



City of Coral Gables
CITY COMMISSION MEETING
July 13, 2010

ITEM TITLE:

Ordinance on First Reading. An Ordinance of the City of Coral Gables Commission authorizing entering into two lease amendments with The Palace Management Group, LLC, with regard to City owned property at 45 and 50 Andalusia Avenue, Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

Ordinance No. 2007-36, passed and adopted on November 13, 2007, authorizes the execution of agreements with The Palace Management Group, LLC (the "Tenant") for construction and operation of a senior housing facility and garage facility at 45 and 50 Andalusia Avenue, Coral Gables, Florida, and the parties entered into two Lease and Development Agreements to that effect on July 14, 2008.

Resolution No. 2009-132, passed and adopted on June 2, 2009, authorizes the execution of First Amendments to the Lease and Development Agreements, and the parties entered into two First Amendments to Lease and Development Agreements dated June 12, 2009, which Resolution shall be ratified by the proposed Ordinance.

The proposed Second Amendments to Lease and Development Agreements provide for an extension of the Possession Date from July 15, 2010, until November 1, 2010. Under the current agreements, the Possession Date is contingent upon creation of a CDD and issuance of a CDD Bond Validation Order. The Miami-Dade County Commission has scheduled the second reading for creation of the CDD on July 20, 2010, after which it will take ten (10) days before the CDD Bond Validation Order complaint may be filed. The Bond Validation Order will likely take 45-60 days to be issued.

This matter will be presented to Property Advisory Board prior to the Second Reading.

LEGISLATIVE ACTION:

| Date. | Resolution/Ordinance No. | Comments |
|-------------------|--------------------------|----------------------------------|
| November 13, 2007 | Ordinance No. 2007-36 | Lease and Development Agreements |

| | | |
|--------------|-------------------------|--|
| June 2, 2009 | Resolution No. 2009-132 | First Amendments To Lease and Development Agreements |
|--------------|-------------------------|--|


ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

| Date. | Board/Committee | Comments |
|---------|-------------------------|----------|
| 8/18/10 | Property Advisory Board | Pending |

FINANCIAL INFORMATION: (If Applicable)

| No. | Amount | Source of Funds |
|-----|--------|-----------------|
| N/A | | |

APPROVED BY:

| Department Director | City Attorney | City Manager |
|---|---------------|--------------|
|  | | |

ATTACHMENT(S):

1. Draft Ordinance
2. Draft Second Amendment to Lease and Development Agreement
3. Draft Second Amendment to Garage Lease and Development Agreement
4. Ordinance No. 2007-36
5. Resolution No. 2009-132