

From: [Foeman, Walter](#)
To: [Asensio, Meralva](#)
Subject: FW: Settlement (Modification to Dispute Resolution Agreement)
Date: Wednesday, November 04, 2015 4:33:23 PM
Attachments: [image001.png](#)
Importance: High

FYI.

From: Leen, Craig
Sent: Wednesday, November 04, 2015 4:15 PM
To: Foeman, Walter
Cc: Swanson-Rivenbark, Cathy; Ramos, Miriam; Chen, Brigitte
Subject: FW: Settlement (Modification to Dispute Resolution Agreement)
Importance: High

Please include these emails with the agenda as an attachment to the memorandum on this matter.

Craig E. Leen, City Attorney

*Board Certified by the Florida Bar in
City, County and Local Government Law*
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com



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From: Melissa Tapanes [mailto:mtapanes@brzoninglaw.com]
Sent: Wednesday, November 04, 2015 2:49 PM
To: Leen, Craig
Cc: Swanson-Rivenbark, Cathy; vivian.cuevas@hklaw.com; Roberts, Leonard; Ramos, Miriam; Thomas Robertson
Subject: RE: Settlement (Modification to Dispute Resolution Agreement)
Importance: High

Good afternoon Craig,

Thank you for your email.

Palmcorp accepts the City's offer upon the City's acceptance of the following terms:

- \$800,000 in cash;
- Credits and reimbursements of all fees paid to the City of Coral Gables, including impact, permit, and inspection fees, not to exceed \$100,000;
- Credits and reimbursements in an amount not to exceed \$100,000 shall be assignable and transferable;
- City shall be responsible for all Buyer and Seller closing costs, including title, taxes and attorney's fees;
- Closing shall occur prior to December 18, 2015.

We look forward to the City's acceptance of these terms and Tuesday's meeting. Please feel free to phone me to discuss. Thanks.

Warm regards,
Melissa

Bio	Vcard
<p>MELISSA TAPANES LLAHUES, ESQ. Bercow Radell & Fernandez 200 South Biscayne Boulevard, Suite 850 Miami, FL 33131 305.377.6227 Office 305.377.6222 Fax mtapanes@brzoninglaw.com</p>	
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From: Leen, Craig [<mailto:cleen@coralgables.com>]
Sent: Wednesday, November 04, 2015 7:48 AM
To: Melissa Tapanes <mtapanes@brzoninglaw.com>
Cc: Swanson-Rivenbark, Cathy <cswanson@coralgables.com>; vivian.cuevas@hklaw.com; Roberts, Leonard <LRoberts@coralgables.com>; Ramos, Miriam <mramos@coralgables.com>
Subject: Re: Settlement (Modification to Dispute Resolution Agreement)

Good morning, Melissa. As clarification, the purchase of Lots 14 and 15 would be for \$800,000 in cash and a combination of City impact and permit fee credits and reimbursements not to exceed

\$100,000. This would be subject to Commission approval on Tuesday. I am preparing the Commission memo, which I will send to you as well once it is complete. Vivian and Leonard will be in contact with you as well regarding closing documents.

Craig E. Leen
City Attorney

Sent from my iPhone

On Nov 3, 2015, at 11:08 PM, Leen, Craig <cleen@coralgables.com> wrote:

Melissa,

This email confirms that the City and Palmcorp have agreed, subject to approval by the City Commission, to modify the Dispute Resolution Agreement so that the City would purchase Lots 14 and 15 from Palmcorp for \$800,000 in cash and \$100,000 in impact fee credits. This would allow the City to purchase the Sherman's Oak property, along with the adjoining property (which results in the City also having ownership and control of the entire tree protection zone). This agreement is consistent with the City's objective to purchase land for parks.

I am placing a memorandum describing the modification to the Commission for Tuesday's meeting. I am also asking special counsel Vivian de las Cuevas-Diaz, along with Leonard Roberts (Asst. Director of Economic Development), to work with you to prepare the closing documents. As you have indicated there is time sensitivity, I am asking Vivian and Leonard to start working with you to prepare the documents now.

Best regards,
Craig

Craig E. Leen, City Attorney

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<Dispute Resolution Agreement Recorded 122314.pdf>

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