



**City of Coral Gables
CITY COMMISSION MEETING
August 24, 2010**

ITEM TITLE:

Resolution entering into a renewal lease with Robert Maguire for the Granada Snack Shop located at 2001 Granada Boulevard, Coral Gables, Florida, for a period of three (3) years with a one (1) year option.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

Robert Maguire ("Tenant") has been leasing the Granada Snack Shop located at 2001 Granada Boulevard, Coral Gables Florida by virtue of a Concession Agreement dated October 2, 2003, authorized by Resolution No. 2003-150 passed and adopted on August 26, 2003, which lease was extended several times pursuant to Resolution No. 2008-111 passed and adopted on July 15, 2008, Resolution No. 2008-200 passed and adopted November 18, 2008, and Resolution No. 2009-251 passed and adopted on September 8, 2009. The current term expires August 31, 2010, with no further extensions.

Tenant is desirous of renewing the lease for a period of three years from September 1, 2010 through August 31, 2013, with a one (1) year renewal. Rent, which has been the same rate since 2003, shall be increased from \$2,100 per month to \$2,269 per month, and shall escalate four percent (4%) a year thereafter. Tenant will continue to lease Landlord's furnishings and equipment, with Landlord performing the same maintenance and repair obligations under the current lease for such items and the Premises; provided, however, Tenant shall reimburse Landlord's cost to insure the furnishings, equipment, and tenant improvements along with Tenant's proportionate share of the cost to insure the building structure.

This current renewal will be documented on the City's new lease form, and the renewal terms are supported by the Property Advisory Board, which recommended approval at their August 18, 2010 meeting.

LEGISLATIVE ACTION:

| Date. | Resolution/Ordinance No. | Comments |
|---------|--------------------------|---------------------------------|
| 9/8/09 | Resolution No. 2009-251 | One Year Renewal |
| 7/15/08 | Resolution NO. 2008-111 | Changed Lease to Month to Month |

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|----------|-------------------------|---|
| 11/18/08 | Resolution No. 2008-200 | One Year Renewal |
| 8/26/03 | Resolution No. 2003-150 | Authorization to enter into 3 year lease with 2 renewal terms |

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

| Date. | Board/Committee | Comments |
|---------|-------------------------|----------------------|
| 8/18/10 | Property Advisory Board | Recommended Approval |

FINANCIAL INFORMATION: (If Applicable)

| No. | Amount | Source of Funds |
|-----|--------|-----------------|
| N/A | | |

APPROVED BY:

| Department Director | City Attorney | City Manager |
|---------------------|---------------|--------------|
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ATTACHMENT(S):

1. Draft Resolution
2. Draft Renewal Lease
3. Except Minutes from Property Advisory Board Meeting August 18, 2010