

CITY OF CORAL GABLES, FLORIDA
PROPERTY ADVISORY BOARD MEETING
VIA TELECONFERENCE

Wednesday, May 12, 2021
8:41 a.m. to 9:48 a.m.

1 MS. QUEMADA: Good morning, everybody. So
 2 let's get this show on the road. Let's jump right
 3 into the approval. Do we have a quorum to be able
 4 to start to vote for the minutes?
 5 MS. SARDINAS: Actually, we do, because
 6 there's four people here and we're only six right
 7 now.
 8 MS. QUEMADA: Okay. Great.
 9 MS. SARDINAS: So, yes, we do have a quorum.
 10 MS. QUEMADA: Great. Okay. So, let's --
 11 anybody have any comments on the March 10 minutes?
 12 Let's take it one by one.
 13 Okay. So I need an approval -- need a motion
 14 to approve the March 10 minutes.
 15 MR. MANRARA: I'm raising my hand, Valerie.
 16 MS. QUEMADA: Okay. Great. Well...
 17 MR. MANRARA: I know that we discussed the
 18 issue of the verbatim record of the meetings, which
 19 are really not minutes, and I feel like the
 20 document is like 37 pages long, and I said, am I
 21 the one that is wrong and is everybody else right
 22 with regards to these verbatim records and it turns
 23 out that everything I looked up, including Robert's
 24 Rules of Order, which are universally accepted as
 25 at least the guide as to what -- how meetings

1 PROPERTY ADVISORY BOARD MEMBERS:
 2 Valerie Quemada, Chairperson
 3 Jack Lowell, Vice Chair
 4 Alberto Manrara
 5 Edmund Mazzei
 6 Jonathan Leyva
 7 Nancy Pastor
 8
 9 Also Present:
 10 Julian Perez, CFM Director
 11 Zeida Sardinias, Asset Manager
 12 Yenis Gomez, Administration Assistant
 Economic Development Department
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1 should be run. Specifically, they say that the
 2 minutes should be a record of what was done at the
 3 meeting, not what was said at the meeting, and
 4 right now we're not doing this. And I am perplexed
 5 why this continues to happen. These are not
 6 minutes. This is a record of what was said and
 7 there's nothing to approve. What are we approving,
 8 that the court reporter didn't make a mistake in
 9 using the words that we said? These are not
 10 minutes. This is why -- you approve minutes
 11 because they are a reduction of the decisions and
 12 actions that were taken by a -- by a group; in this
 13 case, the property advisory board. And we approved
 14 that because we want to make sure that that record
 15 reflects what happened, but if it's verbatim,
 16 there's nothing to approve. It's either verbatim
 17 or it's not. The question should be is the court
 18 reporter recording what we say accurately and I
 19 have every reason to believe that this person is
 20 doing the job professionally and does reflect
 21 everything that was said. So these are not
 22 minutes. This is a verbatim record of the meeting
 23 and there's nothing to approve.
 24 MS. QUEMADA: So what do you propose that we
 25 do based on what you researched?

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1 MR. MANRARA: What I propose is that the City
 2 Clerk, I think, just stepped in. The City Clerk
 3 could tell us why we no longer have minutes, but
 4 have verbatim record of our meetings and what is
 5 our role in approving a verbatim record of the
 6 meeting.
 7 MR. URQUIA: So I will tell you that each
 8 board has their minutes -- can have their minutes
 9 presented to them however they wish. All that is
 10 required for us to do is to take action minutes to
 11 record what actually happened in the meeting.
 12 For the city commission, certain items I do
 13 action. When there's a long discussion or when
 14 there's an item that I know is controversial, I do
 15 verbatim just to make sure that on the record I
 16 make sure I capture everything.
 17 So, it's up to the board how you would like
 18 the minutes presented to you. I would tell you
 19 that in the past, perhaps not this board, but other
 20 boards have acquired a longer summary only because
 21 if you were absent from the meeting and you wanted
 22 to know what happened and only the actions were
 23 recorded you perhaps didn't grab, you know, what
 24 was actually discussed. Verbatim minutes, perhaps
 25 not verbatim, but a more discussion longer was

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1 typed, you would have been able to know what was
 2 discussed in your absence and you would have come
 3 to the next meeting a little better prepared. So
 4 it's up to the board to decide how you would like
 5 your minutes presented.
 6 MR. MANRARA: It was my understanding of the
 7 last meeting where we discussed this that it
 8 sounded like this may have been a directive from
 9 your office. That this was a required thing,
 10 because we went --
 11 MR. URQUIA: It is not.
 12 MR. MANRARA: Okay. It is not. So --
 13 MS. SARDINAS: It's not a directive from the
 14 City's Clerks Office. So we explained to you two
 15 meetings ago or three meetings ago when we started
 16 was that we lost a staff member and we were -- we
 17 run three boards out of our office and that we
 18 decided to put this board which deals with more
 19 sensitive things and all of that and city property
 20 and everything else as the board that we would have
 21 a court reporter on in order not to have dedicated
 22 time for Yenis to have to do all of the minutes.
 23 It doesn't have to continue to be that way. You
 24 guys can choose not to have it.
 25 MR. MANRARA: You're correct. You did say

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1 that and I stand corrected. It was not a directive
 2 from the City Clerk's Office.
 3 MS. QUEMADA: Alberto, if I may interject. I
 4 have a question for you. What are your concerns
 5 for having it verbatim or as a court reporter? I
 6 mean, what we say is what we say.
 7 MR. MANRARA: My concern is that they are not
 8 minutes, they're a verbatim record, and there's
 9 nothing for us to approve. If it's a verbatim
 10 record, what are we approving? The reason you have
 11 a board approve its minutes from a previous meeting
 12 is because they're a distillation of actions that
 13 were taken and in some cases some general mention
 14 of discussion, but if you look at any guidance that
 15 is out there for how minutes are transcribed, none
 16 of them say that it should be verbatim. None of
 17 them say they should be -- everything that you say.
 18 And I'm saying if this is what we propose to use as
 19 a board to accept the verbatim record, then there's
 20 nothing for us to approve. What are we approving?
 21 That the transcriber missed a word or here or
 22 there? I don't think so. I'm happy to accept the
 23 transcriber's accuracy, but that's all there is to
 24 this. These are not minutes. This is something
 25 else.

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1 MR. PEREZ: If I may. This is Julian Perez,
 2 the Director of Economic Development. Coming back
 3 to saying what I was saying, the department has a
 4 small and tremendous amount of responsibility that
 5 the results -- the department is no longer an
 6 economic development department, you know, and you
 7 used to see it. It was more on the business
 8 development and market.
 9 The department has taken some very, very
 10 serious projects with a very limited staff and the
 11 fact that we have lost one of the individuals that
 12 was doing those minutes, he was putting a
 13 tremendous amount of burden on the -- of the
 14 overall operation of the city. So it's not like
 15 something that we wanted to go ahead and do, it was
 16 more something that we have to do that is here a
 17 necessity because of all of the assumed
 18 responsibilities that we're taking on.
 19 You know, we have this board, we have several
 20 other boards under the department's responsibility
 21 and it is very difficult to tell you the truth, you
 22 know, at this time right now and so that's the
 23 reason why we got ahead with using the transcriber.
 24 The other thing is that I wanted to make sure that
 25 we just don't miss anything because we are bringing

