

City of Coral Gables
Agenda
Property Advisory Board
November 13, 2024

CALL TO ORDER

- Time: 8:43 am

ROLL CALL

- All approved Property Advisory Board members were present.

APPROVAL OF THE MINUTES

- The Property Advisory Board meeting held on August 14, 2024, was approved.

NEW BOARD MEMBER INTRODUCTION- JORDAN GIMELSTEIN

- Involved in retail industry.
- 10 + years involved in the industry.
- Reside in Coral Gables.

ELECTIONS

Nominate a Chairperson and Vice Chair

- Chairperson nominated: Alberto “Papo” Manrara
- Vice Chairperson nominated: Christopher Zoller

DISCUSSION ON LATE FEES

Staff Liaison Ms. Sardinas commented:

- Met with finance and accounts receivable team who works on the billing for the rents
- Email was sent to all tenants explaining billing procedures

ASSET MANAGEMENT REPORT

Staff Liaison Ms. Sardinas commented:

- Shoring will soon begin at City Hall.
- Some of the meetings will be held in different venues.
- The City Manager's office will be in the EOC area at Police and Fire headquarters.
- While repairs are being done at City Hall the City Commission meetings will be in the CMR conference room at Police and Fire headquarters.
- There might be a need to seek out private venues for meetings.
- Comments made pursuant to the Biltmore Hotel's alterations.
- After investigation the city confirmed that prior approvals were not made or granted to the Biltmore Hotel.
- Code Enforcement issued a red tag stopping further work and a Notice of Violation was issued.
- The City Manager requested that a Notice of Default be issued per the Lease Agreement.
- Several city employees and management, including Mayor Lago, City Manager Rojas Jr., Deputy City Manager, Parjus toured the Biltmore Hotel which included several designated historical areas within the hotel and found several irregularities that had not been previously approved.
- The historic department will review areas that were altered.
- Notice of Default per Lease Agreement regarding the work that was done without any approval and not up to code.
- Staff Liaison Ms. Sardinas discussed potential plans for the Gondola building.
- Several discussions pursuant to the Gondola building by Board Members.

OPEN DISCUSSION/OTHER BUSINESS/BOARD MEMBER ITEMS

- The grand opening of Birdie Bistro will be on November 14, 2025.

ADJOURNMENT

- Time: 9:30 am