

City of Coral Gables City Commission Meeting
Agenda Items F-5 and I-3 are related
May 10, 2022
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Asset Manager, Zeida Sardinias

Public Speaker(s)

Maria Cruz

Agenda Items F-5 and I-3 are related [10:51 a.m.]

An Ordinance of the City Commission of the City of Coral Gables, Florida approving the purchase and sale agreement for the sale of Municipal Parking Lot 24, located at 5151 University Drive, Coral Gables, FL 33146, (Folio No. 03-4119-006-0200), to Doctors Hospital Inc., a Florida not-for-profit corporation; and providing for a repealer provision, severability clause and providing for an effective date. (The lot is currently leased to Doctors Hospital)

(Lobbyist: Erin Dowd)

(Lobbyist: Alexandra Villoch)

(Lobbyist: Dawn White)

City Commission Meeting

May 10, 2022

Agenda Items F-5 and I-3 are related - Ordinance of the City Commission approving the purchase and sale agreement for the sale of Municipal Parking Lot 24, located at 5151 University Drive to Doctors Hospital and a resolution of the City Commission authorizing entering into a Lease with Doctors Hospital, Inc., a Florida non-profit corporation, for the platted right-of-way on University Drive bounded by the surface parking lot at 5151 University Drive for a period of five years with one additional renewal option.

A Resolution of the City Commission authorizing entering into a Lease with Doctors Hospital, Inc., a Florida non-profit corporation, for the platted right-of-way on University Drive bounded by the surface parking lot at 5151 University Drive, Coral Gables, FL for a period of five (5) years, with one (1) additional renewal option, unless terminated or extended, at the City's discretion, as provided for in the Lease.

(Lobbyist: Erin Dowd)

(Lobbyist: Alexandra Villoch)

(Lobbyist: Dawn White)

Mayor Lago: Moving on to F-5 and I-3, which are related.

City Attorney Ramos: F-5 is an ordinance of the City Commission of the City of Coral Gables, Florida approving the purchase and sale agreement for the sale of Municipal Parking Lot 24, located at 5151 University Drive, Coral Gables, FL 33146, Doctors Hospital Inc., a Florida not-for-profit corporation; providing for a repealer provision, severability clause and providing for an effective date. This is a public hearing item. It must pass by four-fifths vote. Ms. Sardinas.

Mayor Lago: Ms. Sardinas, how are you?

Asset Manager Sardinas: Good morning, Mayor and Commissioners.

Mayor Lago: Good. Before we discuss the item, I'd like to just put a few things in the record. I'm the sponsor of this item, and I've been working on this item with the residents in this neighborhood for the last year and...

Vice Mayor Mena: More, I think.

Mayor Lago: Yeah. Well, not the sponsor of this item, excuse me.

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Vice Mayor Mena: You've been working on it longer than that.

Mayor Lago: Yeah. I've been working on this for a long time. First, we were a no vote here, and then we were -- I was a no vote, then I was a yes vote. And I think we've gotten to a good place on this item. I'm the sponsor of another item that's coming where we're buying a piece of property. Excuse me, I was confused for a moment. I think we need to lay out very carefully before we wrote on this today where we are, and where we're headed, and why we're doing this today. And I've asked -- as we discussed before, I want to really discuss the sale, the appraisals, and put everything on the record because I think there's a little bit of confusion on how certain things happen in the business world in regards to appraisals. And I've already spoken to two appraisers. I actually had some of my staff members meet with an appraiser yesterday, who is a Coral Gables businessowner. He was a Coral Gables resident. He's a certified appraiser. And to discuss certain things and how this deal was conducted and whether we've been more than forthcoming in regards to our appraisals because that's the critical thing for me.

Asset Manager Sardinias: Okay.

Mayor Lago: Our appraisals are our backstop in regards to any sale. And how many appraisals did we get here?

Asset Manager Sardinias: Well, the lot's been appraised several times. We, in this recent iteration, did two appraisals in October and now have done two more.

Mayor Lago: We did a refresh.

Asset Manager Sardinias: Right. And we did a refresh now, yes.

Mayor Lago: As requested. And I want to make sure everybody understands that because I've gotten several...

Asset Manager Sardinias: Per Commission direction, yes.

Mayor Lago: I've gotten -- not a lot; I've gotten two or three emails talking about the refresh of whether we were going to get a new appraisal, and there's been an upswing in property values from the first time -- from the last appraisal to the one that we did, which I called for a refresh at the last Commission meeting. And thank you to the Manager. I think it was the last meeting or two meetings ago, was able to diligently get that appraisal refreshed. Was there a significant change in the property value?

Asset Manager Sardinias: No. One of the appraisals remained the same.

Mayor Lago: Okay.

Asset Manager Sardinias: The other appraisal went up from 3.415 to 3.495.

Mayor Lago: Okay. And where are we right now with these two appraisals? What did they come back at?

Asset Manager Sardinias: That's the number. So, they were 36 and 36; they remain the same. And the other one was 3.415, and it went to 3.495.

Mayor Lago: And what are we -- we're asking for a sale today of the property at what number?

Asset Manager Sardinias: 3.5.

Mayor Lago: 3.5. And it's standard operating procedure to split the baby when you have two appraisals, correct?

Asset Manager Sardinas: We have in the past done that since I've been here. If they're -- yes, we can, absolutely. It's -- we're doing it on other properties now that we're purchasing as well, so yes, absolutely.

Mayor Lago: Or you see that other cities do the same thing, other business...

Asset Manager Sardinas: They do, they do. And appraisals are a funny thing. They're opinions of value for a reason, right? It depends on what the appraiser sees, what comps he chooses to take as -- to do his analysis, and he puts forth an opinion of value. So -- but it is the best way we have of being able to establish value and what it is accepted in the market.

Mayor Lago: Okay. Besides that, at the last Commission meeting, I made a request to the Manager to speak with Doctors Hospital Baptist, which is one of the largest employers in South Florida, if not the largest employer in South Florida, and a member of this community having their offices here in the City, along with, obviously, owning Doctors Hospital. I asked them to continue -- because they've been a long-standing team member of this community -- but I asked them for a commitment in regards to sidewalks.

City Attorney Ramos: Mayor, I'm sorry to interrupt you.

Mayor Lago: Yes.

City Attorney Ramos: The site plan is quasi-judicial, and it's I-4. So, if we could talk about the sidewalks on that one, it would make my heartburn better than if we do it in the purchase and sale.

Mayor Lago: You shouldn't have heartburn at all.

City Attorney Ramos: I always have heartburn.

Mayor Lago: You shouldn't have heartburn.

City Attorney Ramos: You know me.

Mayor Lago: We everything above board here on the Commission floor so that nobody should have any heartburn whatsoever. It's okay. So, we'll talk sidewalks later.

Asset Manager Sardinas: Okay.

Mayor Lago: Okay.

City Attorney Ramos: Thank you.

Mayor Lago: Do any of my colleagues have any other questions, or any other concerns, or any other items that they would like to discuss in regards to the appraisals, the sale of the property? I know that we're going through a rigorous, rigorous landscaping process here. There's going to be a wall that's going to be built, which is going to protect the neighborhood on multiple fronts from the headlights, from other issues that -- you know, erosion, or other things that are currently issues as a result of that parking lot. Is there anything else that anybody would like to discuss or like to put on the record? Mr. Vice Mayor.

Vice Mayor Mena: No, not at the time. I think we've pretty much discussed this one for a long time now, and I'm comfortable with where it is now.

Mayor Lago: Okay. Another thing I wanted to put on the record, the reason why I'm voting in favor of this is because of what -- and I saw Zuli (phonetic) walk in here a little while ago. I don't know where she's at, probably outside. She's one of the residents that has been advocating for a long time for the property that we're about to purchase on 37th Avenue that I've been working on for the last year. I'm selling this property because this is a parking lot. It's a parking lot that only serves one entity. That's it. I love Doctors Hospital. I love Baptist Hospital. By the way, when I've been injured or a family member's been injured, we have run to Doctors Hospital, and they have been incredible. As a matter of fact, my father is a physician that practices at Doctors Hospital for many, many, many years before I was ever on the Commission. Let's be clear. But we're going to use this money to buy parks, like you're going to see an example of something that we're going to buy in the future. In the next hour, we'll be discussing that. And this Commission, with the leadership of my colleagues here, I think we've purchased what, seven or eight parks in the last five years, would you say?

City Manager Iglesias: Yes, Mayor.

Mayor Lago: So, this money is going to be used to buy parks. A portion of it is going to refurbish certain parks. And I think that especially when you see so many young people here today, we're going to get a lot better use of that money than just using it having it as a parking lot. And also, this property will go on the tax record, which it's not currently on the tax record. So, in perpetuity, Baptist Hospital will be paying taxes on this property. Is that correct?

Asset Manager Sardinas: Correct.

Mayor Lago: Okay, and that's my understanding. I want to make sure that's correct. And what are we looking at in regards to taxes on a yearly basis?

Asset Manager Sardinas: I think we calculated that it was about \$20,000 a year.

Mayor Lago: Okay, give or take. So, these are the benefits of selling this property. And please, I've also had one individual write me saying there's concerns about that we're selling property. I'm not in the business of selling, as you know. Since I've been in this dais, this is the second property that I remember that we've sold, and it's been ten years -- nine years since I've been on this dais. And we've actually acquired potentially four times more property than we've actually sold, and I think that's critically important that we mention. And thank God we bought those properties because the property values have gone up incredibly. There still continues to be a 30-year lease on this property.

Asset Manager Sardinias: Correct.

City Manager Iglesias: That is correct, Mayor.

Mayor Lago: So, at the end of day, if we don't sell this property, we'll be renting it for \$100,000 a year for 30 years. So, I'd rather take the money now and use this money to buy pieces of property in our community where we need -- where we may need pocket parks or refurbishing of existing parks and continue to build on our world-class park system. So, those are the reasons why I have turned from a no vote to a yes vote. I think our team members at Baptist have also been receptive to requests, and that's why I'm now yes vote. And this is a block and a half away from my house.

Commissioner Fors: Mayor, if I could add one thing to what you said. Correct me if I'm wrong, but the other property that we've sold out of the only two that we've sold, was also a surface parking lot.

Mayor Lago: Yes.

Commissioner Fors: Right.

Mayor Lago: Correct.

Commissioner Fors: So, there's a common theme here. It's surface parking lots...

Mayor Lago: That's a great point.

Commissioner Fors: That we don't have much use for, and we can liquidate them, and then put them towards things that we do have use for.

Mayor Lago: And if I may also. Commissioner Fors, that's a very good point. Now, I'm not going to -- please don't write me an email saying, "Okay, we're going to sell surface parking lots in the downtown." That's not the case. The downtown -- the surface parking lots play a critical role, a critical role for our business community. And when we did sell that surface parking lot on Le Jeune in front of Havana Harry's, the person who ended up buying the park -- excuse me, that piece of property -- is going to replenish all those parking spaces in a much better situation with electric parking opportunities, with lighting, under covered, you know, which is much better for disabled elderly and people who want to park their cars. So, the parking -- we sold the land, and we still get the parking basically available for the community to use it. So, to Commissioner Fors' point, this is very important. We're not in the business of selling property. I'm in the business of buying property. These are just two instances that made sense, and that when you analyze it, there's only one entity that's using this parking lot, and it's Baptist Hospital, and they have a lease on it for 30 years. So, it's not like we can raise the lease. We can't raise the rent. They have an agreement on that. That's another email that I received. So, I wanted to put all this on the record because it's critically important to put this on the record. Commissioner Menendez, Commissioner Anderson, any comments?

Commissioner Anderson: Well, just a quick question. You considered the income potential and the tax revenue potential of the property in evaluating whether this asset should be held, correct?

Asset Manager Sardinas: Yes, we did. Although the appraisals are based on the MF1 and the residential zoning, they didn't analyze the income potential, but we have done the analysis in-house, and yes, absolutely.

Commissioner Anderson: And what were your findings?

Asset Manager Sardinas: Of the income potential?

Commissioner Anderson: Right.

Asset Manager Sardinas: We -- the lifeline of the lease right now is 25 years because it renewed in 2017, so we did a 2 percent overall increase over time of what -- because the rate of leasing is tied to the parking rates, so it's not a straight calculation. So, we ended up somewhere along 3.4 million.

City Manager Iglesias: The...

Asset Manager Sardinas: I think the Manager...

City Manager Iglesias: We looked at the present worth of the lease, the tax consequences, and the future worth of the property, and it would have to appreciate substantially to make the present worth value exceed the current contract.

Commissioner Anderson: Okay.

Asset Manager Sardinas: Yeah.

Commissioner Anderson: Thank you. I appreciate your intense study of this issue.

Asset Manager Sardinas: Thank you.

Commissioner Menendez: I just want to add that for those folks in the -- those folks out there that I guess are naysayers that say things like, "This is a fire sale. The City's in trouble," our city is in great shape financially thanks to the hard work of the Administration and the leadership of the Commission. This is, in my opinion, a recalibration. And like the Mayor said, we're able to take these funds and do something positive. And instead of maybe, like you said, a surface parking lot, we can have a park where families and kids can enjoy being part of the Coral Gables community. So, I think it's a recalibration. I think it's a smart move. It's well thought out. As the Mayor said, we've been discussing this for a while. Every questions that's been asked have been answered. So, I -- in my opinion, we're ready to move forward.

Vice Mayor Mena: If this is a fire sale, it's the most methodical, longest-lasting fire sale in the history of fire sales because we've been talking about this since -- I think Vice Mayor Quesada was still on the Commission.

Commissioner Anderson: Um-hmm, he was.

Vice Mayor Mena: So, for four years, five years so...

Commissioner Anderson: It's smoldering, yes.

Vice Mayor Mena: Yeah, I think...

Mayor Lago: And we've refreshed...

Vice Mayor Mena: You know, and listen...

Mayor Lago: (INAUDIBLE) refreshed the appraisals.

Vice Mayor Mena: I'm not even complaining about the amount of time. You know, it is what it is, and I think it's a better situation today, and that's fine. But you know, the notion that this is some sort of reactionary situation, it is certainly not. We've been talking about it for a long time. I think it's in a good place now. And I think we're ready to move forward. And I'm happy that we've already identified on the same agenda another property that I know the Mayor's worked very hard on. And it's a nice sort of synergy to be able to do those two things on the same day because it really highlights the Mayor's point that he said from the beginning, and we committed as a Commission at the time, we'll only sell if we use the funds to acquire other properties that we have a better use for, and I think we're doing that.

Mayor Lago: Mr. Clerk, are there any public comment?

City Clerk Urquia: Yes, Mr. Mayor. Mrs. Maria Cruz.

Mayor Lago: Ms. Cruz, the floor is yours. Welcome again.

Maria Cruz: Thank you. Mrs. Maria Cruz, and I am here to make sure that I understand, because you know, at my age, we get confused. Okay, would it be possible for me to deal with F-5 and I-3, so I don't have to keep coming up? They are very closely related.

City Attorney Ramos: Do you want me to read I-3? It's not quasi -- I-3 is not quasi-judicial.

Ms. Cruz: No, but I can...

City Attorney Ramos: Do you want me to read it, Mayor?

Mayor Lago: Yeah.

Vice Mayor Mena: Go ahead and -- you want to just....

City Attorney Ramos: I-3 is a resolution of the City Commission authorizing entering into a Lease with Doctors Hospital, Inc., a Florida non-profit corporation, for the platted right-of-way University Drive bounded by the surface parking lot at 5151 University Drive, Coral Gables, FL for a period of five years, with one year renewal option, unless terminated and extended, at the City Commission's discretion.

Ms. Cruz: Okay. Alright, these are my comments because sometimes I get, like I said, it's hard for me. I was never a math teacher so. We're talking about appraisers. From what I understand in my mind, 3.5 and 3.6, the great amount is \$100,000. That's the difference, \$100,000. But then, looking at I-3, I remember clearly that the hospital -- no fault of Baptist because they were not around, you know, when all this began -- they were -- have been using that right-of-way for years, years, plural. We know at least five because when this all -- what you call fire sale that...

Vice Mayor Mena: I didn't call it a that.

Ms. Cruz: It's at least five years. No, no, but we've been talking about this at least five years.

Vice Mayor Mena: Yes.

Ms. Cruz: So, for at least five years, we could have been making money if our people, our employees, our staff had been cognizant that they were using land that they were not leasing, and

we could have made money because, after the new contract, we could have made \$87,000. That's very close to \$100,000, isn't it? Very close. So, my comment is a simple comment. And by the way, the beginning of selling for parks was not only a little piece. It was meant to be almost the whole thing, right?

Mayor Lago: It was half -- it is half of it.

Ms. Cruz: Okay, now it's half.

Vice Mayor Mena: Yes.

Ms. Cruz: But originally, it was more. The original idea was more. And I want to make sure that you all understand in case you missed it -- because I read the whole thing -- parks is half. The rest is going to pay for the overage on the Public Safety Building that ended up being way more than what was approved, and I have an objection to that. I have a serious objection with allowing projects to get so far over that then we have to do things to cover. That's my edit. Okay, so I'm here to tell you I agree it's a good idea to sell it at this point because our hands are tied. Either we continue the lease, or we sell it, so we have very little choice. But I think, number one, when we own property, we have people that are supposed to be looking at them. And whether it's the Asset Manager or it's the Parking Department, whoever, somebody should have realized that we had somebody who had a lease for this amount, and were using this amount, and nobody realized it. That to me is negligence, okay, and that's what I'm here to say. Now that we are hopefully not in the sale business, I would respectfully request that you all set something in place, so whether, once again, is the Asset Manager, or whoever it is, to have a schedule when they visit the assets that we have to make sure that they're not being misused, whether they're going -- because now, this is not the only thing that we have that, "Wow, we didn't realize that it was falling apart." Now we have to take money to protect it. We have people that are employed here to take care of our assets. They need to be responsible for assets. The Gondola building should have never fallen in disrepair,

okay. So, this is the end, which I have. I think we don't have a choice, so I'm not objecting to the sale. But I think that Baptist Hospital, in good faith, could do a little better than the 3.5. That's all I have to say. Because you know what, the hospital was using our land for free for a long time. Thank you.

Mayor Lago: Yes, sir. Mr. Clerk. Excuse me, Mr. Manager. You have a question or anything, or no?

City Manager Iglesias: Mayor, I just want to clarify that they were not...

Mayor Lago: Of course.

City Manager Iglesias: Using the land for free. This was part of their lease, initial lease. If we take out that property, the parking lot is not functional, so it was something that we realized that will be taken care of with when they reconstruct the actual parking lot. It will be outside the right-of-way. And then, of course, we can build the sidewalk and our City infrastructure. But that -- the current lease included that property.

Mayor Lago: So, quick...

Vice Mayor Mena: You're saying they've been paying for the property?

City Manager Iglesias: Yes, they have paying...

Vice Mayor Mena: Right.

City Manager Iglesias: For -- that lease included that portion of that property; if not, they couldn't park.

Vice Mayor Mena: Right.

Mayor Lago: So, I want to make sure that's on the record. Zeida, we talked about splitting the baby. So, you said there was two appraisals. What were the prices on the appraisals again?

Asset Manager Sardinas: 3.6 and 3.495.

Mayor Lago: And what's the sale price?

Asset Manager Sardinas: 3.5.

City Manager Iglesias: Mr. Mayor, if I may say, Item 510 will clarify that issue.

Mayor Lago: Does everybody feel comfortable? Any other comments? Anything else? Okay. I'll entertain a motion.

Vice Mayor Mena: I'll move it.

Commissioner Menendez: Second.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Okay, moving on...

City Attorney Ramos: So, Mr. Clerk, that's F-5.

City Clerk Urquia: Yes.

City Attorney Ramos: We need to do I-3 also.

City Manager Iglesias: Could we also do F-10?

Vice Mayor Mena: That'll be after I-3.

City Attorney Ramos: Let me get to that one. Let's finish I-3, and then we'll...

City Manager Iglesias: Okay.

City Attorney Ramos: Go to F-10.

City Manager Iglesias: Thank you.

Asset Manager Sardinas: Okay, Mayor and Commissioners. So, as previously covered, we've now approved the sale of the valet lot, and then the terms of that also includes the termination of the existing lease, obviously, that they have for 30 years. So, at this point, landlord and tenant are seeking City Commission authorization to enter into a new lease. That lease is for the as-is portion of the parking asphalt, which is in the right-of-way. There's about 2,898 square feet there that we are going to lease back for \$6 a square foot, which amounts to about \$17,480 a year in base rent, and that will increase at 3 percent a year. The intent of the tenant is conducted improvements as soon as possible, and then to terminate the lease, which they will have a right to do with a 30-day

notice. We also -- we are retaining the right with a 60-day notice -- or sooner if we need it -- to terminate the lease because it is right-of-way, and the City needs to have that discretion. The tenant's intention is to terminate, like I said, as soon as possible. And we need for the tenant to be working -- if the tenant is working diligently, should the project be delayed, then they have a right to renew for three years, but again, at the City's discretion. We'll have a \$1,400 deposit, and their occupancy of the premises is going to be for a public purpose. There's no other use or purpose than as a surface parking lot for the tenant to provide -- continue to provide free valet service to the hospital's patients and visitors. As previously stated, while the critical requirements of the Procurement Code have been followed, because the City did not advertise and only dealt with Doctors Hospital given that they are the currently leaseholders, the item includes a waiver pursuant to Section 2-1089 of the Procurement Code and thereby requires a four-fifths vote. Staff recommends approval. Let me know if you have any questions.

Vice Mayor Mena: So, can we --? I just want to walk through the issue that was just raised because I think it's important for people to understand because it's a little bit confusing.

Asset Manager Sardinias: Sure.

Vice Mayor Mena: There's a lease for the entire property that currently encompasses the parking lot.

Asset Manager Sardinias: Correct.

Vice Mayor Mena: That includes currently public right-of-way.

Asset Manager Sardinias: Correct.

Vice Mayor Mena: Those square feet are included in that lease and have been included in it.

Asset Manager Sardinas: Yes.

Vice Mayor Mena: So, now there's a purchase and sale of the property, which does not include that portion of the existing parking lot that is public right-of-way. It only includes the other portion.

Asset Manager Sardinas: Correct.

City Attorney Ramos: Correct.

Asset Manager Sardinas: Because you sell...

Vice Mayor Mena: Right. So, now Baptist will be the owner -- and I'm just going to use made-up round numbers for purposes of the discussion. Let's say that the purchase -- the property being acquired is 95 percent of the property or whatever it is, and the other five percent was the City right-of-way. So, now, until they come in and redevelop this site, while this surface parking lot continues to be there, because they own the balance of it, they have to now pay rent on that five percent portion.

Asset Manager Sardinas: Correct.

Vice Mayor Mena: Which they were already doing, but because they're now purchasing the rest of it, that's to clarify that. Is that a fair...

City Attorney Ramos: Yes.

Vice Mayor Mena: Explanation?

City Attorney Ramos: That's exactly right.

City Manager Iglesias: That's correct because we cannot sell right-of-way.

Vice Mayor Mena: Okay.

Asset Manager Sardinas: Correct.

Vice Mayor Mena: So, when they come in to redevelop this in any way in the future, it will not include the public right-of-way portion, and I think we're going to talk about in the next item if there's going to be a sidewalk, et cetera?

City Manager Iglesias: Vice Mayor, the current drawings do not include the right-of-way.

Vice Mayor Mena: Right, okay.

City Attorney Ramos: Correct.

Vice Mayor Mena: Thank you.

Asset Manager Sardinas: Thank you.

Vice Mayor Mena: Does that -- Maria, does that help clarify a little bit?

Ms. Cruz: Yeah, but (INAUDIBLE) for years they've been using (INAUDIBLE).

Vice Mayor Mena: No, they were paying. That's the part you're...

(COMMENTS MADE OFF THE RECORD)

Vice Mayor Mena: For as long as the lease has been in place, they've been paying for that square footage.

Ms. Cruz: Listen, when we discussed it here -- and I went back and read minutes -- we were surprised that they were using that.

Mayor Lago: By why don't...

Vice Mayor Mena: We were.

Mayor Lago: We do this? But why don't we do this? Why don't we --? Come up.

Vice Mayor Mena: Come up.

Mayor Lago: Come up. We'll talk about it.

Vice Mayor Mena: I want to make sure -- no, I want to make sure you understand this issue. You're obviously a very engaged and active resident, you know, as are many...

Ms. Cruz: (INAUDIBLE).

Vice Mayor Mena: As are many of your friends. And I want to make sure that we're clear. I don't disagree with you that there was a moment in time where there was a bit of surprise that the public right-of-way had been included in what was developed as a parking lot many, many, many years

ago in the lease that was entered. But despite that, that square footage was included in the lease and was being paid for throughout. I think that's an important...

Ms. Cruz: The newest lease.

Vice Mayor Mena: Distinction.

Ms. Cruz: The newest lease, but before...

Vice Mayor Mena: Which has been in place since when?

Ms. Cruz: No, but that's okay.

City Manager Iglesias: Yes, but I think a very important point is that was at one time a City parking lot...

Vice Mayor Mena: Right.

City Manager Iglesias: Which was then leased to Doctors Hospital. So, we incorporated that right-of-way in a City parking lot that we later leased.

Vice Mayor Mena: Right.

Asset Manager Sardinias: Right.

Ms. Cruz: Okay, what I'm saying is that for a long period of time, before the latest, that area was being used regardless and they were not paying. That's what I said. How long it was? We never know because nobody checked, okay? So, my position was that, in good faith -- but now I just

looked at the numbers, 3.5 and 3.6. It's 7.1; it's 3.5 in payment, so I'm not going to argue that point.

Vice Mayor Mena: Right.

Ms. Cruz: Okay, but what I'm saying is...

Vice Mayor Mena: And there's more coming into the equation.

Ms. Cruz: Good faith -- and let me tell you, good faith and now, for your information so you're now aware, I'm looking at whatever the conditions of use were when the new building was built because I don't remember having valet parking on that site on the conditional use, so I'll be back.

Vice Mayor Mena: Alright.

Ms. Cruz: Okay, I'm looking.

Vice Mayor Mena: I'm confident you will be.

Ms. Cruz: Thank you.

Vice Mayor Mena: Thank you.

Mayor Lago: Thank you, Ms. Cruz.

Vice Mayor Mena: Alright.

City Attorney Ramos: Mr. Clerk, is there any other public comment on this item?

City Clerk Urquia: No, ma'am.

Commissioner Fors: I'll move it.

Vice Mayor Mena: I'll second it.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Commissioner Anderson: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Asset Manager Sardinas: Thank you.