

CITY OF CORAL GABLES
Property Advisory Board Meeting Minutes
Monday, August 11, 2014, 8:00 a.m.
1 Alhambra Plaza, Suite 617, Coral Gables, Florida 33134

EXCERPT MINUTES

| MEMBERS | O | N | D | J | F | M | A | M | J | J | A | S | APPOINTING ENTITY |
|---------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------------------------------|
| | '13 | '13 | '13 | '14 | '14 | '14 | '14 | '14 | '14 | '14 | '14 | '14 | |
| Luis Espino Vice-Chair | P | + | + | E | P | P | P | P | P | A | P | | Mayor Jim Cason |
| Jack Elmore | E | + | + | P | P | P | P | P | P | E | P | | Vice Mayor William H. Kerdyk, Jr. |
| Stuart McGregor | P | + | + | P | P | E | P | E | E | E | E | | Commissioner Patricia Keon |
| Valerie Quemada | E | + | + | P | P | P | E | P | P | P | P | | Commissioner Vince Lago |
| Tony Gonzalez | P | + | + | P | P | P | P | P | A | P | E | | Commissioner Frank Quesada |
| Valentin Lopez Chair | P | + | + | P | P | P | P | P | P | P | P | | City Manager Patrick Salerno |
| Vacant | | | | | | | | | | | | | City Commission |

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

STAFF AND GUESTS:

Leonard Roberts, Assistant Director, Economic Sustainability Department

Jorge Casuso, Business Development Analyst, Economic Sustainability Department

Meeting Motion Summary:

- 2. Ms. Quemada made a motion to recommend a proposed new lease for Burger Bob's at 2001 Granada Blvd., which was seconded by Mr. Elmore and which passed unanimously.**
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Mr. Lopez brought the meeting to order at 8:32 a.m.

3. Proposed New Lease for Burger Bob's Lease at 2001 Granada Blvd.

Background: The Tenant has been leasing the Granada Snack Shop from the City pursuant to a prior lease agreement that commenced on September 1, 2003. There have been multiple lease renewals; the most current lease agreement expires on August 30, 2014. The Tenant would like to renew.

Tenant: Robert Maguire, personally, d/b/a Burger Bob's or the Granada Snack Shop

Premises: 1,184 square feet at 2001 Granada Boulevard, Coral Gables, FL

Security Deposit: Landlord continues to hold a \$6,000 security deposit.

Equipment and Furniture: Tenant Leases equipment and furniture along with the Premises.

Term: Three Years with one – 1 year option

Assignment: The tenant would also like the ability to assign the lease to his General Manager, Rita Tennyson, upon his retirement, although he would continue to be liable. Tennyson has worked with Burger Bobs since 1994 and currently runs all operations.

Rent: Base Rent will be increased from \$25.88 psf to \$26.39 psf and will escalate two percent (2%) a year (including the Renewal Term).

| LEASE YEAR | BASE RENT PER MONTH | BASE RENT PER SQUARE FOOT |
|----------------|---------------------|---------------------------|
| 9/1/14-8/31/15 | \$2,603.81 | \$26.39 |
| 9/1/15-8/31/16 | \$2,656.11 | \$26.92 |
| 9/1/16-8/31/17 | \$2,709.39 | \$27.46 |

Termination Right: Landlord has a right to terminate upon ninety (90) days' notice.

Landlord's Maintenance Obligations: Landlord will continue to provide HVAC, electrical service, water and propane to the premises, and will maintain the physical plant, City owned restaurant appliances, HVAC, and provide a limited amount of janitorial services for cleaning around the snack bar.

Tenant's Maintenance/Operational Obligations: Tenant to have qualified personnel operating the business, and serve best quality food for the type of menu. Tenant to keep the premises clean and operate in compliance with laws.

Insurance: Tenant provides the City's standard insurance requirements for general liability, workers compensation, automobile liability and property insurance for Tenant's personal property. Tenant will now also reimburse Landlord for its proportionate share of Property and Windstorm coverage, and for the cost to insure the furniture and equipment leased from Landlord. Tenant does not carry glass coverage or boiler and machinery, as the Landlord is responsible for these items.

Real Estate Taxes: The property is currently not assessed, but if it were to be assessed the Tenants will be responsible for Real Estate Taxes for its lease period.

Ms. Quemada made a motion to recommend a proposed new lease for Burger Bob's at 2001 Granada Blvd., which was seconded by Mr. Elmore and which passed unanimously.

Respectfully submitted,

Jorge Casuso, Economic Development Analyst
Economic Sustainability Department