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1 projects to you folks that are very, very important
 2 to the city, and you are going -- you are making
 3 policy recommendations as to how we should move
 4 forward with those projects, the investments that
 5 we're making, whether it's, you know, we're selling
 6 that piece of property or the purchase of another
 7 property or the improvement or remodeling of a
 8 very, very important property that we're going to
 9 be relocating to and so forth, and many other
 10 things that are coming forth in the very near
 11 future.
 12 Again, I know it might be a burden, but I
 13 think that we also need to think into the future,
 14 and that's my third point. And the future is that
 15 we wanted to make sure that we leave very, very
 16 good information available to those that are going
 17 to come, you know, right behind you, and for them
 18 to know the amount of work that you have put in
 19 making sure that the city policies when it comes to
 20 our city properties and other activities, you know,
 21 were done correctly and your input was valued and
 22 so forth.
 23 So, Alberto, I just want you to know that this
 24 was not done in a way to create any hardship to
 25 anybody or to, you know, put you through a

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1 situation that you have to review a very, very
 2 thick document. If you look at those transcripts,
 3 okay, and the details in it, it shows the value
 4 that this board brings to the city by just the
 5 sheer discussion and the input that you provide.
 6 So that's the reason why, you know, we have gone
 7 the way of doing the transcribing, but if you feel
 8 that it's something that you don't feel comfortable
 9 with, you know, please make sure that you -- that
 10 you read everything that I said versus going back
 11 to the old system.
 12 MR. URQUIA: Just really quick before you
 13 continue. Piggyback on what Julian just said,
 14 yesterday, the city commission approved our first
 15 reading the sale of 350 Greco. That's the property
 16 that came before this board -- that's a project
 17 came before this board and the first question that
 18 was asked was, "which board did this go to," and
 19 them being able to have the transcript of your
 20 board or whatever board it went to, it gives the
 21 city commission and your appointed commissioners
 22 the knowledge that it was vetted by you and you
 23 felt comfortable with the decision that -- how you
 24 voted.
 25 This board, planning and zoning, historic,

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1 there are certain boards that their minutes are
 2 captured verbatim to make sure that the
 3 commissioners know that their appointees vetted the
 4 project early. So it something that, you know,
 5 perhaps we'll -- you can keep in mind as well.
 6 MR. LEYVA: So Albert, do you mind if I...
 7 So my concept in terms of verbatim minutes is
 8 that I have no issues with verbatim minutes. I
 9 think that this is a publicly held meeting and, you
 10 know, it's just a manner of how we're doing it,
 11 right? I definitely hear Alberto in terms of, you
 12 know, when we are actually going out and reading
 13 the minutes and it's different reading 30-something
 14 pages than it is getting a nice summary of two,
 15 three pages where it really captures those
 16 30-something pages very nice and concise and we
 17 have the discussion in terms of being able to
 18 modify those minutes.
 19 I also hear that there is staff issue within
 20 the department that, you know, it seems like it's a
 21 little short-staffed. Is there a timeframe in
 22 terms of the filling that staff position for us to
 23 be able to transition back to where we were before?
 24 MR. PEREZ: We're looking at it right now as
 25 we speak, you know, putting out the ad for that

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1 part-time position.
 2 MR. LEYVA: Yeah. Because if it's more of a
 3 necessity let's say -- if it's more of a necessity
 4 let's say in terms -- look, in terms of concepts
 5 whether it's verbatim or not verbatim, my
 6 preference is for it not to be verbatim, to be 100
 7 percent honest. Now, if it's a necessity,
 8 obviously, I would like to work with the staff in
 9 terms of transitioning back into the minutes that
 10 we used to have, a more summarized, longer summary,
 11 two, three pages where it really captures, you
 12 know, the scope of what we talked about. But I
 13 definitely do recognize that summarizing
 14 30-something pages into two, three pages is an
 15 endeavor and it can take hours upon hours and it
 16 takes away from valuable time of staff. So, I
 17 mean, in my opinion, I would like to transition
 18 back in due course and I would like it noted for us
 19 to transition back in due course, if that's the
 20 case now. I think that's a fair kind of
 21 compromise, I guess.
 22 MR. MANRARA: Well, my position was not so
 23 much as criticizing what is being done by the --
 24 Julian, by you and your staff because of the
 25 staffing necessities, it was more about what do we

1 approve here? These are not minutes. This is a
 2 verbatim record. So I'm saying it's presented by a
 3 professional court reporter who clearly is
 4 qualified to do these things, and so I would just
 5 say we accept them rather than approve. There's
 6 nothing to approve because if they're minutes, we
 7 would approve them because they are a distillation
 8 or a concise summary of what was approved, but in
 9 this case, it is what it is. It's a verbatim
 10 record and despite the city clerk's assertion, I
 11 would be very suspect in believing that the
 12 commissioners are reading these 37 pages, and not
 13 just for our board, but for all the boards that
 14 they're dealing with. At least, I know you
 15 represent, Julian, several boards. Ours is not the
 16 only one.

17 So, anyway, I'm not complaining about this.
 18 I'm just saying our actions should not be an
 19 approval of minutes because minutes don't exist.
 20 This is we accept the verbatim report presented
 21 from the previous meeting and then that's it.

22 MR. LEYVA: But can the minutes be presented
 23 on a verbatim basis?

24 MR. URQUIA: So I can tell you from the city
 25 commission we do a combination. We do a verbatim

1 transcripts for the large items -- actions for the
 2 small, and then present them as a whole.

3 MR. LEYVA: So you still have to approve --

4 MR. URQUIA: Yes.

5 MR. LEYVA: -- the verbatim minutes?

6 MR. URQUIA: And the planning and zoning
 7 board, they have a court reporter. It's their
 8 regulation to have a court reporter, and that's
 9 what they approve.

10 MR. MANRARA: All right.

11 MR. LEYVA: So, I mean, conceptually I think
 12 that we still have to go through the process of
 13 approving, but definitely I hear Alberto and
 14 definitely in my experience it was a lot easier to
 15 read two, three pages than it is 30-something. I
 16 will be honest, and I don't know if this is the
 17 case with Albert or Ed, you know, that we just --

18 MR. URQUIA: It's at the will of the board.
 19 Whatever you --

20 MR. LEYVA: You know, I did not read
 21 30-something pages. I'm just going to be honest.

22 MS. QUEMADA: Most respectfully, Alberto, to
 23 some degree, I mean, I do agree with you. There's
 24 nothing really to approve. However, we do have a
 25 process that we need to go through that is in a

1 place and so whether it is done verbatim through a
 2 court reporter or whether it is distilled as you
 3 say through a staff member trying to minimize them,
 4 you know, we still have a process that we need to
 5 go ahead through to be able to approve or not
 6 approve, correct?

7 MR. LEYVA: Would it be okay for me to approve
 8 the minutes at this point?

9 MS. QUEMADA: Do we have a second?

10 MS. PASTOR: (Unintelligible).

11 THE COURT REPORTER: Excuse me. I'm sorry to
 12 interrupt. I can't hear what's being said.

13 MS. PASTOR: Can you hear me now?

14 THE COURT REPORTER: Yes. Thank you.

15 MS. PASTOR: You're welcome.

16 What I was saying is that I personally have no
 17 issues with minutes as they appear at the moment.
 18 If you have -- if anybody has any issues, they can
 19 always skim through the document and go through any
 20 specific issues. I'm fine with the minutes as they
 21 appear.

22 MS. QUEMADA: Thank you, Nancy. Thank you.

23 MR. LEYVA: So is that a second?

24 MS. PASTOR: Yes, it is.

25 MS. QUEMADA: Great. So we have an approval

1 for the March 10 minutes.

