

City of Coral Gables City Commission Meeting
Agenda Item G-3
March 9, 2021
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Pat Keon
Commissioner Michael Mena
Commissioner Jorge Fors

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia

Public Speaker(s)

Agenda Item G-3 [Start: 4:25 p.m.]

A Resolution of the City Commission authorizing a Fourth Amendment to the Amended and Restated Agreement with Actor’s Playhouse, Inc. regarding the city-owned property at 280 Miracle Mile, Coral Gables, FL, for the early exercise of the last remaining ten (10)-year renewal option; granting the addition of one additional ten (10)-year renewal option and amending Section 3 and Section 6.6 of the Agreement. (Sponsored by Commissioner Fors)

Mayor Valdes-Fauli: G-3 – Commissioner Fors, your item.

City Attorney Ramos: G-3 is a Resolution of the City Commission authorizing a Fourth Amendment to the Amended and Restated Agreement with Actor’s Playhouse, Inc. regarding the city-owned property at 280 Miracle Mile, Coral Gables, FL, for the early exercise of the last remaining ten (10)-year renewal option; granting the addition of one additional ten (10)-year renewal option and amending Section 3 and Section 6.6 of the Agreement.

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Commissioner Fors: I brought this up at the last Commission meeting. It deals with a request by the tenant and partner at the Miracle Theater. We all know that there are various factors at play with this historic property, and I explained that the tenant operated at an excellent fashion for many, many years and has requested that they be able to exercise their last remaining renewal term early, adding ten years to the effective date of the current termination, which will bring it to a term of 19 years from today. Keeping in mind they already have that ability to exercise the 19 years. They also asked for an additional renewal option. Me, myself and staff looked at this very carefully, as I wrote in my memorandum that I circulated to the Commission, I believe allowing them to exercise the option early really does not change the city's position one way or the other. It's virtually certain, 99.99 percent that they would exercise it at that time. Giving them an additional renewal option, that section of the proposal has been modified in line with, what I believe is the administration's policy of not agreeing to extra renewal options too far into the future that are not entirely within the city's discretion.

Mayor Valdes-Fauli: Except that it helps them in their fundraising efforts and...

Commissioner Fors: Its in line with the reason they wanted. And finally, the fact that now we were able to mold the sections relating to structural repairs by the city to be more in line with the practical reality of it, which is that we, although it's certainly something on our agenda, I've discussed it at length with the City Manager, we are not in a situation where we are forced to do it before a priority, like a public safety priority. So, at the end of the day, I think this facilitates and gives our tenant, the Actor's Playhouse, who runs an excellent operation there, professional theater, tremendous asset to the city, what they need to raise funding, which is the lifeblood of their operation, into the future without really changing the position of the city in any way detrimentally.

Commissioner Keon: I'll move it.

Commissioner Mena: I had some questions for you last time, Commissioner Fors, and I just wanted to sort of commend you on your memo, because I thought it was very insightful actually, and really clarified a lot of the sort of questions we had last time without actually having the information at our disposal at the last meeting. Your memo really clarified a lot of that, so it was very helpful. I support it. I agree with you. I think it's the right decision. I also want to thank Diana and her office, who walked me through some of the financial information that I had asked for, just to have a clear picture of sort of historic performance theater and what it all looks like and having looked at all that I feel good about moving forward with it.

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Vice Mayor Lago: I also wanted to add to Commissioner Mena’s comments, commending you on your well written memo. I also wanted to thank Diana, we got together, and we spoke a little bit about past history, salaries, current obligations, the make-up of how they actually make a living, with the City Manager, and I think it really gave me a deep understanding of the current financial situation for the theater and how critical it is to be able to go after these monies, these grant monies which is critical. On the second page of the memo, I think one of the most key points that really shines a light on the city’s position is with regards to the second change the city will be able to opt out of the additional renewal option for any reason necessary. Therefore, its addition to the lease does not change the city’s current position. So, that was very insightful, and I commend Commissioner Fors and I’ll be supporting him on this today.

Mayor Valdes-Fauli: Commissioner, you want to make a motion?

Commissioner Fors: Yes. I move.

Commissioner Keon: I second it.

Mayor Valdes-Fauli: Will you call the roll please?

Commissioner Mena: Yes

Commissioner Fors: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)