

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Wednesday, December 14, 2022

8:30 AM

Draft Minutes

Adult Activity Center (2 Andalusia Ave)

Property Advisory Board

Chairperson Jack Lowell
Vice Chairperson Manuel Niebla
Board Member Michelle Cuervo Dunaj
Board Member Frank Maderal
Board Member Alberto "Papo" Manrara
Board Member Gina Mazzei Anderhub

The Property Advisory Board will be holding its Regular Meeting on Wednesday Dec. 14, 2022, commencing at 8:30 a.m. Members of the public may participate in person but are also able to participate via the Zoom platform. Members of the public may join the meeting via Zoom at (<https://us06web.zoom.us/j/88481493942>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 884 8149 3942.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your Hand" by pressing *9.

DRAFT

CALL TO ORDER

Meeting call to order at 8:40 a.m.

ROLL CALL

A motion to excuse Vice Chairperson Manuel Niebla and Board Member Michelle Cuervo Dunaj was made by Board Member Frank Maderal and Second by Board Member Alberto "Papo" Manrara.

Present: 4 - "Papo" Manrara, Lowell, Maderal and Mazzei Anderhub

Excused: 2 - Cuervo Dunaj and Niebla

1 OPENING REMARKS

Chairperson Jack Lowell welcomed the members of the Board to the Adult Activity Center and established quorum.

2 APPROVAL OF THE MINUTES

[22-5071](#) Property Advisory Board Meeting of November 16, 2022.

Attachments: [11-16-22 PAB Meeting Minutes DRAFT](#)

A motion was made by Chairperson Jack Lowell, seconded by Board Member Gina Mazzei Anderhub, that this matter be approved as amended. The motion passed by the following vote.

A motion to amend the minutes of November 16, 2022, meeting to excuse Board Member Alberto "Papo" Manrara was made by Board Members Frank Maderal and seconded by Board Member Gina Mazzei Anderhub, the motion passed unanimously.

A second motion to amend the minutes of November 16, 2022, meeting to excuse Board Member Frank Maderal was made by Board Member Alberto "Papo" Manrara and seconded by Board Member Gina Mazzei Anderhub, the motion passed unanimously.

Yeas: 4 - "Papo" Manrara, Lowell, Maderal and Mazzei Anderhub

Excused: 2 - Cuervo Dunaj and Niebla

3 ASSET MANAGEMENT REPORT

[22-5076](#) Outstanding Rent Report

Attachments: [Outstanding Rent Report 12.14.22](#)

Staff Liaison Zeida Sardinas provided the Board with a copy of the Rent Report and informed the Board of the inclusion of the renewal column, as requested at the November 16th meeting. Ms. Sardinas explained some of the language used in the column and clarified the renewal terms of some of the properties listed. Board Members reviewed the Rent Report, and Ms. Sardinas addressed questions as they arose.

Staff Liaison Zeida Sardinas updated the Board on the sale of the Doctors Hospital Lot, summarized the history of the sale and informed the Board of improvements planned for the lot. Additionally, Ms. Sardinas informed the Board of the subsequent lease of the right of way until the completion of the improvements.

4 OTHER BUSINESS

The Board discussed the role of the Property Advisory Board within the City, as well as term lengths and limits.

Board Member Maderal inquired about the unsolicited bid for the property at 477 South Dixie Hwy mentioned in the November 14th meeting minutes. Ms. Sardinas addressed the question by briefly summarizing the history of the unsolicited bids for said property. Board Member Maderal further inquired about new unsolicited bids, for which Ms. Sardinas informed the Board that the City had not received new unsolicited bids.

Board Members discussed the categorization of City-owned properties. Ms. Sardinas will circulate a list of all City-owned properties for the Board Members' review and discussion at a future meeting, along with a copy of the 2021-2022 Property Advisory Board Annual Report for the Board's review.

Ms. Sardinas informed the Board of an item presented at the December 13th Commission Meeting regarding location ventures.

Board Member Mazzei Anderhub requested an update on the remediation work at Coral Gables Museum. Ms. Sardinas updated the Board by stating that the City has conducted an internal inspection of the property as well as contracted an external inspector. The City will formulate a plan of action based on the results of both inspections.

5 CLOSING REMARKS

ADJOURNMENT

Meeting adjourned at 9:36 AM

Next Meeting
Wednesday, January 11, 2023.

NOTE

DRAFT