2 MR. LEYVA: Any comments, Ed?

3 MR. MAZZEI: Yes. I am very satisfied with
 4 having the minutes the way we've been doing it, the
 5 factual summary, and we review the factual summary
 6 and if we think something is missing or incorrect,
 7 we voice it and it gets clarified. Thank you.

8 MS. QUEMADA: Thank you.

9 Okay. So do we -- can we --

10 MR. LEYVA: We have a motion. Would you like
 11 to vote on it?

12 MS. QUEMADA: Yes, I'm trying.

13 So we would like to go ahead and vote on
 14 approving the March 10 minutes.

15 MR. LEYVA: Aye.

16 MS. PASTOR: Aye.

17 MR. MANRARA: I'm going to abstain.

18 MR. PEREZ: One last question. Would you like
 19 to go back to the original way that we went doing
 20 the minutes? Okay.

21 MR. LEYVA: I don't think that we got a full
 22 vote.

23 Valerie, did you vote?

24 MS. QUEMADA: I can't vote from here.

25 MR. LEYVA: Oh, you can't?

1 MR. MANRARA: You can vote from there.
 2 MR. LEYVA: Ed, you're the missing vote.
 3 MS. QUEMADA: Am I able to vote from here?
 4 MR. URQUIA: Yes, ma'am.
 5 MS. QUEMADA: Okay. So then I approve.
 6 MR. MAZZEI: I'm in favor of verbatim minutes.
 7 MR. LEYVA: I'd like to move a motion before
 8 we start the actual meeting for us to, and I don't
 9 know how to word this, but when appropriate when
 10 the proper staff member actually does come in place
 11 in the department for us to move back to summarize
 12 the minutes in that moment. Whether it's in the
 13 next meeting or the following, whenever that
 14 position is filled and we don't, you know, whenever
 15 that position is filled for us to go back to
 16 summary of minutes, so I move for that.
 17 MS. QUEMADA: Okay.
 18 MR. MAZZEI: Second.
 19 MS. QUEMADA: Do I have a --
 20 MR. LOWELL: Second.
 21 MR. LEYVA: Any comments?
 22 MS. QUEMADA: Right. I was just going to call
 23 out. Does anyone have any comments to that?
 24 MR. MANRARA: I --
 25 MS. QUEMADA: I'm personally --

1 MR. MANRARA: Go ahead.
 2 MS. QUEMADA: I'm personally fine with either
 3 way. I mean I'm all for transparency, so it
 4 doesn't really bother me to have them particularly
 5 written out or drawn out. I think it actually
 6 helps with transparency, because this way if
 7 there's any question it's exactly the way it was
 8 said. That's my view, but I can understand and
 9 respect that other people don't necessarily agree
 10 with this, so whatever the majority is on our group
 11 is what we, you know, will make the motion for.
 12 So we do have a motion on the table from
 13 Jonathan. Is there anyone that wants to add on or
 14 comment to that?
 15 MR. MANRARA: This is not about transparency,
 16 Valerie. It's about a different approach. It's
 17 not that I'm trying to hide anything. So I, you
 18 know, I reject any characterization that my
 19 comments have to do with transparency. It's
 20 something else.
 21 MS. QUEMADA: I don't understand though --
 22 MR. MANRARA: A verbatim record of a meeting
 23 is not minutes of a meeting. We're dealing with
 24 two different things here. So --
 25 MS. QUEMADA: So why would you -- but I don't

1 understand.
 2 MR. MANRARA: I think Jonathan's motion makes
 3 sense that Julian's department has decided to
 4 assign certain resources to the hiring of a court
 5 reporter, and there's a cost there. I'm assuming
 6 these people don't work for free. Equally, you can
 7 hire someone to take notes and then prepare a draft
 8 for the minutes much like your staff member was
 9 doing before. So if you're spending a couple of
 10 hundred dollars to hire a court reporter, and I
 11 don't know what they charge, but I'm assuming
 12 somewhere in that neighborhood you can equally hire
 13 somebody else to do the role of a note taker and
 14 then prepare minutes in the traditional sense that
 15 minutes have always been prepared. And somebody
 16 that has been in this committee now, this is the
 17 end of my fourth year, it's the way it's always
 18 been and the way it's always been acceptable to the
 19 commission, and the way they capture the decisions
 20 of this board. So it's not about transparency.
 21 It's just about the method. That's all.
 22 MR. LEYVA: Yeah. So this is Jonathan. I
 23 agree in terms that it's not a matter of
 24 transparency, it's a matter of form. And I think
 25 that the form that at least from myself was best

1 suited for me to be able to operate within this
 2 board is in that summarized version. I am not
 3 going to read 30-some odd pages of verbatim
 4 language. I do want to capture a summarized
 5 version of the transparent conversation that we had
 6 and the action points that we took. So.
 7 That's the motion that I put in place, that's
 8 my preference, but only at the point where the
 9 staff has the proper resources to be able to move
 10 forward with such a request.
 11 MS. QUEMADA: Okay. So do we have a vote on
 12 that motion?
 13 MS. SARDINAS: Valerie, before we move on, I
 14 just wanted to make sure that the actual Yenisis
 15 and the court reporter have who made the motions
 16 and all that just because --
 17 MS. QUEMADA: Right.
 18 MS. SARDINAS: I just wanted to check on them
 19 to make sure that they captured that because
 20 sometimes then we come back and there's -- they
 21 don't hear appropriately or whatever.
 22 Have you been able to capture who's made the
 23 motion, who seconded the motion, and what the
 24 motion is?
 25 MS. QUEMADA: So Jonathan made the motion.

1 MS. PASTOR: I think Jonathan made the motion.
 2 MS. SARDINAS: Jonathan made the motion.
 3 MR. LOWELL: And I second it. Jack Lowell.
 4 MS. SARDINAS: And he second it. The approval
 5 of the minutes was Jonathan and then Nancy seconded
 6 it. And then now Jonathan made the motion and Ed
 7 seconded it.
 8 So are we good? I would just like to hear
 9 from either Yenisis or the court reporter.
 10 MS. GOMEZ: Adriana, did you get all the
 11 information?
 12 THE COURT REPORTER: Yes, ma'am, I did. Thank
 13 you very much.
 14 MS. QUEMADA: So can we go ahead and vote now
 15 on the motion?
 16 MR. MANRARA: I vote in favor.
 17 MR. LEYVA: I vote in favor as well.
 18 MR. LOWELL: I vote in favor. Jack Lowell.
 19 MR. MAZZEI: Ed Mazzei, yes.
 20 MS. QUEMADA: I'm abstaining.
 21 MS. PASTOR: I'm fine with the minutes as they
 22 stand.
 23 MR. LOWELL: Madam Chair, I have a point of
 24 order.
 25 MS. QUEMADA: Go ahead.

