

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

Wednesday, August 19, 2010, 8:30 a.m.  
1 Alhambra Plaza, Suite 617, Coral Gables, Florida 33134

MEMBERS	S	O	N	D	J	F	M	A	M	J	J	A	APPOINTING ENTITY
	'09	'09	'09	'09	'10	'10	'10	'10	'10	'10	'10	'10	
Gustave Perez - Chair	E	P	+	P	+	P	E	P	P	+	P	P	Vice Mayor William H. Kerdyk, Jr.
Maurice Donsky	P	P	+	P	+	E	P	P	P	+	E	P	Commissioner Maria Anderson
James Hinrichsen	P	E	+	P	+	P	P	P	P	+	A	P	Commissioner Rafael Cabrera, