

**CITY OF CORAL GABLES
Property Advisory Board
EXCERPT Meeting Minutes**

Wednesday, January 10, 2018, 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									P	P	X	Mayor Raúl J. Valdés-Fauli
Jonathan Leyva	P									P	P	X	Commissioner Michael Mena
Jack Lowell	P									-	-	X	Vice Mayor Patricia Keon
Valerie Quemada	P									P	P	X	Commissioner Vince Lago
Tony Gonzalez	E									E	P	X	Commissioner Frank Quesada
Edmund Mazzei	P									P	P	X	City Manager Swanson-Rivenbark
Andrea Molina Vice Chair	P									P	P	X	City Commission as a Whole

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

STAFF AND GUESTS:

Leonard Roberts, Interim Director, Economic Development Department
Mariana Price, Administrative Assistant, Economic Development Department
Anthony Di Donato, General Manager, Coral Gables Country Club

Meeting Motion Summary:

A motion recommending that the Country Club report once to the Property Advisory Board and once to the City Commission each year to fulfill the terms of their lease passed unanimously.

Mr. Roberts brought the meeting to order at 8:36 a.m.

1. Coral Gables Country Club – Update by GM Anthony Di Donato

Mr. Roberts provided some background on the Coral Gables Country Club, stating that the City owns the club, and has a long term lease for the management in effect since 2011. Part of the lease requires the Country Club to report to the Commission twice a year. The owner of the company, Nick Di Donato, who lives in Canada, would have to travel twice a year to present. It has been proposed that instead of presenting before the City Commission twice, to only report once to the Commission and once to the Property Advisory Board. He introduced Anthony Di Donato, the General Manager of the Country Club to present on its current business status. Mr. Di Donato admitted that the outbreak of the Zika virus, even though Coral Gables was not a hot zone, still had a detrimental effect on the Country Club’s bottom line. He noted other businesses also took a hit as a result, citing Cibo on Miracle Mile and other businesses on South Beach. The Country Club has set up a parking plan with the City, which requires the club to utilize all of its parking lot spaces before parking around the vicinity on-street parking, and then when that fills up, there’s a center parkway along

Alhambra (used for valet), and if absolutely necessary, they utilize the swale along the Granada Golf Course. Mr. Di Donato explained that the challenge is the type of event: a daytime corporate event will attract more cars whereas an evening event such as a wedding, people tend to ride together thereby reducing the need for parking. Mr. Di Donato further detailed the negative effects Hurricane Irma had on their scheduling. (Clients often book their events months to years in advance.) Mr. Roberts explained that the Country Club is in good financial standing with the City. The “country club” name is a misnomer, as the management company operates as a public event space, and no country club membership is required to use said space. This has been a challenge, said Mr. Di Donato. The building has been in good shape thus far with only a few minor leaks here and there; they have been on top of maintenance. The pool bathrooms are in need of repair. Mr. Roberts also provided that since the building is considered historical, any renovation they do must be reviewed and approved from the Historic Resources Department. The Country Club also operates the Liberty Café. Their restaurant concept received a lot of push back from neighbors. Mr. Mazzei recalled when the deal between the City and the Country Club was originally made, saying it was in shambles and commending the Country Club on how far it has come. The lease expires in 2021 with two ten-year options for renewal. Part of the agreement dictates that the Country Club present before the Commission twice a year. Instead of doing that, it was suggested that they report once to the Property Advisory Board and later to the City Commission to fulfill the twice a year requirement.

Mr. Lowell made a motion for the Country Club to report once a year to the Property Advisory Board and once a year to the City Commission to fulfill the terms of their lease. Mr. Mazzei seconded the motion, which passed unanimously.

The meeting was adjourned at 10:06 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department