

City of Coral Gables

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



Meeting Minutes

Wednesday, August 14, 2024

8:30 AM

Police and Fire Headquarters, Community Meeting Room

Property Advisory Board

Chairperson Jack Lowell
Vice Chairperson Alberto "Papo" Manrara
Board Member Rigby Coleman
Board Member Nirberto Moreno
Board Member Angel Nicolas
Board Member Christopher Zoller

CALL TO ORDER

The meeting was called to order 8:35am

ROLL CALL

Present: 4 - Board Member Nicolas, Board Member Zoller, Vice Chairperson "Papo" Manrara and Board Member Coleman

Absent: 1 - Chairperson Lowell

Excused: 1 - Board Member Moreno

A. APPROVAL OF THE MINUTES

[24-7841](#) Property Advisory Board Meeting of June 20, 2024.

Attachments: [PAB - June 20 Minutes](#)

This Minutes was approved

Yeas: 4 - Board Member Nicolas, Board Member Zoller, Vice Chairperson "Papo" Manrara and Board Member Coleman

Absent: 1 - Chairperson Lowell

Excused: 1 - Board Member Moreno

B. Unsolicited Proposals / Bids

C. Asset Management Report

D. City-owned Properties Condition Report

24-7842 City-Owned Leased Property Condition Report
City-Owned Properties Maintained by Public Works

Attachments: [City Owned Properties Maintained by Public Works 6-28-2024](#)
[City Property Condition Report 06.18.24](#)

- Report was reviewed and discussed during meeting. Brief synopsis below.
- Interior of Merrick Shops Mall are well maintained; exteriors have challenges. City has addressed areas of concern with Merrick Shops Mall. Still working on a few additional aspects.
- The Palace: has had garage issues related to homelessness and paint. Repairs to the pavers in front of Activity Center are in place.
- Biltmore Hotel: has been painted. Fairways restaurant was revamped, and it's been completed; it's currently under TCO and tenant is working with Development Services department to obtain and achieve CO. Additional matters are being addressed including fire inspection prevention among others s.
- Garden Club: building has been remodeled over the last few years including interiors and exteriors. ADA entrance has been incorporated.
- Garage 6: In the process of adding several upgrades to this facility.
- Graziano's: Replaced and reinforced several areas within their space. Most of the fire testing certifications have been addressed. Also, bathrooms are being renovated. Their lease is coming up for renewal during August 2025.
- Fritz and Fraz: have done significant work to bring all necessary concerns up to code. A commercial inspection will be done during October 2024.
- No Boundaries and Patio and Things: generally, do not have any violations.
- Cinema: has had issues with A/C unit and elevators thus far they have been very responsive.
- Starbucks: Installed a roof hatch.
- Actor's Playhouse: The city started a \$1.5M HVAC Chiller replacement project at the Miracle Theater which will be finished in October 2024. The city is also planning another roof project as needed for the pitched section of the roof. Continued roof projects.
- Haagen Dazs: Has completed all their fire inspections repairs, and a reinspection will be done during October.
- Ben & Giules: Has completed all their fire inspections repairs, and a reinspection will be done during October.
- Coral Gables Museum: Repairs are being done in the courtyard and the yearly inspection will be completed during August. Fire prevention was done, and Public Works is addressing some of their alarm and fire system issues within their facility. Additional repairs will be done. Museum awaiting a decision regarding a State Grant.
- Coral Gables Library: The Miami Dade County Public Library System completed all the interior renovations except for the HVAC unit. This should be resolved by the end of this year. Parking lot resurfacing, sidewalks, tree surveys etc. Exterior landscaping is pending.
- Many events are planned for the centennial event. For additional details refer to website: www.100coralgables.com
- Mami-Dade County Wast transfer facility are in the process of the forty-year recertification which is expected to be completed by December 2024.
- City Hall renovations is expected to be done in several phases. Some repairs have already begun such as the third floor and the cottage.
- 427 Building is in the process of having electrical work done.
- Fink Studio for the most part has been completed.
- Passport Facility is in the process of being totally renovated.
- Country Club completed reroofing, pool renovation, much work still needs to be done and is being planned in phases.
- Alhambra Water Tower project is under design and construction is expected to begin soon. Maintenance of historic structures is a big undertaking because of the materials that were used 100 years ago is different from today's.
- Historic Entrances renovations were completed.

- Improvements and renovations are in progress for Fire Station 3.
- Youth Center: roof replacement and water proofing have been in place.
- Large renovation project is planned for Venetian Pool.
- Final CO should be issued at Minorca garage shortly.

E. Update on Granada Diner Lease with Bogey Grill, LLC

24-7843 Lease Agreement - Granada Snack Shop-(Final)(Executed by Bogey Grill LLC

Attachments: [R-2024-153 Signed Lease Agreement - Granada Snack Shop-\(Final\)\(Executed by Bogey Grill LLC \(Ri](#)

- Granada Golf Course Diner work in process; appraisals have been done. City has paid approximately \$1.3 million to renovate the entire diner. City expects to have CO during September. The city has in place a traditional lease, two appraisals have been done and rent will be \$35.00 square foot. Tenant has established a corporation under the name Bogey Grill, LLC. An online survey was in place to obtain name of restaurant, it will now be called Birdie’s Bistro. Restaurant is expected to be opened seven days a week and plans on closing only during Christmas, Thanksgiving, Easter, New Year. Hours of operation 7:00-7:00 pm. Establishment is expected to close two weeks during the summer. Menu will be approved by the city; tenant will be setting her own pricing. Keys will be given five days after the Diner receives a CO. Grease trap, and additional equipment will be tenant’s responsibility to maintain and upkeep. Private events will be permitted; however, the city will need to be notified prior private events. Restaurant will be permitted to sell nostalgic Burger Bob’s merchandise.

F. OPEN DISCUSSION/ OTHER BUSINESS/ BOARD MEMBER ITEMS

ADJOURNMENT

NOTE