

City of Coral Gables City Commission Meeting
Agenda Item F-2
September 28, 2021
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Asset Manager, Zeida Sardinias

Public Speaker(s)

Agenda Item F-2 [2:30 p.m.]

An Ordinance of the City Commission authorizing entering into a Purchase and Sale Agreement (the “PSA”), as amended, for the sale of the City-owned surface parking lot (#31) at 350 Greco Avenue, Coral Gables, FL 33134 (Folio No. 03-4120-017-2240) to JRFQ Holdings, LLC, a Delaware limited liability company; providing for a severability clause and providing for an effective date.

(Lobbyist: Anthony De Yurre)

(Lobbyist: Jennifer E. Fine)

Mayor Lago: What's left, Madam City Attorney?

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City Attorney Ramos: The final item is F-2.

Mayor Lago: F-2.

Vice Mayor Mena: I'll be stepping out.

Mayor Lago: Enjoy.

Vice Mayor Mena: Yes.

City Attorney Ramos: F-2 is an ordinance of the City Commission authorizing entering into a Purchase and Sale Agreement, as amended, for the sale of City-owned surface parking lot at -- number 31, at 350 Greco, Coral Gables, FL to JRFQ Holdings, a Delaware limited liability company; providing for a severability clause and providing for an effective date. This is on second reading. It is a public hearing item, and it must be adopted by a four-fifths vote.

Mayor Lago: Hello, Zeida. How are you?

Asset Manager Sardinias: Good afternoon, Mayor and Commissioners.

Mayor Lago: We left the best for last.

Asset Manager Sardinias: Zeida Sardinias, Asset Manager for Economic Development. As the City Attorney stated, this is the second reading for the approval of the purchase and sale agreement with JRFQ Holdings. As per the City Commission's direction, on July 13th, City staff followed additional requirements in Section 2-1091 of the City's Procurement Code for the sale of Lot 31. On July 16th, Lot 31 was advertised for sale for 60 days in the Daily Business Review, the CoStar real estate marketing internet site, and a "For Sale" sign was placed on the property. City staff

kept a log of all inquiries received regarding the sale of Lot 31 and provided a copy of the for sale advertisement to five inquiries that were received. However, on September 16th, at the close of the 60-day advertising period, no other offers had been received by the City for the purchase of the lot. Therefore, pursuant to the July 13 resolution, the City Manager provided a memorandum of recommendation to proceed to place the original purchaser's PSA, as amended, on today's Commission agenda for approval on second reading. None of the original sale terms have changed. The purchase price remains at 3.525. The condition of the prop -- \$3,525,000. The property is being sold in as-is condition. Additional sale requirements are as follows: I'm just going to read them to put them on the record. The purchaser will be purchasing the property to further improve it, and the improvements will include a parking structure. Upon completion of the improvements, the purchaser agrees to provide the City with at least 34 public parking spaces. More parking spaces may be provided at the discretion of the successful purchaser. The 34 public parking spaces shall count towards the City of Coral Gables Planning and Zoning parking requirement for the construction of the purchaser's improvements. The 34 public parking spaces shall be available to the public at all times, be maintained by the purchaser at a standard equivalent to other municipal garages in the City of Coral Gables at the purchaser's sole cost and expense. It will include sign - they will include signage indicating the location of the public parking spaces within the property and include a certain number of handicapped parking spaces as required by applicable law. The purchaser shall include a individual electric vehicle charging stations within the public parking spaces. And the end user of the charging stations will pay for the electrical charges in connection with said use. The charging stations shall also be fully accessible to the public, have a minimum charging level of AC Level 2. Parking fees charged of the purchaser for the public use of the parking spaces shall not exceed the maximum parking rate charged by the City of Coral Gables at public parking lots. And the City shall not be required to pay any fees for the use and enjoyment of the parking spaces. The purchaser will locate the parking -- public parking spaces on the lowest elevated parking deck with purchaser's improvement -- on the purchase -- within the purchaser's improvements. The purchase will enter into a parking management agreement with the City for the management of the surface parking lot at the property for the period commencing on the closing date through the date on which the construction begins for the purchaser's improvements. Any

parking fees or other revenues derived from the surface parking lot during that period shall be equally divided between the purchaser and the City pursuant to the parking management agreement. The only thing that has changed with respect to the terms is that the closing date will not occur on November 12, 2021, rather than 15 days after Commission approval. The City staff continues to recommend approval.

