

CORAL GABLES

THE CITY BEAUTIFUL

Property Advisory Board

Meeting Minutes

Wednesday | November 16, 2022 | 8:30 a.m.
 Location: Zoom and City Hall Commission Chambers
 405 Biltmore Way, 2nd floor, Coral Gables, FL 33134

PAB MEMBERS	MEETING DATES												APPOINTING ENTITY
	J	F	M	A	M	J	J	A	S	O	N	D	
	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	
VACANT	-	-	-	-	-	-	-	-	-	-	-	-	Mayor Vince Lago
Jack Lowell Chair	P	P	P	P	X	P	X	P	P	-	P		Commissioner Kirk R. Menendez
Alberto Manrara	P	P	P	P	X	P	X	P	P	-	A		Commission as a Whole
Gina Anderhub	-	-	-	-	-	-	-	-	-	-	P		City Manager Peter Iglesias
Frank Maderal	P	P	P	P	X	P	X	E	A	-	A		Vice Mayor Michael Mena
Michelle Dunaj	E	P	P	P	X	E	X	P	E	-	P		Commissioner Rhonda Anderson
Manuel Niebla Vice-Chair	E	P	P	P	X	P	X	P	P	-	P		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:

Belkys Perez, Assistant Director, Economic Development Department
 Zeida Sardiñas, Asset Manager, Economic Development Department
 Elvis Fuentes, Executive Director, Coral Gables Museum

Property Advisory Board Chair Mr. Jack Lowell brought the meeting to order at 8:45 a.m.

1. Review and approval of September 14, 2022, Property Advisory Board Meeting Minutes.
Mr. Niebla made a motion to approve the meeting minutes and Ms. Dunaj seconded the motion, which passed unanimously. There was no discussion regarding the minutes.

2. Election of Chair
Mr. Niebla made a motion to elect Mr. Jack Lowell for the position as Chair. Ms. Dunaj seconded the motion, which passed unanimously. Mr. Lowell accepted the nomination.

Ms. Dunaj made a motion to elect Mr. Manuel Niebla as Vice-Chair. Mr. Lowell seconded the motion, which passed unanimously. Mr. Niebla accepted the nomination.

3. Coral Gables Museum Presentation

Mr. Fuentes provided the Board with the same presentation that was provided at the Annual Members' Meeting on the last day of the fiscal year on September 30, 2022. Mr. Fuentes was appointed as Executive Director in March of 2022. They have added three new board members to add more expertise

in terms of museum work. They're in the process of accrediting the museum with the American Association of Museums which will take several years to complete.

Since the commencement of the fiscal year on October 1, 2022, they've had 59,244 visitors. Most of the visitors are through free events and programs such as Family Day, which is the second Saturday of the month, and Gallery Night, which is the first Friday of the month. They're looking to add other events.

Mr. Fuentes presentation was followed by a questions-and-answers session.

4. Asset Management Report

- **Rent Report**

Ms. Sardiñas provided the Board with a copy of the Rent Report and informed the Board that there were no issues with the rent report.

Ms. Anderhub had several questions regarding the Rent Report which Ms. Sardiñas addressed.

Mr. Niebla requested that a summary of the renewal terms be provided to the Board. (Ex. Commencement date, term date, options). Ms. Sardiñas suggested adding a column to the rent report that includes each Lease Agreement's renewal terms.

- **Unsolicited Bid - Unsolicited Bids- 477 South Dixie Highway, Coral Gables, FL 33146**

Ms. Sardiñas informed the Board that the City received an unsolicited bid inquiry a lease renewal for the property located at 477 South Dixie Highway. A copy of the unsolicited email received was provided to the Board. A response was provided to the inquiry stating that the City can provide a lease extension for the 477 S. Dixie Highway city-owned surface parking lot, as long as the lease agreement includes a reasonable termination for convenience clause and appropriate compensation for the use of same.

- **Update on the 278 Miracle Mile Lease Commission Ordinance**

Ms. Sardiñas informed the Board that the Lease Ordinance went through City Commission and passed. She will be invoicing them for the deposit, and they're getting their insurances in place to commence their investment and buildout.

5. Other Business

6. Closing Remarks

There being no further discussion, the meeting was adjourned at 9:40 a.m.

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