

CORAL GABLES

THE CITY BEAUTIFUL

Property Advisory Board

Meeting Minutes

Wednesday | July 14, 2021 | 8:30 a.m.

Location: Public Safety Building, Second Floor, UPD Conference Room
2151 Salzedo Street, Coral Gables, FL 33134

PAB MEMBERS	MEETING DATES												APPOINTING ENTITY
	J	F	M	A	M	J	J	A	S	O	N	D	
	'21	'21	'21	'21	'21	'21	'21	'21	'21	'21	'21	'21	
Nancy Pastor Chair	P	Z	P	Z	P	P	P						Mayor Vince Lago
Jack Lowell Vice-Chair	P	Z	P	E	P	P	P						Commissioner Kirk R. Menendez
VACANT	-	-	-	-	-	-	-						Commission as a Whole
Edmund Mazzei	P	Z	P	Z	P	P	E						City Manager Peter Iglesias
Frank Maderal	-	-	-	-	-	P	P						Vice Mayor Michael Mena
Michelle Dunaj	-	-	-	-	-	Z	P						Commissioner Rhonda Anderson
Manuel Niebla	-	-	-	-	-	P	E						Commissioner Jorge Fors, Jr.

A=Absent E=Excused Absence P=Present X=No Meeting Ph=Present by Phone Z=Zoom - =Former Board Member

Staff and Guests:

Julian H. Perez, AICP, CFM Director, Economic Development Department
Zeida Sardiñas, Asset Manager, Economic Development Department
Yenisis Gomez, Administrative Assistant, Economic Development Department

Ms. Pastor brought the meeting to order at 8:47 a.m.

1. Review and approval of June 9, 2021, Property Advisory Board Meeting Minutes. Mr. Lowell made a motion to approve the meeting minutes and Mr. Maderal seconded the motion, which passed unanimously. There was no discussion regarding the minutes.

2. Asset Manager Report

A. Rent Report

Ms. Sardiñas reviewed the rent report with board members.

B. City-Property Advertised for Lease – Update

1) 278 Miracle Mile – Restaurant Space

Ms. Gomez provided the board members with the advertisement. Ms. Sardiñas informed the Board that the property is being advertised for sixty days (6/23/21-8/23/21).

2) *2325 Galiano – Restaurant Space*

Ms. Sardiñas informed the board that she is working with a tenant who has a confidentiality agreement in place and the Board will be updated once the negotiations are completed.

3) *290 Miracle Mile – Pop-Up Space*

Ms. Sardiñas explained that the tenant will be in the space until 7/31/21. The department will be placing a 60-day advertisement for a new Pop-Up tenant for the space.

4) *2003 Granada – Granada Golf Course Restaurant (Burger Bob's)*

Ms. Gomez provided the Board members with the advertisement. Ms. Sardiñas informed the Board that the property is being advertised for sixty days (6/23/21-8/23/21).

3. Other Business

The meeting's agenda included a tour of the Public Safety Building. However, the Board members decided that they wanted further updates regarding the July 13th, City Commission meeting as it related to the 350 Greco Avenue sale and Burger Bob's lease extension.

- *350 Greco Avenue Sale of City -owned Parking Lot*

Ms. Sardiñas explained that as per their direction at June 9, 2021 meeting, the City Commission was provided with the three (3) options available to conduct a procurement process for the 350 Greco Avenue parking Lot #31. These are as follows:

1. Follow Section 2-1091 of the City's Procurement Code (recommended by the City Manager) Proposed process (based, in part, on past practice):
 - Place a "For Sale" sign on the property;
 - Advertise the sale for sixty (60) days on several real estate marketing sites (CoStar and Loopnet), in addition to the newspaper ad required by the Code;
 - Keep a log of all inquiries regarding the property and of all letters of interest/offers received;
 - At the conclusion of the 60-day advertising period, provide current proposed purchaser five (5) days to submit a "best and final offer;"
 - At the conclusion of the five (5) day period, staff provides the City Manager with the highest offer that complies with all requirements;
 - At the City Manager's direction, a Purchase and Sale Agreement ("PSA") is prepared for the City Commission's consideration. (If the current proposed purchaser makes the highest offer, the Amended PSA will be presented as an Ordinance on second reading to the City Commission. If a different purchaser, makes the highest offer, the PSA will be presented as an Ordinance on first reading to the City Commission for consideration.)
2. Follow Section 2-1091 of the City's Procurement Code, including the steps described in No. 1, but partially waive its requirements to reduce the number of days required for the advertisement to a period less than 60 days.
3. Engage in an Invitation to Bid Process, in accordance with Section 2-685 of the City Code, which requires sealed bids. If this process is chosen, it is recommended that the Invitation to Bid (ITB) specify that, if the current proposed purchaser participates in the ITB process, it be allowed to make a "best and final" offer within five (5) days after the

bids are opened. (Note: staff has been unable to find a past purchase or sale that that utilized this process.)

City Staff recommended that the City should follow Option #1 as per Division 12 of the Procurement Code. The City Commission voted to follow Option #1.

- *2003 Granada – Granada Golf Course Restaurant (Burger Bob's)*

Ms. Sardiñas explained that the City is scheduled to carry out a renovation of the interior/exterior pro-shop building and the construction of the golf cart shelters. In November of 2020, the Community Recreation Department held a community meeting where we presented the pro-shop renovation project to neighbors. At that meeting, residents inquired and suggested that a renovation of the restaurant space should also take place.

The City had also been considering this option given that the Community Recreation Department's renovation and construction projects coincided with the end of the current Burger Bob's tenant's lease which expires at the end of August 2021.

In February of 2021, the City received an unsolicited proposal from an interested party who wanted to lease the space. However, pursuant to Division 12 of the procurement code, on June 23rd, the City began advertising the space for 60 days as available for lease and any interested prospective tenant may submit a proposal for leasing the property by August 23rd. For this iconic restaurant space, the City is looking for an experienced restaurateur with a chef-driven, economically viable restaurant business concept who will undertake a complete interior and exterior renovation of the space that should include:

- a full build-out.
- new furniture and kitchen/bar equipment.
- a complete interceptor system overhaul.
- New Open-Air Seating.
- Additional Landscaping,
- And Shade Structures to complement the Golf Cart parking area.

As you can see, these are much needed improvements for this area and for the restaurant. With the refurbishment of the restaurant, the City is looking to not only complement the substantial investment that it is making for the upcoming pro-shop renovation and shelter construction projects, but it goes without saying that the City also wants to continue to ensure that exceptional food service and interior and exterior dining experiences are provided to residents and visitors at the Granada Golf course.

At the July 13 City Commission meeting, the Commission directed City staff to extend the current tenant's Lease (Robert Maguire) until December 31, 2021 and month to month thereafter. Since the Pro-Shop renovation project is also due to begin the City will have a cancellation clause in the Lease to coordinate the pro-shop renovation project accordingly.

Mr. Maderal requested that the Board be provided the Resolutions regarding the Board's creation and clarification on how the Board members should place items on the agenda.

Mr. Maderal made a motion to add to the next meeting Agenda an update regarding City leases to Not for Profit, Parking Lots and Cell Towers listed on the Rent Report. Mr. Lowell seconded the motion, which passed unanimously.

There being no further discussion, the meeting was adjourned at 9:55 a.m.

Respectfully submitted,
Yenisis Gomez, Administrative Assistant, Economic Development Department.

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