

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2018-222**

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND DRAFT A LEASE AGREEMENT WITH CENTRO CULTURAL ESPANOL DE COOPERACION IBEROAMERICANO, INC (“CCE”), A FLORIDA NOT FOR PROFIT COOPERATION, IN REGARDS TO THE CITY-OWNED PROPERTY LOCATED AT 2506 PONCE DE LEON BLVD, CORAL GABLES, FL WHILE ENSURING CCE’S USE PRESERVES THE BUILDING’S HISTORIC DESIGNATION.

**WHEREAS**, the original studio of H. George Fink, located at 2506 Ponce de Leon Blvd, Coral Gables, FL, (“Fink Studio”), a model for Mediterranean architecture in Coral Gables, was designed in 1925 by Fink who was one of the City’s earliest and most prolific architects; one of only two non-residential properties in Coral Gables where the historic interior has remained intact; and is on the Coral Gables Register of Historic Places; and

**WHEREAS**, the City purchased the Fink Studio on February 10, 2016 as authorized by the City Commission to preserve the building’s historic nature of its interior and exterior; and

**WHEREAS**, the City wants to select a tenant whose use would have minimal impact on the interior/exterior and whose use that would provide an economic benefit to downtown Coral Gables and narrowed the search to the two active pursuers, Centro Cultural Español (aka CCE Miami), the Spanish Cultural Center and Società Dante Alighieri (aka Italian Cultural Center) in collaboration with Alliance Francaise (French Cultural Center), and Goethe-Institut (German Cultural Center), hereafter the “Dante Collaboration”; and

**WHEREAS**, the City created a “Selection Committee” made up of the Economic Development Board, Property Advisory Board, Budget Advisory Board, Historic Preservation Board, and the Cultural Advisory Board to assist in selecting amongst the two organizations; and

**WHEREAS**, City’s Staff requested the bidders provide a completed credit application, copies of the financial statements, tax returns, and business plan to properly assess their background; and

**WHEREAS**, on July 25, 2018, the bidders made a presentation to the Selection Committee, staff then presented an update on its credit review, and after deliberations, four of the five members in attendance unanimously selected CCE Miami as a future tenant; and

**WHEREAS**, the City wants to pursue negotiations and draft a lease with CCE Miami and if no agreement can be reached to then negotiate with the Dante Collaboration and come back to City Commission with a draft lease proposal;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

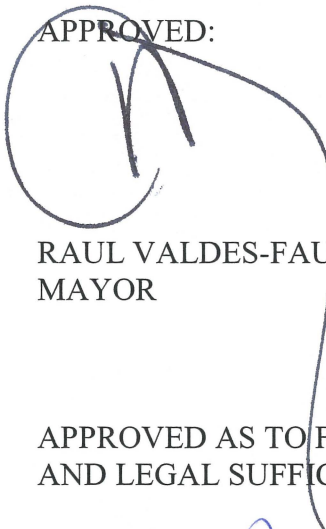
**SECTION 1.** That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

**SECTION 2.** That the City Commission does hereby authorize the City Manager to negotiate and draft a lease agreement with Centro Cultural Espanol de Cooperacion Iberoamericano, Inc ("CCE"), a Florida Not For Profit Cooperation, in regards to the City-owned property located at 2506 Ponce De Leon Blvd, Coral Gables, FL while ensuring CCE's use preserves the building's historic designation.

**SECTION 3.** That this resolution shall become effective upon the date of its passage and adoption herein.

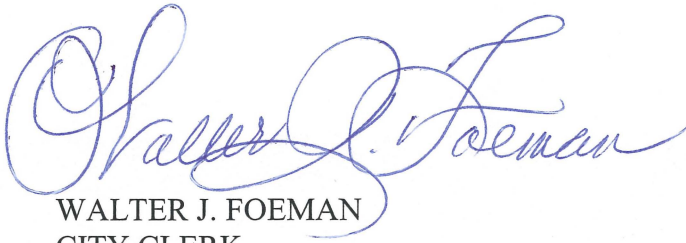
PASSED AND ADOPTED THIS TWENTY-EIGHTH OF AUGUST, A.D., 2018.  
(Moved: Quesada / Seconded: Mena)  
(Yeas: Quesada, Keon, Mena, Valdes-Fauli)  
(Majority: (4-0) Vote)  
(Absent: Lago)  
(Agenda Item: C-3)

APPROVED:



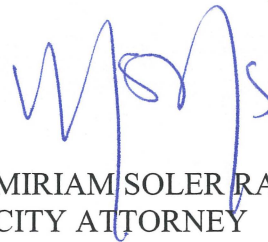
RAUL VALDES-FAULI  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS  
CITY ATTORNEY