



City of Coral Gables
CITY COMMISSION MEETING
October 27, 2015

ITEM TITLE:

A Resolution authorizing entering into a Second Amendment to Lease with Coral Gables Cinemateque, Inc. to replace the HVAC system in exchange for in-kind services with regard to City owned property located at 260 Aragon Avenue, Coral Gables, Florida.

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

Per Ordinance No. 2010-24, the City and Coral Gables Cinemateque, Inc. ("Tenant") entered into an Amended and Restated Lease dated September 28, 2010, of the lease dated November 10, 2008 (the "Original Lease Agreement") approved per ordinance 2008-16, with regard to City property located at 260 Aragon Avenue, Coral Gables, FL (the "Lease"). The Tenant has requested that the City replace the non-functioning HVAC air conditioning unit, at cost up to \$50,000 by reputable air conditioning companies. The Tenant has indicated that despite its acceptance of the original unit, it has never been in great operating condition from the date they took possession. In exchange, the Tenant has offered to provide \$10,000 per year for the remaining term of the lease that is set to expire September 30, 2020 that it gives to the City pursuant to the Lease, to be applied towards City functions at the Coral Gables Cinema with minimal impact on its day-to-day operations, to assist the City in digitizing its film archives and to provide cinema-related activities such as outdoor screenings. On October 21, 2015, the proposed amendment terms were presented to the Property Advisory Board (PAB), which voted unanimously to recommend approval with the condition that there be a quantifiable list of services and benefits provided for an amount equal to or greater than the City's investment in the HVAC system.

LEGISLATIVE ACTION:

Date.	Resolution/Ordinance No.	Comments
November 10, 2008	Ordinance 2008-16	Approval of Lease
September 28, 2010	Ordinance 2010-24	Approval of Amended and Related Lease

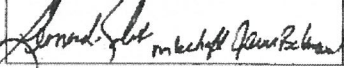
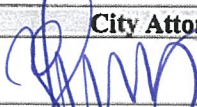

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
October 21, 2015	Property Advisory Board	Recommended Approval

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
530-2170-590-4610	\$50,000	Facility Maintenance
Total	\$50,000	Approved By:

APPROVED BY:

Department Director	City Attorney	City Manager
		

ATTACHMENT(S):

1. Proposed Resolution with Proposed Second Amendment to Lease
2. Excerpts from Property Advisory Board meeting of October 21, 2015