1 MR. LOWELL: My commissioner appointed me to
 2 this board, is now no longer a commissioner. So am
 3 I official or out of here?
 4 MR. URQUIA: That's actually why I'm here,
 5 sir.
 6 MR. LOWELL: Good. Please.
 7 MR. URQUIA: So I believe the next item on
 8 your agenda and the reason why I wanted to come
 9 before the board today and myself and my staff
 10 we've come to the different boards to tell
 11 everyone. It's you will continue to serve until a
 12 replacement is appointed. So we are hoping to have
 13 all board appointments made by the city commission
 14 by May 25th, and then they will bring the
 15 commission as a whole appointments later on and
 16 then they'll bring -- I'm not sure if this board
 17 has them, but there's also board as a whole
 18 appointments and those will be coming after the
 19 board with the new board members to do that.
 20 MR. LOWELL: So I have such a pleasure serving
 21 on this board. If I want to lobby a new
 22 commissioner to get appointed, can I do that?
 23 MR. URQUIA: This is the time to do it. They
 24 will be making -- like I said, their board
 25 appointment is May 25. Two things, if you're

1 turned out, you cannot continue to serve on the
 2 board. Four terms and eight years is the longest
 3 you can serve on the board, okay?
 4 And second, even though you're no longer going
 5 to be -- if you're no longer on the board after
 6 June 1st, you will be receiving a financial
 7 disclosure form from our office. So I don't --
 8 every year we get contact saying, I'm no longer on
 9 the board. Why am I getting this?
 10 I'm telling you now that you're going to get
 11 it come June because you served on the board last
 12 year in 2020. This is taxes. This is just similar
 13 to how we do our taxes, we do it for the year
 14 prior.
 15 Furthermore, next year in June, you're going
 16 to get a financial disclosure form and you're going
 17 to call me and say, why am I getting this if I
 18 haven't served on this board since last year? And
 19 that's because you served for five months in 2021,
 20 okay?
 21 If you do want to continue to serve, you will
 22 help us and you will help yourself by either
 23 contacting your appointing commissioner or one of
 24 the new commissioners and letting them know, I
 25 served on this board, I'd like the work I'm doing,

1 I like the people I work with, and I would like to
 2 continue to serve the City of Coral Gables. Any
 3 questions from me?
 4 MS. QUEMADA: Okay.
 5 MR. MANRARA: Are those records -- those
 6 financial disclosures, can they be done online or
 7 --
 8 MR. URQUIA: They can be done online,
 9 absolutely. We email you the forms, you can fill
 10 it out as long as you -- they actually do a
 11 signature through PDF or something we'll accept and
 12 we'll send it to the state that way. Absolutely.
 13 MR. MANRARA: Thank you.
 14 MR. URQUIA: Thank you.
 15 Once you are reappointed to the board, you
 16 will receive an email from us saying, you know,
 17 congratulations, you've been appointed to the
 18 board, and there's going to be a small
 19 questionnaire for you to fill out and then we'll
 20 send you your brand new board member card.
 21 MS. QUEMADA: Thank you.
 22 MR. LEYVA: So do we get a notice to not come
 23 to the next meeting?
 24 MR. URQUIA: No. Everyone will continue to
 25 come until you are either reappointed or someone is

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1 appointed in your place. If someone is appointed
 2 in your place your, your board liaison will go
 3 ahead and contact you and let you know that, you
 4 know, thank you for your service, but, you know, we
 5 have someone else.
 6 MR. LEYVA: Thank you.
 7 MR. MANRARA: And if we don't want to continue
 8 coming even then if a replacement has not been
 9 made, then we would need to resign?
 10 MR. URQUIA: That is correct. If you do not
 11 wish to continue coming to the board and there's no
 12 replacement, please resign.
 13 MR. MANRARA: Okay.
 14 MS. QUEMADA: Thank you so much.
 15 Okay. So I guess we can move on to the
 16 library renovation project.
 17 MR. GOMEZ: Yes. Good morning. My name is
 18 Leo Gomez, I'm an assistant director for Miami-Dade
 19 Public Library and Zeida had asked me to come over
 20 here and give you a report on our project for the
 21 Coral Gables Library. We're very excited about
 22 this project. It's really a game changer. The
 23 interior of the library is being totally redone.
 24 We are expanding our data and electrical
 25 infrastructure so that in all seating areas

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1 individuals will have access to power and we are
 2 increasing our WiFi so that you can get a WiFi
 3 signal in the library and in the library and in the
 4 future you will get a WiFi signal outside of the
 5 library. So in case -- times when the library is
 6 closed, you can even drive to the parking lot and
 7 get our signal so that you can use all of our
 8 online products.
 9 This project is expected to take 18 months,
 10 which is a considerable amount of time, and for
 11 that reason we have just opened a library --
 12 temporary library in Miracle Mile at 308 Miracle
 13 Mile. It's a small library, it's compact, but it
 14 does provide a myriad of services that will be
 15 available to residents and through that library you
 16 will also have access to all of our online products
 17 which you can access from home and our entire
 18 collection of materials throughout the entire
 19 system.
 20 So we're very excited about the project. The
 21 project is moving forward right now. One of the
 22 things that was the added bonus that we got was we
 23 applied and we received grants from FEMA which are
 24 going to allow us to change the roof and also to
 25 install impact resistant windows throughout the

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1 entire facility. Reinforcing the facility and
 2 making certain that should we have storms in the
 3 future that it will not damage all the work that is
 4 going into the interior of the library. So we're
 5 very excited about that and if you have any
 6 questions, please let me know. I'll be more than
 7 happy to answer.
 8 MR. LOWELL: So the library system is operated
 9 by the county, county-wide, right?
 10 MR. GOMEZ: That's correct. We operate --
 11 MR. LOWELL: It's provided by a special fund,
 12 a special tax fund, correct?
 13 MR. GOMEZ: That's correct.
 14 MR. LOWELL: How are you doing financially?
 15 Are you fully staffed?
 16 MR. GOMEZ: The library right now, yes, we are
 17 fully staffed. We're doing fine. Our budget is
 18 secure, and we do have funds for renovations which
 19 is one of the reasons why we are spending right now
 20 is roughly close to \$5 million at the Coral Gables
 21 Library, and these types of projects are exactly
 22 what we need because these libraries, even though
 23 they're beautiful libraries that we have had for
 24 such a long time, a lot of the infrastructure is
 25 dated and it needs to be upgraded, and a lot of the

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1 services we're also upgrading.
 2 MR. LOWELL: What are your hours of operation
 3 for the Miracle Mile facility?
 4 MR. GOMEZ: It will be the same hours as the
 5 regular library which is Monday through Thursday
 6 from 9:30 through eight o'clock and then Friday and
 7 Saturday we'll be open from 9:30 to 6:00 p.m.
 8 MR. LOWELL: Thank you.
 9 MR. MANRARA: I wanted to first commend the
 10 operation of the Coral Gables Library. I know it's
 11 operated through the county, but my children, now
 12 my grandchildren, as well as myself have enjoyed
 13 the benefits of the library and I think you have an
 14 excellent staff in that library, so I commend you
 15 for that, and I think it's a great thing that we're
 16 updating or, I guess, improving the physical plant.
 17 I'm just wondering, though, because the
 18 concept of libraries has totally been put on its
 19 head due to the internet and the access of
 20 information electronically rather than by
 21 physically visiting a locale that is a repository
 22 of books and information. Could you tell us
 23 perhaps briefly how the changes that you're doing
 24 to the physical building will also reflect the
 25 changes of the digital world in the way people work

1 for the library?
 2 MR. GOMEZ: Absolutely. I mean, through the
 3 years, we have had to reinvent ourselves. I mean,
 4 I think that that's one of the, really the major
 5 strength of the library is that, you know, many
 6 times before, I mean when the internet first
 7 started at the beginning of the century, everybody
 8 was talking about the fact that libraries would be
 9 replaced by banks of computers, and what you find
 10 is that the library is many different things to
 11 different people. There is a more important social
 12 aspect and interactive aspect that the library
 13 carries out. I mean it's wonderful that your
 14 children visit our library and now your
 15 grandchildren, and if one thinks that is important
 16 at the Coral Gables Library is the programing for
 17 those children. I mean, we have huge numbers of
 18 children that would come in for programs and we're
 19 very hopeful that once this situation with COVID
 20 gets addressed, that once we reopen that library
 21 that will return to be so.
 22 So we're very excited with that, but in our
 23 library right now what we're doing with the new
 24 setup of the library is -- one of the key issues is
 25 flexibility. We cannot afford to have stand-alone

