



City of Coral Gables
CITY COMMISSION MEETING
November 9, 2021

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables, Florida, authorizing a Temporary License Agreement between the City of Coral Gables and Ben & Guiles, Inc., the selected proposer for the City of Coral Gables' Pop-Up Incubator Program with regard to the premises located at 290 Miracle Mile, Coral Gables, Florida 33134, for a six (6) month initial term with an additional six-month renewal option at the City Manager's discretion.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

On November 12, 2019, the Economic Development Department (the "Department") presented the Pop-Up Incubator Program (the "Program") to the City Commission. The Program would be advertised, proposal/applications received would be reviewed by a selection committee, and a tenant selected to occupy the 290 Miracle Mile, Coral Gables, FL 33134 city-owned space (the "Premises") using a license agreement. The City of Coral Gables (the "Landlord") would allow for a six-month term, with a six-month renewal option at the City Manager's discretion. The Program's presentation was well-received by the City Commission and the Department proceeded to hold the advertisement/tenant selection process.

On December 10, 2019, the Department presented the selected/proposed tenant to the City Commission and proceeded to enter into negotiations for a license agreement. Unfortunately, due to the COVID-19 pandemic, the proposed tenant decided not to proceed with the Program.

In October of 2020, the Landlord participated in the Business Improvement District (BID) Art on the Mile Program, and allowed for Boston Art, LLC dba Ninoska Huertas Gallery to occupy the space during the 2020 Holiday Season (the "Gallery"). The Gallery subsequently remained in the space entering into short-term temporary license agreements (60-90 days each) with the Landlord, while the Department assessed having another Program advertisement/selection process.

On July 23, 2021, the Department advertised the Program for sixty (60) days. Six (6) proposals were received, but only four (4) were considered, because two (2) of the proposers chose to withdraw their applications. A selection committee composed by Chamber of Commerce Executive Director Mark Trowbridge, Business Improvement

District Executive Director Aura Reinhardt, City of Coral Gables Retail Consultant Midge McCauley, and Assistant Economic Development Director Belkys Perez reviewed the proposals and selected Ben & Guiles, Inc as the proposed tenant (the “Tenant”). Landlord and Tenant are therefore seeking authorization to execute the License Agreement with lease terms are as follows:

Premises: 850 Sq. Ft.

Total Monthly Rent: \$2,000.00 per month.

Security Deposit: \$2,000.00

Term: December 1, 2021- May 31, 2022

Renewal: Six (6) additional months (June 1, 2022 - December 31, 2022) at the City Manager’s discretion.

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
460-362-174	\$2,000.00	Rent

LEGISLATIVE ACTION:

Date.	Resolution/Ordinance No.	Comments
November 12, 2019		Presentation to City Commission
December 10, 2019		Presentation to City Commission

ATTACHMENT(S):

1. Draft Resolution
2. Draft License Agreement
3. Advertisement
4. Selection Tabulation Worksheet