

CITY OF CORAL GABLES
Property Advisory Board Meeting Minutes
Wednesday, August 19, 2015, 8:30 a.m.
1 Alhambra Plaza, Suite 617, Coral Gables, Florida 33134

MEETING MINUTES

MEMBERS	A	J	J	A	S	O	N	D	J	F	M	APPOINTING ENTITY
	'15	'15	'15	'15	'14	'14	'14	'14	'15	'15	'15	
Luis Espino Chair	A	P	P	P	X	P	P	X	P	X	P	Mayor Jim Cason
Ariel Fernandez			P	P								Commissioner Jeannett Slesnick
Luba DeWitt			P	P								Commissioner Patricia Keon
Valerie Quemada Vice Chair	E	P	P	P	X	E	P	X	P	X	P	Commissioner Vince Lago
Tony Gonzalez	P	P	P	P	X	P	P	X	P	X	A	Commissioner Frank Quesada
Andrew Nadal			E	P								City Manager
Vacancy												City Commission

A = Absent
E = Excused Absence
P = Present
X = No Meeting

STAFF AND GUESTS:

Jorge Casuso, Business Development Analyst, Economic Development Department

Meeting Motion Summary:

A motion to approve the minutes of the July 15, 2015 meeting passed unanimously.

A motion to elect Luis Espino as Chair passed unanimously.

A motion to elect Valerie Quemada as Vice Chair passed unanimously.

Mr. Roberts brought the meeting to order at 8:30 a.m.

1. Introduction of New Board Members (Discussion)

Mr. Casuso introduced Mr. Nadal to the Board. Mr. Nadal is a longtime resident of Coral Gables who is a commercial real estate agent for Sotheby's. He previously worked with CoStar, a business database company which counts the City among its clients.

2. Election of a new Property Advisory Board Chair

Mr. Fernandez nominated Mr. Espino for the position of chair. Ms. DeWitt seconded the motion, which passed unanimously.

3. Election of a new Property Advisory Board Vice Chair

Mr. Gonzalez nominated Ms. Quemada for the post of vice chair. Mr. Fernandez seconded the motion, which passed unanimously.

4. Review and approval of the Property Advisory Board Minutes of June 24, 2015.

Ms. Quemada made a motion to approve the minutes from the July 15, 2015 Board meeting. Mr. Gonzalez seconded the motion, which passed unanimously.

5. Recommendation for Commission Appointment to the PAB (Discussion)

Mr. Fernandez suggested asking former Vice Mayor Bill Kerdyk, Jr. if he would be interested in serving on the Board, saying he would have a lot to offer.

6. Objectives and Discussions

Mr. Espino said he is very pleased that the Board is discussing lease proposals before negotiations start taking place. Mr. Gonzalez would like to see the old rates paid by the current tenant reflected on the lease sheets, as well as the current market rates. Mr. Espino requested updates on current developments, and Mr. Casuso informed the Board about the new website that tracks major developments. Mr. Espino requested an update on the pumping station at the corner of Alhambra Plaza and Galiano Street, and Mr. Casuso agreed to email the information to the Board.

7. Outstanding Rent Report

Mr. Casuso informed the Board that all City rents were up to date.

8. Other City Business

Mr. Casuso informed the Board that the Economic Development Department plans to launch a quarterly newsletter that will be distributed to the City's approximately 8,200 business via email and regular mail. The newsletter will track the sum of gross sales. The types of businesses in the City, the commercial rental and vacancy rates, permitting times, updates on the Streetscape Project, a feature on a new development and a brief about cost of living in the past. Mr. Espino said it would be important to track the types of businesses located in Coral Gables to help determine the services the City may want to attract. Mr. Nadal suggested including demographic information for different areas of the City. Other Board members agreed that the information would be valuable for businesses who want to determine where their markets are concentrated. Mr. Casuso cautioned against relying on the accuracy of the latest information, which is based on general surveys. Mr. Gonzalez stressed the importance of providing rental and vacancy rates, and the Board suggested making the information available online. The Board also requested updates on the following information – the new trolley station, Mediterranean Village, the vacancy rates at Merrick Park and an update on the Starbucks lease.

The meeting was adjourned at 9:25 a.m.

Respectfully submitted,

Jorge Casuso, Economic Development Analyst - Economic and Cultural Development Department