

City of Coral Gables City Commission Meeting
Agenda Item F-8
August 27, 2019
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Jorge Fors, Jr.
Commissioner Pat Keon
Commissioner Michael Mena

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Asset Manager, Zeida Sardinias

Public Speaker(s)

Agenda Item F-8 [10:36:35 a.m.]

An Ordinance of the City of Coral Gables, Florida approving the purchase and sale agreement with Granada Presbyterian Church for the purchase of three (3) vacant lots located at the corner of Alava Avenue and Toledo Street, Coral Gables, Florida (Folio Numbers 03-4119-001-5270; 03-4119-001-5280; 03-4119-001-5290) for the purpose of establishing a neighborhood park providing for repealer provision, severability clause and providing for an effective date.

City Attorney Ramos: F-8 is An Ordinance of the City of Coral Gables, Florida approving the purchase and sale agreement with Granada Presbyterian Church for the purchase of three (3) vacant lots located at the corner of Alava Avenue and Toledo Street, Coral Gables, Florida (Folio Numbers 03-4119-001-5270; 03-4119-001-5280; 03-4119-001-5290) for the purpose of establishing a neighborhood park providing for repealer provision, severability clause and providing for an effective date. This is a public hearing item, it requires a four-fifths vote of the Commission.

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[Date]

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Ms. Sardinas: Good morning Mayor, Commissioners, Asset Manager for Economic Development. The item before you is approval for purchase and sale agreement with the Granada Presbyterian Church for the purchase of three vacant lots, located on the corner of 11 Toledo, which the City is willing to purchase for establishing a neighborhood park. The three lots recommended for requisition are 5,000 square feet each, with a total of 15,000 square feet. The total negotiated contract price is \$1,137,500. Pursuant to the Procurement Code the City obtained two appraisals for the lot and the church obtained their own appraisal. The appraisals ranged between \$975 and \$1.2 million. Therefore, the purchase is well within the appraised values obtained. Further deal terms included...a deposit and a 90-day due diligence period. The proposed purchase will raise the Recreation Department's level of service in the area, which is very important for our green spaces and our park. The Community Recreation Department notified residents and held a neighborhood meeting on August 1, 2019, which had a positive outcome. The proposed purchase was also presented to the Property Advisory Board, to the Economic Development Board and to the Budget and Audit Advisory Board. All three Boards voted unanimously to approve the purchase. Their minutes were attached, except for Budget Advisory which took place today, but it will be attached between First and Second Reading. The Property Advisory Board and the Economic Development Board, they want to make a recommendation to the City Commission that sidewalks be installed for neighborhood access. The funding to acquire and maintain the site will come from Park Impact Fee Funds and General Capital Improvement Funds. The annual maintenance expenses are estimated to be \$6,000 for the entire 15,000 square foot site. The three lots are currently tax exempt because its church-owned property, so the purchase of the lots will not result in existing tax revenue to the City, and staff recommends approval.

Mayor Valdes-Fauli: Comments.

Commissioner Keon: Wonderful.

Vice Mayor Lago: If I could add just one quick. I just want to thank Vice Mayor Kerdyk. He gave me a call that he's been monitoring these sites, I think for a decade, if not longer. Once they became available, he gave me a call, I think Commissioner Mena, I think also received a call from him, and he spoke to Peter and Peter moved quickly. I spoke to several residents in the area and they are a hundred percent behind it. They are excited about a piece of green space in their neighborhood. So, now you are going to get to see something that's well curated, an amenity and an open space which is much needed. So, I'm a hundred percent in favor of this.

City Attorney Ramos: I'll note that no one seems to be present to speak. Go ahead sir.

Vice Mayor Lago: So moved.

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Commissioner Mena: Second.

Mayor Valdes-Fauli: Will you call the roll please.

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Commissioner Fors: Yes

Commissioner Keon: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

[End: 10:40:11 a.m.]