



City of Coral Gables
CITY COMMISSION MEETING
August 23, 2016

C-9

ITEM TITLE:

A Resolution authorizing entering into an Amendment to the Retail Lease with Aboti, LLC d/b/a Haagen Dazs to reduce base rent by 20% during the Miracle Mile Streetscape project with regard to city-owned property located at 290 Miracle Mile, Coral Gables, Florida. (City Staff is recommending this change during Streetscape while the Property Advisory Board would prefer the abatement only when the construction is immediately in front of the retail space.)

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

Per Resolution No. 2014-93, the City and Aboti, LLC d/b/a Haagen Dazs (“Tenant”) entered into a Retail Lease on June 23, 2014 (the “Lease”) with regard to City-owned property located at 290 Miracle Mile, Coral Gables, FL.

On January 26, 2016 the City Commission passed a Resolution approving the construction contract for the Miracle Mile and Giralda Avenue Streetscape project. The groundbreaking was April 28, 2016 and construction started shortly thereafter. As part of the construction, the on-street parking in front of the property has been temporarily vacated. In addition, temporary sidewalk barricades have been added that have reduced the width of the sidewalks, but have not restricted access to the property.

The Tenant mentioned their sales have decreased and has requested that the City provide a temporary rent credit during the construction. The Tenant, along with many businesses on the Mile, enhances the economic vitality of the City and it would be of interest to the City to support the Tenant with a rent credit. To the support the Tenant, a 20% reduction in rent during the construction on the south side of the Mile is recommended. The proposed total credit would be \$3,634, or \$403.77 a month, for 9 months.

On August 10, 2016, the proposed amendment terms were presented to the Property Advisory Board (PAB), which voted to recommend that the credit stands for up to 3 months versus the City’s proposed 9 months.

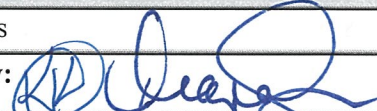
LEGISLATIVE ACTION:

Date.	Resolution/Ordinance No.	Comments
May 13, 2014	Resolution 2014-93	Approval of Lease

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
August 10, 2016	Property Advisory Board	Recommended a modified proposal

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
001-362-154	\$3,634	General Funds
		Approved By: 

8/16/16

APPROVED BY:

Department Director	City Attorney	Asst. City Manager	City Manager
<i>Edward P. Lee</i> in behalf of <i>James Peterson</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

ATTACHMENT(S):

1. Draft Resolution with Proposed Amendment to Retail Lease
2. Excerpt Minutes from Property Advisory Board meeting of August 10, 2016