1 products that cannot be movable and cannot address
 2 the changes of the system. The YA area has a lot
 3 of IT, a lot of technology that's going to be
 4 there, but at the same time, we need to understand
 5 that there are a lot of individuals that come to
 6 the library just to sit back and relax in a quiet
 7 area and really take up a good book, and they have
 8 their space too.
 9 So, like I said, we are many things to
 10 different people and those things are already
 11 identified in the layout of this library so that
 12 you can get a feel for whatever it is that you're
 13 coming in to do.
 14 I mean, I remember the Coral Gables Library
 15 because I used to come to the Coral Gables Library
 16 to read when I was in college and to do my studies.
 17 It was always a good quiet place for you to sit
 18 down and meditate, and, you know, get things done
 19 and that's one of the things that we're doing. So
 20 we're trying to be more inclusive. Children are
 21 going to love the new children's room. It's going
 22 to be very interactive. Not only for the kids, but
 23 also for their parents. We're trying to
 24 accommodate as many of the things that we
 25 participate in, so that our library is not just a

1 library, but it's a resource. A resource for the
 2 community, for whatever it is that you need to do.
 3 MR. MANRARA: Mr. Gomez, thank you. One last
 4 comment. I think we've all noticed over the years
 5 that a lot of places where people would gather for
 6 various reasons have been changing, and I want to
 7 bring to your attention, for example, at the Barnes
 8 and Noble store on Miracle Mile, a while after they
 9 opened, they added a section which is basically a
 10 Starbucks. If you go to a car dealership nowadays,
 11 often they have a place that you can get -- maybe
 12 not a Starbucks, but they've designated an area
 13 where you can get coffee, water, refreshments. And
 14 I was just wondering, because of the social aspect
 15 of the library, did you consider having something
 16 similar to that within the library itself to make
 17 the -- those who go there perhaps to add an extra
 18 level of enjoyment and a way to participate in the
 19 library?
 20 MR. GOMEZ: I can tell you that right now that
 21 is not in the plans, but it is something that we
 22 have considered for many libraries. We considered
 23 the service as just part of what we offer, and
 24 that's something that is being played out not just
 25 for Coral Gables Library, but for many of our

1 libraries. We understand it's nice to be in a
 2 place where you can come in, you can enjoy a cup of
 3 coffee, and read the newspaper.
 4 MR. MANRARA: Thank you.
 5 MS. QUEMADA: Thank you so much, Mr. Gomez.
 6 Does anyone else have any questions for Mr.
 7 Gomez?
 8 Okay. Thank you so much for your
 9 presentation. We appreciate it.
 10 MR. GOMEZ: No. Thank you for allowing me to
 11 make this presentation and I am really looking
 12 forward. I hope you will all be as excited as we
 13 are when we're getting ready to reopen this
 14 library, so thank you.
 15 MS. QUEMADA: We are.
 16 Okay. One oversight we did not approve in the
 17 discussion of the April 14th minutes. So do I have
 18 a motion that approves the April 14th minutes?
 19 Hello?
 20 MS. PASTOR: Can you hear me?
 21 MS. QUEMADA: Yeah, now I can.
 22 MS. PASTOR: Motion to approve.
 23 MS. QUEMADA: Do I have a second motion?
 24 MR. LOWELL: Second, Jack Lowell.
 25 MS. QUEMADA: Great. And all in favor?

1 MR. MAZZEI: Aye.
 2 MR. LEYVA: Aye.
 3 MS. QUEMADA: Aye.
 4 MR. MANRARA: I was not at the meeting, so I'm
 5 going to abstain.
 6 MS. QUEMADA: Okay. And was the court
 7 reporter able to collect all that? We're good?
 8 THE COURT REPORTER: Yes. Thank you.
 9 MS. QUEMADA: Okay. Thank you.
 10 Okay. Asset manager report. Zeida, please.
 11 MS. SARDINAS: Hi. Good morning once again.
 12 Zeida Sardinias. So you guys have the rent report
 13 with you. Everything is working out as it should.
 14 MR. MAZZEI: We don't have a report in front
 15 of us.
 16 MS. SARDINAS: I know, and I apologize. I
 17 printed everything out for you and I left -- I
 18 didn't realize my bag was not in the car, so I had
 19 Dexter actually print out the agenda for me that I
 20 emailed to him, but I didn't have the right report
 21 with me, so I just wanted to run through and tell
 22 you that everything was fine. There was a mishap
 23 with, actually, a payment that we get for the land
 24 lease in the Coral Grand Station. That had never
 25 happened before, but they changed staff and

1 apparently there was an issue, but we should have
 2 the check in a couple of days. They've already
 3 sent it to us.
 4 So I just wanted to tell you that. I also
 5 wanted to tell you that thanks to Belkis because
 6 she put together -- we are -- we wanted to thank
 7 you very much. I know this is kind of like the
 8 last official meeting of the board -- for this --
 9 these two years or the term that you have, so we
 10 wanted to -- we've given you -- all of you a copy
 11 of "A Taste of Coral Gables" with the recipes of
 12 the restaurants that was produced a couple of years
 13 back by the Economic Development Department, and
 14 Valerie, I know you're not here, but I have yours,
 15 so I will figure out how to get it to you.
 16 MS. QUEMADA: Thank you.
 17 MS. SARDINAS: Many, many, many thanks,
 18 Valerie, for everything, and all of the time that I
 19 know you have given over the years to the board.
 20 So I just wanted to say that and to all of you and
 21 I hope, again, like Billy said, that you reach out
 22 and if your commissioner is no longer in place to
 23 -- if you wish to continue to serve, because I
 24 certainly love working with all of you.
 25 MR. LOWELL: So a couple comments. So the

1 Coral Gables Community Foundation a month from now
 2 is doing a tour of kitchens. He'll have ten
 3 outdoor kitchens around the community. It's a big
 4 fundraiser for us, and if you're interested, you
 5 can go online and sign up for tickets.
 6 The second thing is the commission has done
 7 several property things without us over the last
 8 couple months, including, I think, the modifying a
 9 couple leases, Burger Bob's and another. So can
 10 you just tell us what the commission has done just
 11 so I can be refreshed?
 12 MS. SARDINAS: So there were things that have
 13 been brought by the commissioners directly to the
 14 board. The rent deferral of Burger Bob's was done,
 15 I think, a bit before you guys started to meet
 16 again, if I remember correctly. So I'll double
 17 check all of that, but, yes, we had some
 18 conversations about, for example, the Miracle
 19 Theater item that Mr. Fors put on the agenda that
 20 didn't pass by the board.
 21 This past meeting, there were two things on
 22 consent. One was something that happens every year
 23 that doesn't go to the board because sometimes we
 24 have renewal processes in place that are done by a
 25 letter. UM, for example, Parking Lot 42 and 43,