Mayor Lago: Thank you, Zeida. I appreciate your efforts and we're at the finish line. Thank you for your hard work. It means a lot. Mr. Clerk, do we have any comments...

City Clerk Urquia: No, sir.

Mayor Lago: From the public? We have none. Does the Commission have any comments?

Commissioner Fors: Just I'd be remiss if I didn't mention that -- just if anybody's keeping track, we assured the public that there was no -- there would be no other interested purchaser, and that this bid process would be a waste of time and money. And I appreciate that it added to the transparency of the whole thing, but hindsight being 20/20, it was a waste of time and money. And it was no backdoor deal here. It was merely a deal with the only interested purchaser. That is all.

Commissioner Anderson: Well, I don't have a globe to see the future, but now we have it, so I think we're prepared to move forward.

Mayor Lago: Perfect.

Commissioner Menendez: And I just have a question for the City Attorney. Just for the record, have we followed all City protocol, Code, all the requirements, legal requirements to get to this point? Because I just want to make it -- put it on the record once and for all. Have we followed our guidelines?

City Attorney Ramos: Yes, but that's always been the case.

Mayor Lago: And not only that, we've gone above and beyond. Madam City Attorney.

City Attorney Ramos: Correct. Months ago, we had followed the guidelines.

Mayor Lago: We've gone above and beyond. This is an example, like Commissioner Fors just stated, that we have gone above and beyond in regards to the requirement, and we've always been ethical, and we've always followed the rules. And like Commissioner Fors said, I always knew this was going to be the outcome.

Commissioner Anderson: Well, any doubt has been resolved.

Mayor Lago: But that's perfectly fine. We move on from this, and we're able to, you know, potentially provide -- once this gets built -- some really quality parking spaces which are sorely needed that are going to be covered, that are going to be electric options for people like myself who have electric cars, like Commissioner Anderson. So, this is going to be a major upgrade for that area and for the businesses in that area, and for the people who are going to be using, you know, the neighboring facility.

City Manager Iglesias: And one of the great things, Mayor, is that this doesn't just cover 34 cars. The option is to have additional cars, so this could actually be a start -- and I've talked this to the Parking Director of our Coral Gables Parking Authority, where we start using more private parking for -- with public access. So, we're very happy that this is a start to that. And the fact that it's 34, but it's not limited to 34 means that there may be even more parking available.

Mayor Lago: Especially for Havana Harry's, for example, which is -- sorely needs parking and their parking situation currently around the building is less to be -- you know, less, you know -- in my opinion, it needs a little work.

City Manager Iglesias: And it's just a clearer shared parking initiative. When you're at night and that office space may not need the parking, maybe Havana Harry does -- and it's certainly a profit center for the building, so this is great to start to look at this parking -- Coral Gables Parking Authority. And this could be -- and this is really a start to that.

Mayor Lago: Perfect.

Commissioner Anderson: Plus, we're resolving the safety of the pedestrians crossing the street...

Mayor Lago: Yes.

Commissioner Anderson: There too.

Mayor Lago: Perfect. I'll entertain a motion.

Commissioner Anderson: I'll move it.

Commissioner Fors: Second.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Commissioner Menendez: Yes

Mayor Lago: Yes.

(Vote: 4-0)

Asset Manager Sardinias: Thank you.

Mayor Lago: Thank you.

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Commissioner Anderson: Thank you.

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