

CITY OF CORAL GABLES
Property Advisory Board
Strategic Planning Workshop
Meeting Minutes
Wednesday, October 11, 2017, 8:30 a.m.
2121 Ponce de Leon Blvd., Suite 720, Coral Gables, Florida 33134

PAB MEMBERS	J	F	M	A	M	J	J	A	S	O	N	D	APPOINTING ENTITY
	'18	'18	'18	'18	'18	'18	'18	'18	'18	'17	'17	'17	
Alberto Manrara										P			Mayor Raúl J. Valdés-Fauli
Jonathan Leyva										P			Commissioner Michael Mena
Luba DeWitt										P			Commissioner Patricia Keon
Valerie Quemada Vice Chair										P			Commissioner Vince Lago
Tony Gonzalez										E			Commissioner Frank Quesada
Edmund Mazzei										P			City Manager
Andrea Molina										P			City Commission

A = Absent E = Excused Absence P = Present X = No Meeting Ph = Present by Phone - =Former Board Member

STAFF AND GUESTS:

Javier Betancourt, Director, Economic Development Department
Leonard Roberts, Assistant Director, Economic Development Department
Francesca Valdes, Business Development Specialist, Economic Development Department
Mariana Price, Administrative Assistant, Economic Development Department

Meeting Motion Summary:

A motion to recommend the approval of the renewal of the lease of 3501 Granada Blvd. to the Commander of the U.S. Southern Command passed unanimously.

Mr. Betancourt brought the meeting to order at 8:32 a.m.

Welcome & Overview of PAB Purpose, Governance & Protocol

Chairman Alberto Manrara made welcoming remarks. Mr. Betancourt reviewed the board’s purpose, the department’s purpose, and the goals of the Property Advisory Board. He went on to review the current membership, protocol for “sunshine” meetings, quorum, and requirements for accessibility to the public.

Overview & Status of City Asset Portfolio / Strategic Goals & Opportunities

Mr. Roberts gave a presentation that reviewed every City-owned property managed by the department, which included details such as the date of the land lease, base and transaction rent rates, covenants, and any tenant responsibilities. Notable City-owned properties include the Merrick Center, The Palace, the Village of Merrick Park, The Biltmore Hotel, and the Coral

Gables Country Club. He reviewed the City's recent acquisitions and general policy of acquisitions vs. dispositions. The City adopts a strategy in which selling is rare, and careful consideration is given of the opportunity cost before moving forward with a sale.

Open Discussion / Priorities & Recommendations

Board members openly discussed the information provided and what the future direction of the Property Advisory Board should look like. Mr. Manrara asked the board members for comments, and several topics were covered such as meeting frequency, timeliness of items brought forth to the board for consideration, and strategic management of assets. The board members agreed that meetings should be held as-needed, to be decided by the Chairman and Director on a case-by-case basis. Impromptu meetings to discuss urgent items before City Commission meetings, for example, might replace the obligation of having to meet later that same month. Ms. Molina suggested that board members also consider the historical actions of the Property Advisory Board, by way of case studies developed by the Economic Development Department, to allow members to have as much information as possible and a more holistic understanding of future potential property deals. All board members agreed that the City should focus on acquisitions and avoid dispositions as much as possible, as land is a limited and highly valuable resource.

As a result of this discussion, the following points were generally agreed upon by the Board members as objectives for the Board:

- Development of a Strategic Asset Plan (resources necessary)
- Hold meetings as needed
- The Board should be included in the decision making process for deals and projects earlier so that its analysis and recommendations can be taken into account before the decision is made.
- Explore opportunities with City Facilities (non-lease)
- Hold joint meetings with other Boards (including Economic Development Board and Parking Advisory Board)
- Invite Mayor and Commissioners to future Board Meetings

The Chairman indicated that he would invite Mayor Raúl Valdés-Fauli to attend the following PAB meeting on November 8th, to which the board responded enthusiastically.

The meeting was adjourned at 10:38 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department