

**City of Coral Gables  
Virtual Commission Meeting  
June 9, 2020  
405 Biltmore Way, Coral Gables, FL**

**City Commission**

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

**City Staff**

**City Manager, Peter Iglesias  
City Attorney, Miriam Ramos  
City Clerk, Billy Urquia  
Asset Manager, Zeida Sardinias**

**Public Speaker(s)**

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**Agenda Item F-2**

An Ordinance of the City Commission authorizing “As Is” Residential Contract for sale and purchase with Brea-Stevens Land Trust for the sale of the City-owned property located at 3501 Granada Boulevard, Coral Gables, FL 33134; providing for a severability clause and providing for an effective date.

Mayor Valdes-Fauli: We go to F-2, Ordinance on First Reading.

City Attorney Ramos: F-2 is as an ordinance of the City Commission authorizing “As Is” residential contract for sale and purchase of Brea-Stevens Land Trust for the sale of the city-owned property located at 3501 Granada Boulevard; providing for a severability clause; providing for an effective date. This is a public hearing item. It is also must be adopted by a four-fifth vote, because it is over one million dollars and Ms. Sardinia can walk us through the deal of what we know as the general.

Mayor Valdes-Fauli: Let me give you a little history of this. This house was bought when I was mayor the last time and the purpose of buying the house was to keep Southern Command General

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happy, I guess, is the word. He had moved and it was a he, he had moved several times from one house to the next and after his third move it was, we were concerned about the stability of Southern Command here, and the General living in Coral Gables, and his moving somewhere else. So, we decided to look for a house for him and we bought this house at a very good price and leased it to the U.S. Army, the U.S. Core of Engineers, I think, at a market rate and we were successful in keeping the General here. And now the general moved to be closer to Southern Command and you know, we have the house to sell. Go ahead.

Ms. Sardinas: So, good morning Mayor and Commissioners. So yes, this is an “As Is” contract for the sale and purchase of between the City and Brea-Steven Land Trust for the sale of the property. As a mayor stated, the US government had this house leased between 1999 and 2018. The government exercised its options to terminate the lease at that time and the Commission determined that it was in the best interest of the city to sell the property and directed the City Manager to take the necessary steps to take and place a property for sale. In March of 2019, the property was appraised by the GRE Group for 1 million nine two five (\$1.925 million). After conducting some repairs, in October of '19, the city entered into a listing agreement with EWM International Realty Berkshire Hathaway, and on May 24<sup>th</sup> the city entered into an “As Is” residential contract for the sale and purchase of the property. The purchase price at the time was one point eight (\$1.8 million) in the contract had a 15 inspection day inspections period. After the inspections were conducted, on June 4<sup>th</sup> the city and the buyer executed Amendment One, granting the buyer \$60,000 price reduction for property repairs and ending both the inspection period and the buyers right to cancel after 11 days. The contract term remains as an “As Is” sale with a total purchase price of \$1.740 million with no financing contingency. [Inaudible] letters for the first and second deposits have already been received. The city will cover the cost of the broker commission which has been determined at 5.5 percent of the purchase price for \$95,700. Being city-owned property, the property is currently tax exempt and therefore the sale will also generate additional tax revenue to the city. Like the City Attorney said, the item will require a four-fifth vote given that it's over a million dollars. Waiver language has also been included in the ordinance, given that the COVID-19 crisis, we are unable to consult with the property Economic Development and Budget Advisory Boards as required by City Code. Staff recommends approval, and please let me know if you have any questions.

Mayor Valdes-Fauli: Thank you. Are there any comments from the Commission? Commissioner Keon?

Commissioner Keon: No.

Mayor Valdes-Fauli: Commissioner Fors?

Commissioner Fors: [Inaudible]

Mayor Valdes-Fauli: Commissioner Mena?

Commissioner Mena: [Inaudible]

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Mayor Valdes-Fauli: Vice Mayor Lago?

Vice Mayor Lago: [Inaudible]

Mayor Valdes-Fauli: Do I hear a motion?

Vice Mayor Lago: So moved.

City Attorney Ramos: This is a public hearing item sir.

Mayor Valdes-Fauli: Any members of the public that wish to be heard? Any comments in writing?  
Mr. City Clerk.

City Clerk Urquia: No, Mr. Mayor.

Mayor Valdes-Fauli: Okay. Do I hear a motion?

Vice Mayor Lago: So moved.

Commissioner Keon: Second.

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

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Commissioner Fors: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)