

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Thursday, June 20, 2024

8:30 AM

Police and Fire Headquarters, Community Meeting Room

Property Advisory Board

Chairperson Jack Lowell
Vice Chairperson Alberto "Papo" Manrara
Board Member Rigby Coleman
Board Member Nirberto Moreno
Board Member Angel Nicolas
Board Member Christopher Zoller

Members of the public may participate in person but are also able to participate via the Zoom at <https://us06web.zoom.us/j/88481493942>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing:

Phone# 305-461-6769

Meeting ID: 884 8149 3942.

CALL TO ORDER

Board Member Christopher Zoller called the June 20 Property Advisory Board meeting to order at 8:36 AM.

ROLL CALL**A. APPROVAL OF THE MINUTES**

24-7698 Minutes for the April 10th, 2024, Property Advisory Board meeting.

Attachments: [PAB - Minutes - April 10](#)

B. NEW BOARD MEMBER INTRODUCTION - RIGBY COLEMAN

Board Member Rigby Coleman introduced himself, providing a brief biography highlighting his finance background and his intention to bring a financial perspective to the Board.

C. UNSOLICITED PROPOSALS / BIDS

No unsolicited proposal or bids

D. PRESENTATION FROM THE CORAL GABLES ART CINEMA (Facilitated by Brenda Moe)

The Chairperson of the Coral Gables Cinema, Merlin Ebbert, introduced Brenda Moe, the Executive Director and Programming Director, to present the Cinema's 2023 Impact Report.

Ms. Moe's presentation covered the history of the Cinema and its activities from January 23 to December 23, including the screening of films on 35 and 70-millimeter film using a single screen. She also shared that the Cinema was the sole location in South Florida to screen Oppenheimer on 70-millimeter film, with 50 screenings of the film. Ms. Moe provided statistics and demographics of the Cinema's patrons and informed the Board about the funding sources, which include state, county, and city grants, individual and corporate donations, as well as revenue from ticket sales, memberships, venue rentals, and concession sales. Furthermore, Ms. Moe mentioned a reduction of \$100,000 in their state grant. She encouraged the Board to help spread the word about the Cinema, encouraging people to visit their website and sign up for their newsletter.

24-7837 Coral Gables Art Cinema's 2023 Impact Report

Attachments: [Coral Gables Art Cinema 2023 Impact Report \(click to advance\)](#)

E. ASSET MANAGEMENT REPORT

Asset Manager Sardinas provided an update on Francesco stating that there are open and have received positive reviews on the food and the restaurant design.

Ms. Sardinas additionally provided an update on Sra. Martinez, stating that they were going through the licensing process with an expected opening date of late August.

Furthermore, Ms. Sardinas informed the Board that she had been negotiating a lease for the Granada Diner space with Ms. Rita Tennyson, as instructed by the City Commission. She also mentioned that a temporary certificate of occupancy is expected by the end of July, and a certificate of occupancy by the end of September. Ms. Sardinas provided the Board with the methodology used by the City to determine the rent price for spaces, stating that two market rate appraisals were conducted and, based on the appraisal amount, a rent price was determined.

F. OPEN DISCUSSION/ OTHER BUSINESS/ BOARD MEMBER ITEMS**ADJOURNMENT**

9:27 a.m.

NOTE