

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

www.coralgables.com



City of Coral Gables

Meeting Minutes

Wednesday, February 11, 2026

8:30 am

427 Biltmore Way- First Floor Conference Room

Property Advisory Board

Chairperson Alberto "Papo" Manrara

Vice Chair Christopher Zoller

Board Member Rigby J. Coleman

Board Member Jordan Gimelstein

Board Member Nirberto Moreno

Board Member Nikki V Whiting

Board Member Angel O. Nicolas

A. CALL TO ORDER

8:41 am

B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present
Vice Chair, Christopher Zoller -Present
Board Member Rigby J. Coleman -Absent
Board Member Jordan Gimelstein –Present
Board Member Nirberto Moreno – Present
Board Member Angel O. Nicolas –Absent
Board Member Nikki V Whiting – Absent

C. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of January 14 were approved by all.

Ms. Santiago provided comments related to the Golf Course and assured everyone that the city manager is very interested in repairing and restoring the golf course, and if necessary, looking into possibly hiring an outside company for potential repairs and restoration. It was also indicated that 75% of residents use the golf course, while 25% possibly are not Coral Gables residents.

D. 2020 PONCE DE LEON – UPDATE

- CIP team and the contractor had a kick-off meeting. Construction is expected to begin next week for suites 102A and 1200.
- Completion of Build is targeted for end of March beginning of April.
- Office area is on Minorca and next to the Tax Collector’s office.

E. ARAGON SURFACE PARKING LOTS – UPDATE

- Asta Parking, the Parking operators managing the work, will be adding lighting and removing islands originally placed by the city prior to the reunification and beautification of the lots.
- Renovations will take place during May 2026.
- Parking lots will remain closed while work is being done.

Pop-Up Space

- Received a recent update from Economic Development which they will provide updates via flyers on online pop-up. Per City Manager, monthly rent will be marketed at \$2,200.00
- Current tenant Pedrido Arte's License Agreement ends during mid-August. Square Footage is 850.
- The Pop-Up program's goal is to assist with small business in becoming established by providing temporary retail space within the Central Business District, with the goal of helping them transition into long-term tenancy.
- Board members discussed the rental rates in the Central Business District.
- Board member Zoller advised that a recent retail deal he closed resulted in a tenant paying \$35.00 per square foot for a space.

F. RENT REPORT

- Francesco's update: Outstanding rent includes January and February – they have been diligently trying to catch up on rental payments.
- Starwood update: According to a comment on the Rent Report the tenant will be re-issuing payment for the corresponding January's rental charges.
- There were technical issues with the payments, or it was lost in the mail.

G. OPEN DISCUSSION

- Board members inquired about the number of vacant store front exist within Miracle Mile.
- Staff advised that a current report showed there are a total of 143 store fronts on Miracle Mile, with 14 vacancies.
- Board Member Zoller mentioned that he reviewed a recent EWM report noting a steady flow of people moving into the South Florida area.
- It is difficult to determine how many are moving specifically to the Gables area.
- There is also a steady migration out of Miami-Dade County.
- Members discussed prominent and well-known global business leaders buying properties in South Florida, including areas like Coconut Grove, Coral Gables, and Indian Creek in Miami Beach. They are also investing millions of dollars in South Florida, including Palm Beach County.

H. ADJOURNMENT

Meeting adjourned at 8:51 am

I. NOTE