1 that gets renewed every year with a letter, so it
 2 doesn't really come to the board. It's, you know,
 3 the rate basically stays the same unless there's a
 4 hike in -- or in the provision of the lease which
 5 was done many, many years ago. Only raises the
 6 amount of the rent if the city has raised its
 7 parking rates.
 8 Obviously, with COVID and everything that's
 9 happened in the past year, we're not going to have
 10 a rate increase, so it goes through the letter and
 11 it gets put on consent.
 12 The other thing that was put on consent
 13 retroactively and what we had to do rather quickly
 14 was the parking department. When he sold the 2801
 15 building, the plans for the -- the people that were
 16 in the Salzedo old police building was to move them
 17 to the new police and fire headquarters, but there
 18 were a couple of departments that were going to be
 19 relocated to Garage 7. Garage 7 isn't built yet.
 20 We are actually in the process now of doing the bid
 21 for the construction. In Garage 7 will be HR,
 22 parking, and risk management. There will be
 23 offices in that -- on the bottom floor of that
 24 building and on the second floor to house those
 25 departments. So we had to -- I had to kind of find

1 places to relocate them.
 2 What we did, we tried to -- and we're also
 3 redoing for the 427 Building behind us. So we had
 4 to move everybody from the 427 Building into here,
 5 into the Third Floor, tried to put the
 6 administrative part of parking which is Kevin
 7 Kinney who has come to the board several times and
 8 some of the administrative aides that he has into
 9 that little house that you see when you walk into
 10 City Hall, the Annex, which is right here in the
 11 courtyard. It's like a little house there off the
 12 side, so they were relocated there, but we found
 13 that the third floor is very, very crowded, and we
 14 actually were functioning well up there to be able
 15 to have planning and zoning, code, and building all
 16 up on the third floor. So I was asked to find a
 17 quick, small space that we could relocate parking
 18 to so they could put some personnel downstairs in
 19 order to address the plans and everything else.
 20 As the city has announced that we are going to
 21 full reopening on June 14th, so at that point it
 22 will be better to have everybody here that deals
 23 with the building department. So I found a small
 24 place for Kevin. We took it retroactively to the
 25 board. We did it in between meetings, so that's

1 why it -- we -- and the commission didn't have
 2 meetings in April either, so we found a place that
 3 is on 338 Minorca, which is half a block from where
 4 they're actually going to be permanently stationed
 5 when the garage is built. And it also allows them
 6 -- if anybody comes to the public safety building,
 7 they can just walk half a block to where the
 8 parking is. There's a city parking lot across the
 9 street for people to park and there's also street
 10 parking. Most of the work -- most of the permits
 11 that are purchased through parking are done online,
 12 but there are still some people that come in and
 13 pay in person.
 14 So that's really the function of that besides
 15 their --
 16 MR. LOWELL: Can you give us a brief on the
 17 Miracle Theater redo?
 18 MS. SARDINAS: The Miracle Theater is not
 19 being redone.
 20 MR. LOWELL: No, not redone. I'm sorry. The
 21 financial change.
 22 MS. SARDINAS: So what happened with --
 23 MR. LOWELL: Yes. What happened?
 24 MS. SARDINAS: Okay. So in the -- in the
 25 commission meeting, she was given an additional ten

1 years. So she was able to exercise the option that
 2 she had early and she -- okay. Let me go back.
 3 The lease had, I believe, she was -- it was in
 4 place until 2029 and she had one more option -- she
 5 had one more option until 2039. She was allowed to
 6 exercise that option early, so now her lease is in
 7 place till 2039. So she was given an additional
 8 option, which she didn't have, which she could
 9 exercise in 2038 to go to 2040. That was the
 10 entire change.
 11 MR. MANRARA: Just in time for my 100th
 12 birthday. I look forward to being there.
 13 MR. LOWELL: So there was no change in her
 14 rent structure?
 15 MS. SARDINAS: No. The theater does not pay
 16 rent. They reimburse us for insurance for the
 17 building.
 18 MR. LOWELL: Just insurance?
 19 MS. SARDINAS: Just insurance. And they
 20 obviously have their own insurance and everything
 21 else, but insurance for the building, that is what
 22 they reimburse the city for.
 23 I believe in 2014, and don't hold me to that
 24 because I'm going off memory, in 2014 the city
 25 changed -- they were also responsible for

1 maintenance, but at that point the city changed the
 2 terms of the agreement and took over maintenance of
 3 the building.
 4 At the present time we are procuring several
 5 things. The roof is being redone at the theater,
 6 both the flat part -- all the flat part of the
 7 roof, and we are also changing the chiller, and the
 8 two air conditioning units that are behind the
 9 stage because they are way past, you know, they're
 10 past their time so we are in the process of
 11 procuring all of that right now. But those
 12 projects will be ongoing now over the next fiscal
 13 year to get all of that redone.
 14 She does an excellent job at getting grants.
 15 She's gotten some to change some of the things
 16 inside, like, the bathrooms have been redone with
 17 touchless faucets for, you know, COVID and all of
 18 that. She's been able to -- so she does an
 19 excellent job at doing that with the state, night
 20 foundation, the county, and she is working there,
 21 changing all the carpeting.
 22 So they're going through extensive
 23 renovations. Since they're closed, they've taken
 24 some of that time and also have been able to obtain
 25 some grants to do that.

1 MR. LOWELL: Does she provide financial
2 statements to the city each year?
3 MS. SARDINAS: Yes, she does.
4 MR. LOWELL: Do we get a copy of those?
5 MS. SARDINAS: I actually have those for you.
6 We talked about it, but you wanted me to print them
7 out and send them to you and then we got a little
8 bit sidetracked with respect to how exactly it is
9 that we were going to do that through our office
10 system and the work from home, but if you still
11 want to see all of them, I do have them. How far
12 back do you want to go, Jack?
13 MR. LOWELL: Just the current year would be
14 fine.
15 MS. SARDINAS: The current year.
16 MR. LOWELL: It's a balance sheet and an
17 income statement, right?
18 MS. SARDINAS: It's the 990 Form that they
19 submit through -- because they are non-profit, so
20 they submit that to the government.
21 MR. MANRARA: Could you give us an update on
22 the status of the Gables Cinema? I mean, that's an
23 item that has come before this board over the -- at
24 least since I've been here now, this is my fourth
25 year, several times, and I frankly don't know where

1 we stand with it right now, and also, if you could
2 give us an update on your department's move to the
3 Fink Building.
4 MS. SARDINAS: Okay. So let's go with the
5 cinema. The first -- the first -- last year, the
6 cinema's timeline was that they were going to raise
7 a certain amount of money to be able to do their
8 expansion and be able to start construction in
9 September of last year because the Patio & Things
10 ended on August 31st. So that's what the
11 commission had voted.
12 The cinema, as we went into the deadline,
13 first of all had not been able to secure enough
14 funding to be able to start construction, much less
15 they still needed to go through the design process,
16 right, they needed to do plans, and all of that.
17 So at that particular point, they went ahead and
18 engaged an architect that they're working with, an
19 architectural firm and an engineering firm to
20 develop those plans.
21 I just sent an e-mail, I want to say, about
22 ten days ago to kind of have them give me a formal
23 update of where they are in their fundraising and
24 where they are with respect to their plans, because
25 what we did was extend the patio and things lease

1 for one year.
2 MR. MANRARA: Which expires in like a month?
3 MS. SARDINAS: August 31st of '21.
4 So I asked them now for an update. I do not
5 know if they will be ready to start construction or
6 if they've raised the money that they need to do
7 the project. I don't have an update on that side
8 yet, so I will definitely, once I hear back, you
9 know, have a conversation with them and also with
10 patio about what we're going to do with respect to
11 that. But that's where that project is right now.
12 The Fink. So we have extended -- we had a
13 lease that ends at our office where you've all been
14 to at 2121, ended in May. So we extended that
15 lease for three months until the end of August to
16 give time for the Fink if I think to be done. So
17 Julian, Belkis, and I actually visited the Fink
18 last week and saw the construction is ongoing so we
19 are hopeful that, you know, they will be done in
20 time for us to be able to move sometime during
21 August to the Fink and if there is any change on
22 that I will definitely update you.
23 MR. MANRARA: Thank you.
24 MS. QUEMADA: Thank you, Zeida.
25 Any other questions?

