiration, and devotion to Bob Maguire and to Rita Tennyson is something I've never experienced. This little coffee shop has really been the heartbeat of this area, and it's clearly the people's choice. Since the restaurant closed, Rita has been working steadily. She's been all around the community. She did the Floral and Fashions event for the Garden Club. She does most of the events at the Coral Gables Women's Club. She's done the last few house tours and garden tours for The Villagers and the night that she had 250 at the museum for Fashion and Floral, I caught her the next morning to congratulate her, and she was whispering, and I said, well, where are you? – she said, I'm doing a brunch, and she had something later that afternoon. The three adjectives that I would describe Rita Tennyson, humble, hardworking and kind. Wouldn't we all be so lucky to have somebody say that about us. I heard at a Commission meeting, Kirk Menendez talk about having the city name their favorite tree, having people vote on it; and so, Gaye Bondurant and I, one night we were talking, and I said, wouldn't it be fun if the city could name the restaurant. Well, I sent Kirk ten names and not one of my choices made this list of six, but I thought it would be fun to get people ready for the restaurant to open again. The six names, I think somebody read them, Birdy Bistro, The Birdy Grill, Bogey Grill, The tenth Hole, T-Time Grill, and Oasis on the Green. So, maybe through the city E-NEWS it could go out for the next couple of weeks so that people could vote. I think you had an idea of how that might happen.

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Diane Wells: Mind if I step up. Diane Wells. I thought we would put together a survey, a little link and then it can go out on all social media, but we are going to cut off voting on the 29th so that we know what the name is, and we can start the marketing.

Commissioner Menendez: And I think, obviously that you mentioned E-NEWS, each one of us has a platform that we send out newsletters and information we could help amplify that, and try to reach as many people as possible, just a thought.

Commissioner Castro: Let's keep in consideration that its going to need a signed permit and then it needs to be constructed, so by the time the place opens, hopefully we'll get the sign up too, the name of the place.

Diane Wells: Right. Right.

Commissioner Castro: And if you need help with permitting, I know you can reach out to the City Manager's office and expedite it.

Vice Mayor Anderson: I'm sure we can get a sign permit.

Ms. Ebbert: I also want to remind everybody, and I've talked about this a couple of times to the Commission that before Sallye Jude died, she left a \$20,000 grant that she wanted tied together historic preservation and sustainability; and so, she gave me that task of coming up with something. It was during the summer that we were going to Burger Bob's on Friday nights for dinner, and I'd often take Sallye, and so, this grant was written with that building in mind. It's on a historic 9-hole golf course, the oldest in the state, it's in the North and South Greenway, which is a historic neighborhood, and the Granada Club House was built in 1962, so it does qualify. The Villagers, this is sitting with The Villagers, this \$20,000 grant. The Villagers don't like money to sit around. They would like to award it, and this has been sitting around for two or three years. So, you need to fill out an application and I serve on that committee too, so I think that this could happen, but I know that you were applying for another grant for that building. What happened to that? I don't know.

Mayor Lago: I'll catch you up after the meeting.

Ms. Ebbert: Okay.

Mayor Lago: Thank you, Marlin.

Vice Mayor Anderson: So, Mayor, I did speak with our former City Manager to discuss the structural strengthening of the roof where the solar panels could go, so that the building is ready to go with solar panels when we get to that step. So yes, I think we can move forward and get that application put into The Villagers.

Ms. Ebbert: Well, it won't pay for the whole thing, but...

Vice Mayor Anderson: It's going to help.

Mayor Lago: I think we can have a conversation with certain solar producers here, solar panel installers and hopefully get at cost.

Ms. Ebbert: I have one in mind.

Mayor Lago: Where we give them, you know, some good publicity and we give them, and they do it from the kindness of their heart also.

Ms. Ebbert: You know what Sallye wanted was that she wanted it to be in a place that demonstrated historic preservation and sustainability.

Vice Mayor Anderson: Like her house did.

Ms. Ebbert: Well, her house, but she wasn't allowed to have those panels on the front of her historic home, they couldn't be visible, but this would be, you know, it's a perfect place for it.

Mayor Lago: It is.

Ms. Ebbert: It is.

Mayor Lago: Perfect.

Ms. Ebbert: And I see vegetable gardens and all sorts of things.

Mayor Lago: Trust me, it's going to work, it's going to work.

City Clerk Urquia: Mr. Mayor, I have one more speaker on Zoom, I believe to be Ms. Karelia Carbonell.

Mayor Lago: Ms. Carbonell how are you.

Ms. Carbonell: Hello, good afternoon, everyone, this is Karelia. I do want to say that it is wonderful to hear about Burger Bob's and finally it being back into the community, as we all said, part of the community, but I heard about these names being mentioned and why not keep Burger Bob's. That is a brand. It could certainly be added, something could be added to it. For example, the Green on Burger Bob's or the Greenway on Burger Bob's, or something like that. But to just totally forget that that's how people refer to it. People are always going to refer to it as Burger Bob's, whether you name it anything else. So, in the name of historic preservation, in the name of our history, that's what I thought it would even, I didn't even think that that would be something we would be talking about. Everyone refers to it as Burger Bob's. For example, the Sunset Corners that just sold, the new owners are going to keep the name. They are going to keep, its going to be...Sunset Corners. So please keep that in mind. Burger Bob's is always going to be Burger Bob's.

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Mayor Lago: Thank you, Karelia.

Ms. Carbonell: And it's a brand that's already there. So anyway, please consider that. Thank you.

Mayor Lago: Thank you. Mr. Clerk.

City Clerk Urquia: That's it, Mr. Mayor.

Mayor Lago: So, I think we've heard everything from staff and the Commission. I think we've made one change or two changes, three changes as a matter of fact that Rita and her team and her attorney who have worked diligently over the last two years to bring this to a finish line. We are looking forward to an incredible partnership with Rita, continuing a partnership that will go into a third decade. It's amazing. Not too many people can say that they've been involved in one place for almost 30 years, that's a beautiful thing. So, I'll entertain a motion.

City Clerk Urquia: We have a motion, Mr. Mayor.

Vice Mayor Anderson: We have a motion.

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mayor Lago: Congratulations. Have a wonderful day.

[Applause]