

**CORAL GABLES PROPERTY ADVISORY BOARD**  
**Minutes of February 28, 2008 – Special Meeting**  
**City Hall – City Manager’s Office**  
**405 Biltmore Way, Coral Gables, Florida**

<b>MEMBERS:</b>	<b>F<sub>2</sub></b>	<b>F<sub>1</sub></b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>J</b>	<b>J</b>	<b>A</b>	<b>S</b>	<b>O</b>	<b>N</b>	<b>D</b>	<b>J</b>	
Anthony Perea	E	P				P	-	P	P	E	-	-	P	Mayor Donald D. Slesnick, II
Jeffrey M. Flanagan	P	P	-	-	P	P	-	E	P	P	-	-	E	Commissioner Maria Anderson
Gustave (Gus) Perez	P	P	-	-	P	P	-	P	P	P	-	-	P	Vice-Mayor William H. Kerdyk, Jr.
Martha Pozo-Diaz	P	E	-	-	P	P	-	P	P	P	-	-	P	Commissioner Rafael “Ralph” Cabrera, Jr.
Luis M. Padron	E	A	-	-	P	P	-	E	P	E	-	-	P	Commissioner Wayne “Chip” Withers
Edmund J. Mazzei	P	P	-	-	P	P	-	P	E	P	-	-	P	City Manager David Brown
Mary Ann Degan	P	E	-	-	P	P	-	P	E	P	-	-	E	City Commission

**A = Absent**  
**P = Present**  
**E = Excused**

**STAFF:**

R. Alberto Delgado, P.E., Public Works Department  
Lorena Garrido, Public Works Department

**GUESTS: David L. Brown, City Manager**

**RECORDING SECRETARY: Idalina Barreiro, Public Works Department**

**CALL TO ORDER:**

The meeting was called to order by the Chair at 9:00 a.m.

**ROLL CALL:**

Ms. Barreiro called the roll and members confirmed attendance.

**MEETING ABSENCE:**

Ms. Pozo-Diaz and Mr. Padron had formally asked to be excused.

**OLD BUSINESS:**

Mr. Brown thanked the Board for allowing him to schedule this meeting and added that he will be glad to provide the Board with the requested update.

- **Country Club Update**

Mr. Brown explained the non-legal side of the agreement with the Coral Gables Country Club and the agreement between the Country Club and Granada L.L.C.

The first agreement is between the City of Coral Gables and the Coral Gables Country Club (operating agreement) and the second agreement is between the Coral Gables Country Club and the Granada L.L.C., (the company that operates the Club). According to the management agreement, the City of Coral Gables loaned \$4 million dollars to the Country Club to upgrade the Club and the Granada L.L.C. would be responsible for any shortfalls.

He explained that although, initially the Country Club made (6) six loan payments, it later stopped, and Granada L.L.C. filed suit.

Ms. Degan asked whether membership has equity in the Club. Mr. Brown answered no. Ms. Degan also asked who owns the equipment (gym, kitchen). Mr. Brown said that some was leased and some belongs to the City. Ms. Degan questioned who prepared the two agreements. Mr. Brown answered that it was prepared by an outside counsel.

Mr. Mazzei expressed his concern about the status of reservations for events if the Club closes, to which Mr. Brown said that some other solutions may be available.

Mr. Perea inquired whether Granada L.L.C. is a sole ownership company or a group of shareholders and if the City knows who they are. Mr. Mazzei said that Mr. Stuart Bornstein is the only person shown on the Florida Corporation listing and that he is listed as Managing Member.

Mr. Perez asked why the L.L.C. spent more than \$4 million dollars. Mr. Brown answered that it was due to unforeseen conditions.

Mr. Mazzei mentioned that the Club does not seem well maintained to which Mr. Brown responded that it may be their way to reduce expenses to meet reduced income.

Mr. Brown mentioned that the City Commission will decide how the building will be used in the future.

- **Procurement Code relating to the Board**

Mr. Brown reviewed the three major changes to the Procurement Code:

1. Relating to the handling of construction projects
2. Relating to the sale and purchase of long term properties
3. Relating to the leases of the properties

Mr. Brown explained that the participation of the Boards regarding the leases will depend on the extension of the leases. He added that the Property Advisory Board will be the only Board that would see leases which extend less than ten years.

He requested that the questions that apply to this Board be prepared for the next meeting, so that they are presented to March's Commission Meeting.

- **Biltmore Golf Course Abatement**

Mr. Brown explained that historically, when the hotel shuts down the course due to improvements, the City abates the rent for the number of months that they were closed. This was again the case. He added that the abatement was for six months.

Mr. Perez said that the report from the Finance Department has been already corrected.

**ADJOURNMENT:**

Mr. Mazzei motioned to adjourn the meeting. Mr. Perea seconded the motion. The meeting was adjourned at 9:40 a.m.