

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

www.coralgables.com



City of Coral Gables

Meeting Minutes

Wednesday, November 12, 2025

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

8:36 am

B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present

Vice Chair, Christopher Zoller -Present

Board Member Rigby J. Coleman -Present

Board Member Jordan Gimelstein –Present

Board Member Nirberto Moreno –Present

Board Member Angel O. Nicolas – Tardy (joined shortly after start of mtg.)

Board Member Nikki V Whiting – Excused absence

C. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of October 8, 2025, were approved by all.

D. TENANT UPDATES

- Coral Gables Cinema – they are in the process of finalizing donations from two donors. The City is awaiting the executed attestation from their Board as well as a current bank statement.
- Board Member Manrara inquired on logistics related to the Coral Gables Cinema.
- Haagen Daz exercised their first ten-year renewal several months ago.
- Pedrido Arte the new pop-up tenant has received positive community feedback.
- 4916 Washington Drive (Rear) - the City Manager offered the Sellers \$425K, however this offer was denied. The City communicated that due to the improvements soon to take place at Cooper Park, access to the home will be affected. The Sellers currently have an all-cash offer for \$450K.

E. RENT UPDATES

- Francesco's is delinquent on payments for the period of August through November.
- Board member Moreno inquired about business improvements.
- Difficult for some restaurants to survive, perhaps business will improve during the holiday season, if not perhaps they will succumb to failure. Prices have increased.

F. OPEN DISCUSSION

Board Member Moreno made comments related to the Red Bird Shopping Center which was recently bought out.

- Further conversations regarding RTZ and Live Local details.
- Ms. Santiago will send Board Members links that will further explain details associated with RTZ.
- New projects are opening at Coral Gables.
- Cars are speeding on Anastasia toward Bird Road.
- Open empty lot close to the Presbyterian Church and cars are parking at this location and damaging and killing the grass.

G. ADJOURNMENT

Meeting adjourned at 9:02 am.

H. NOTE

Bi-annual ethics training, link was provided for convenience.