

**CITY OF CORAL GABLES**  
**BUDGET/AUDIT ADVISORY BOARD**  
Excerpt Minutes of March 31, 2010, 8:00 a.m.  
Office of the City Manager  
405 Biltmore Way, Coral Gables, Florida

**MEMBERS:**            **A    M    J    J    A    S    O    N    D    J    F    M**            **APPOINTED BY:**

Luis Hernandez ^	-	-	-	P	P	-	P	A	-	P		Mayor Donald D. Slesnick, II
Roland Sanchez	-	P	-	P	P	-	P	A	P	-	E	Vice Mayor William H. Kerdyk, Jr.
John Holian ^	-	-	-	P	P	-	P	P	A	-	P	Comm. Rafael "Ralph" Cabrera, Jr.
John Lindsey	-	P	-	P	P	-	P	P	P	-	P	Comm. Wayne "Chip" Withers
Ofelia Fernandez	-	P	-	P	P	-	P	P	P	-	E	Comm. Maria Anderson

(Dash indicates either no meeting or board member not yet serving)

^ = New Member

# = Special Meeting

**Staff:**

Patrick G. Salerno, City Manager  
Lori St. John, Chief Compliance Officer, Internal Audit Division  
Carolina McElroy, Internal Auditor

**Guest:** Fred Couceyro, Parks and Recreation Director

**Recording and Minutes Preparation Secretary:** Nancy C. Morgan, Coral Gables Services, Inc.

**PROPOSED PURCHASE OF 4650 ALHAMBRA CIRCLE PROPERTY:**

Referencing materials provided each Board member, Mr. Couceyro comprehensively reviewed the City's proposal to purchase the 21,000 square foot property at 4650 Alhambra Circle (currently vacant) for the purpose of using the land as a neighborhood park at a cost of \$1 million. Materials reviewed:

- photos and map outlines;
- a signed letter of intent to purchase the property;
- three property appraisals;
- Miami-Dade County Resolution awarding a grant for the purchase;
- Miami-Dade County Building Better Communities Bond information indicating that City-awarded funds are available for land acquisition;
- a Neighborhood Park Level of Service Map.

Discussion covered proposal details, after which Board members complied with provisions of the City Procurement Code requiring their analysis of the proposed purchase, with responses as follows:

- Is the purchase, sale and/or lease consistent with the property appraisal as required under section 2-2014?

**Answer: Yes.**

- What is the immediate impact on the current fiscal budget and the long-term effect on future budgets, i.e., the long-term overall effect on the City? **Answer: Minimal immediate, long-term and overall impact.**
- Considering the City's mission statement, are there other alternatives to entering into the proposed transaction?

**Answer: No.**

**Mr. Hernandez made a motion to recommend implementation of the proposal based on the presentation. Mr. Holian seconded the motion, which passed unanimously.**

Respectfully submitted,

Patrick G. Salerno  
City Manager, Secretary to the Board