1 MR. MANRARA: Just as a follow-up.
2 The Burger Bob's situation, is it stable, is
3 it declining, it is improving?
4 MS. SARDINAS: Burger Bob was given a rent
5 deferral agreement and a rent reduction to \$1,000 a
6 month plus taxes and whatever insurance charges he
7 does get billed for by the city. He is doing that.
8 We deferred like \$20,000 in rent until the end of
9 the lease, which is also in August. And it is my
10 understanding that he's been making periodic
11 payments towards that deferment. So right now, I
12 believe, when I check with the rent report for you
13 guys, I checked into what has been happening and I
14 think his balance right now is around \$16,000 or 14
15 -- 14 to 16,000. So he's been make periodic
16 payments.
17 MR. LOWELL: Is he operating?
18 MS. SARDINAS: Yes.
19 MR. LOWELL: Good.
20 MS. SARDINAS: And he is submitting monthly
21 sales reports.
22 MS. QUEMADA: Okay.
23 MR. MANRARA: I know that there's a parking
24 lot owned by the city just to the west of the loft
25 -- the Aloft building behind where the Christian

1 Science Church is. Is the city planning to change
 2 the use of that space? Do you know that property?
 3 MS. SARDINAS: I don't -- okay. So the
 4 parking lots that I'm more or less involved with
 5 are parking lots that we lease to someone like UM
 6 and certain agreements that we have or reversal,
 7 right, private parking lots that the city has
 8 entered into management agreements with and then we
 9 share the proceeds. So I am not -- that's not one
 10 of the ones that I do, but I can find out for you.
 11 MR. MANRARA: Well, it's okay. I'm just
 12 wondering because they look like they may not be
 13 converting it, you know, just not just resurfacing,
 14 but maybe building a structure there. That would
 15 be very different use of city property of which a
 16 property advisory board may want to --
 17 MS. SARDINAS: If that was the case, then I
 18 would have heard about it.
 19 MR. MANRARA: You would know. Okay.
 20 MS. SARDINAS: Yeah. So you're saying --
 21 where is it exactly?
 22 MR. MANRARA: It's on Valencia about half a
 23 block west of Le Jeune. You know where the Aloft
 24 building is which is across from the Publix?
 25 MS. SARDINAS: Yes.

1 little bit of exercise, and she came back and she
 2 said, It's now official -- based on her anecdotal
 3 observation -- more than 50 percent of the
 4 locations on Miracle Mile are vacant.
 5 And, of course, that's just her anecdotal
 6 observation, but I'm just wondering if either of
 7 you had any update? Typically Ms. Valdes addresses
 8 these items for us.
 9 MR. PEREZ: Ms. Valdes is attending a big
 10 meeting, and she's making a presentation on the
 11 retail -- the status of retail.
 12 We had -- this past week, we had a retail
 13 consultant in town and there was a series of
 14 presentations made and she's now briefed in the
 15 bid, and that's the reason why she's not here with
 16 us, but at the next meeting, we'll give you an
 17 update.
 18 What I can tell you about Miracle Mile is,
 19 yes, we do have a number of empty spaces, but I can
 20 also tell you that some of those spaces are now,
 21 you know, under discussion by interested parties
 22 that, you know, wanted to move into the area. And
 23 she'll be able to give you an update on what's
 24 going on Miracle Mile at the next meeting.
 25 MR. LOWELL: Steve Batell owns a number of the

1 MR. MANRARA: If you continue walking west,
 2 there's a big city-owned parking lot there that has
 3 totally been torn up and they've been working on it
 4 furiously, and I walk through there and it's near
 5 my house.
 6 MS. SARDINAS: Maybe we are doing -- so Kevin
 7 has a schedule for regular CIP, so that may be part
 8 of that, but I can ask. I can ask and get you the
 9 answer.
 10 MS. QUEMADA: Okay. Anyone else?
 11 Thank you so much, Zeida, for your report.
 12 New business report. Franchesca. Is she
 13 here?
 14 MS. GOMEZ: Franchesca is not --
 15 MS. QUEMADA: Oh, she's not? Okay.
 16 All right then. So does anyone --
 17 MS. SARDINAS: I apologize about that.
 18 Okay. Thank you.
 19 MS. QUEMADA: Thank you.
 20 Does anyone else have any comments or
 21 questions?
 22 MR. MANRARA: I just wanted to ask Zeida or
 23 Julian if they have any update on what is happening
 24 on Miracle Mile? My wife walked through Miracle
 25 Mile yesterday just going out for a walk to do a

1 storefronts on the mile. Has he been in dialogue
 2 with you all or any of the city departments about
 3 what he's going to do, specifically, with the
 4 corner of Ponce and the Mile?
 5 MS. SARDINAS: Jack --
 6 MR. PEREZ: Let me answer that question,
 7 please.
 8 Specifically, to the department, I have not
 9 had any conversations with them. That is the
 10 answer.
 11 MS. SARDINAS: I did want to bring to your
 12 attention, there are a lot of leases and new
 13 tenants coming to the Mile. There's just that
 14 they're -- since they're new, they're under doing
 15 renovations. So, an example of that is the Chibo
 16 space which closed and has been -- the Chef
 17 Adrienne Group that did Redfish Grill is going in
 18 there with the restaurant named Forte. It's an
 19 Italian restaurant which is going to be Chef
 20 Adrienne, and it's my understanding that that's
 21 going to open within -- either at the end of May or
 22 beginning of June.
 23 So there are -- the John Martin also was in
 24 the paper and has already been leased by another
 25 restaurant group, so there's a lot of like --

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1 MR. MANRARA: There's a lot of activity.
 2 MS. SARDINAS: There's a lot of activity.
 3 It's just that they're in the process of either
 4 renovating or building out the space to their
 5 needs.
 6 MR. MANRARA: How about the Artinique space
 7 which is one that, obviously, our board would be
 8 directly passed with commenting?
 9 MS. SARDINAS: We are continuing to show both
 10 of the spaces that we have vacant right now. I am
 11 working with several people with that, so as soon
 12 as I have something to bring to the board, I will
 13 bring that to you. So I am in the process of
 14 working through with some interests that I've had
 15 and we are continuing to show the spaces.
 16 MR. MANRARA: And that space was done and has
 17 been good for the temporary library that opened at
 18 308 Miracle Mile.
 19 MS. SARDINAS: The Artinique?
 20 MR. MANRARA: Yeah.
 21 MS. SARDINAS: Well, it's a restaurant. So,
 22 you know, it does have certain limitations in that
 23 sense. It is -- and I know Leo was great to come.
 24 I am going to just take a minute and send you
 25 because we have that we gave the property advisory

