

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2026-167

A RESOLUTION OF THE CITY COMMISSION DIRECTING THE CITY MANAGER NOT TO PROCEED WITH ANY MAJOR CAPITAL IMPROVEMENTS THAT WOULD REQUIRE TEMPORARILY CEASING OPERATIONS AT THE CORAL GABLES WAR MEMORIAL YOUTH CENTER UNTIL THE REVERTER CLAUSE IN THE DEED TO THE PROPERTY HAS BEEN MODIFIED TO ADDRESS THE CITY COMMISSION'S CONCERNS REGARDING ITS POTENTIAL INTERPRETATION; AND DIRECTING THE CITY ATTORNEY TO PAUSE ON LITIGATION EFFORTS UNTIL DECEMBER 1, 2026 AT WHICH TIME FURTHER DIRECTION SHALL BE PROVIDED BY THE CITY COMMISSION.

WHEREAS, pursuant to Resolution No. 2025-260, the City Commission directed the City Attorney to request that the Coral Gables War Memorial Youth Center Association, Inc. (the "Association") provide the Association's financial statements and organizational and operational documents; and

WHEREAS, given that the Association's response did not include all of the requested documents, the City Commission, pursuant to Resolution No. 2025-303, directed that the City Attorney engage outside counsel to request a meeting with the Association and further request relevant documents and information; and

WHEREAS, pursuant to Resolution No. 2025-473, the City Commission directed the City Attorney to meet with counsel for the Association and if all requested documents were not provided, authorizing the City Attorney to move forward with litigation; and

WHEREAS, the City Commission fully and unequivocally intends to continue the operations of the Coral Gables War Memorial Youth Center (the "Youth Center") for the recreation and benefit of the youth of Coral Gables, but concerns remain regarding restriction of a portion of the Youth Center property that is subject to a non-reciprocal reverter clause; and

WHEREAS, while disclosure by the Association of its organizational, operational, and financial records would alleviate those concerns to a certain extent, the City Commission ultimately remains concerned about the potential for future interpretation of the reverter clause which is overly broad and contains no guardrails; and

WHEREAS, given the potential for uncertainty regarding the reverter clause, the City Commission finds that it would be ultimately in the City's best interests to refrain from investing major funds into improvements at the Youth Center that would require temporarily ceasing its operations until clarification of the reverter clause has been agreed to with the Association.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing **"WHEREAS"** clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. That the City Manager is directed to not proceed with any major capital improvements at the Youth Center until the reverter clause in the deed to a portion of the Youth Center property has been modified to address the City Commission's concerns regarding its potential interpretation. Notwithstanding the foregoing, the City Manager is directed to ensure that all required repairs and maintenance projects are carried out in a timely and expeditious manner. Such required repairs and maintenance projects include those to meet life-safety standards and otherwise required pursuant to applicable law.

SECTION 3. That the City Attorney is directed to pause on litigation efforts until December 1, 2026 at which time further direction shall be provided by the City Commission.

SECTION 4. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS SECOND DAY OF JUNE, A.D., 2026.

(Moved: Anderson / Seconded: Lara)

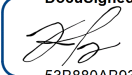
(Yeas: Castro, Lara, Anderson, Lago)

(Nays: Fernandez)

(Majority (4-1) Vote)

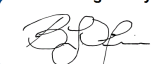
(Agenda Item: F-3)

APPROVED:

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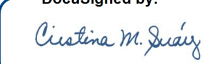
VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY