

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

www.coralgables.com



City of Coral Gables

Meeting Minutes

Wednesday, May 13, 2026

8:44 am

427 Biltmore Way- First Floor Conference Room

Property Advisory Board

Chairperson Alberto "Papo" Manrara
Vice Chair Christopher Zoller
Board Member Rigby J. Coleman
Board Member Jordan Gimelstein
Board Member Nirberto Moreno
Board Member Nikki V Whiting
Board Member Angel O. Nicolas

A. CALL TO ORDER

B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present
Vice Chair, Christopher Zoller -Absent
Board Member Rigby J. Coleman -Absent
Board Member Jordan Gimelstein –Absent
Board Member Nirberto Moreno – Present
Board Member Angel O. Nicolas –Absent
Board Member Nikki V Whiting – Present

C. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of April 15, 2026 although reviewed they were not approved since there was no quorum. This will be voted in the following meeting.

D. ART CINEMA EXPANSION – UPDATE

- The City has committed an additional \$100K to the Cinema expansion into Patio & Things, approved at the City Commission meeting on May 5. In 2019, \$350K was committed via resolution. The City will oversee the build-out, which costs \$1,776,326.00. The tenant must pay their share \$1,426,326.00 before a General Contractor is selected.

E. RENT REPORT

- Members noted that Sra. Martinez is two months behind on her rent, while Francesco owes three months. Birdie Bistro's May rent was overdue as of May 7; it is possible that payment has arrived since the Rent Report was printed.

F. OPEN DISCUSSION

- Board member Manrara expressed concerns about the condition of Ruth Bryan Owen Waterway Park, indicating that the landscaping may need additional attention.
- Board members discussed the Gondola building at the Biltmore Hotel, proposing its restoration and possible relocation to Ruth Bryan Owen Waterway Park could provide value for community use. Ruth Bryan Owen Waterway Park is situated across the waterway from the Biltmore Golf Course property.
- Ms. Santiago mentioned that the City has recently secured a grant for the restoration of the Gondola building, and further discussions have considered moving it to another area of the Biltmore Hotel property closer to the waterway.
- Board members provided their ideas on how the Gondola building and its surroundings areas can be improved.

G. Adjournment

Meeting adjourned at 8:58 am.

H. NOTE