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1 board some really good pictures of what the
 2 facility looks like. They did a really nice job
 3 building it out. It's an area that's going to be
 4 open for the Coral Gables Library for the next 18
 5 months while they do the \$5 million upgrade that
 6 they're doing.
 7 And, again, I think one of the things we have
 8 to be really happy about is that they were able to
 9 get those FEMA grants and the building is going to
 10 be improved, also, not only the interior being
 11 redone and updated and making it more digitally
 12 friendly and all of this, but the roof and the
 13 impact windows which is big safety --
 14 MR. MANRARA: Zeida, what are you asking for
 15 the A space per square foot?
 16 MS. SARDINAS: Right now \$45 a square foot
 17 plus the passthrough charges that, you know, the
 18 cam, the insurance, and everything else which comes
 19 out to about 12 more dollars.
 20 MR. MANRARA: Wow.
 21 MS. SARDINAS: That's the asking price right
 22 now.
 23 MR. LOWELL: The total is almost \$60.
 24 MR. MANRARA: It's close, yeah.
 25 And for the realtors on our board, how do you

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1 find retail prices for let's say a place like
 2 Miracle Mile? Are they stable, up, down as far as
 3 the rental.
 4 MS. PASTOR: There's a lot of demand. I mean,
 5 I can tell you just up in Doral, I rented six
 6 spaces in the last three months and that includes
 7 restaurants, mostly restaurants I have to say,
 8 juice bars, et cetera, and our prices are -- Doral
 9 prices are lower, but I think that \$45 per square
 10 and \$12 cam for Miracle Mile I think is --
 11 MR. MANRARA: Is in the market?
 12 MS. PASTOR: Yes, for sure.
 13 MS. SARDINAS: So I try when I can to see part
 14 -- we have a service in our department for Costar.
 15 Costar does excellent reports and so I monitor that
 16 all the time and I will tell you that all of their
 17 forecasting that they do, and they send out emails
 18 daily and all of that, it looks very, very good for
 19 hospitality. They're doing something now
 20 specifically, I believe, on the 14th, there's
 21 something that has to do with the hotel side and
 22 all of that and banquet facilities and things of
 23 that nature, so we're going to be looking at all of
 24 that, but we have -- I do keep an eye on what is
 25 going on, all the time, the vacancy rates that we

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1 have for the city, which we publish in the business
 2 report which I know you guys do, Belkis puts that
 3 out regularly, so...
 4 MS. QUEMADA: Zeida, I just have a quick
 5 question for you. How about open stage? Any
 6 interest?
 7 MS. SARDINAS: I do have. I do have. I am
 8 working through all of that and I'm sorry I can't
 9 share more. We do have a confidentiality agreement
 10 that they filed which they're entitled to do for a
 11 certain amount of time while I go through that
 12 process. So once, you know, all of that is ready
 13 if we get there, it will come to the board.
 14 MS. QUEMADA: All right. Thank you.
 15 MR. MANRARA: Are there any issues with the
 16 new fire station on Sunset? I don't know why I
 17 thought I read something there may be some concern
 18 or is everything in that property moving forward as
 19 planned?
 20 MS. SARDINAS: So the process for what
 21 happened after we purchased the part of the parking
 22 lot that we're going to use to do the firehouse is
 23 that we were going to do improvements to the other
 24 side in order to be able to build another entrance
 25 and exit right so that they would be able to, you

1 know, service their daycare and the school -- that
2 small school that they have and everything else.
3 So those improvements are now in the process of
4 being completed.

5 The city has started a process which I believe
6 tonight is going to the planning and zoning board
7 to change the land use for the -- for the lot. It
8 had a land use of a religious institutional, so we
9 just want to change it to municipal use so that
10 process that was a community meeting done and
11 tonight it goes to planning and zoning board so
12 that we can just change the land use. And I know
13 that the fire chief, the manager, and everybody
14 else is in the process of designing what it's going
15 to look like. So that's --

16 MR. MANRARA: So it's moving forward?

17 MS. SARDINAS: Yes.

18 MR. MANRARA: And then yesterday's commission
19 meeting, was the proposal by a Commissioner
20 Anderson to change a lot of the zoning or postpone
21 some of the zoning changes, was that discussed in
22 the --

23 MS. SARDINAS: There was discussions done, but
24 I don't believe there was action taken. It was a
25 discussion.

1 know has changed at least with two members, I just
2 think it's time to move on.

3 MR. MAZZEI: Thank you for your involvement.
4 It's been a pleasure.

5 MS. QUEMADA: Thank you.

6 MS. SARDINAS: Thank you so much, Alberto.

7 MS. QUEMADA: Yes. Thank you so much,
8 Alberto.

9 MR. MAZZEI: Some of the most interesting
10 meetings have been triggered by you.

11 MR. MANRARA: I know I've tested all your
12 patience and I'm not ignorant of what I say and do,
13 but I want you to know that I do appreciate it.

14 MR. LEYVA: Thank you.

15 MS. SARDINAS: Well, we appreciate your
16 service.

17 MS. QUEMADA: And I think that everything
18 you've always brought to the board, Alberto, even
19 if we may not always agree, I think it's the
20 challenging voice that we need to sort of shake
21 things up a little bit and keep us on our toes, so
22 it's appreciated.

23 MR. MANRARA: Thank you.

24 MS. SARDINAS: Yes.

25 MS. QUEMADA: And so I would like to sort of

1 MR. MANRARA: It was a discussion.

2 MS. SARDINAS: So it's online. You can just
3 watch.

4 MS. QUEMADA: Okay. Great. Do we have a
5 motion to adjourn?

6 MR. MANRARA: Well, before we entertain that,
7 I just wanted to say that this is probably my last
8 meeting. I want to thank Julian and Zeida and all
9 the members of your department which I think are a
10 great support to us and have been with us really
11 making service on this board very enjoyable and I
12 think very efficient.

13 I also want to thank my fellow board members
14 for putting up with me. I'm sure that half the
15 time you wish, you know, I would say a lot less
16 than what I do, so I apologize for all of those
17 omissions and transgressions, but it's been a
18 pleasure to serve with everybody on this board and
19 I want to wish everybody the very best going
20 forward.

21 MR. LOWELL: So can we get you reappointed?

22 MR. MANRARA: You know, I think four years --
23 thank you, Jack, but, you know, other people, I'm
24 sure, can bring great ideas and I'm an appointee of
25 the full commission and since the commission we all

1 echo since I've been doing this now for eight years
2 and I think it's time. I will be turned out, so
3 thank you to all my board members, thank you to
4 everyone on staff at the Economic Development
5 Department. You guys have been great. It's been a
6 pleasure working with everyone, and it's been an
7 honor to be on this board and work towards
8 bettering our community, so thank you.

9 MS. SARDINAS: Again, Valerie, thank you so
10 very much. I know that your term is up and we
11 certainly appreciate -- at least me the last two
12 years I've been here, we've had a great working
13 relationship and I'm going to miss you.

14 MS. QUEMADA: I'll miss you too. We'll stay
15 in touch, I'm sure.

16 Okay. Anyone else, last-minute things to say?
17 Okay then.

18 MR. MANRARA: I move adjournment.

19 MS. QUEMADA: Perfect. I second.
20 Thank you so much. Have a great day.

21 MR. LEYVA: Thank you.

22 (Whereupon, these proceedings were concluded
23 at 9:48 a.m.)
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CERTIFICATE

I, ADRIANA REYES, Notary Public, certify that I was authorized and did stenographically report the foregoing proceedings via teleconference and that this transcript, Pages 1 through 57, is a true record of the proceedings. I further certify that I am not a relative, employee, or counsel for any of the parties' attorney or counsel connected with action, nor am I financially interested in the action.

Dated this 5th day of June, 2021


ADRIANA REYES



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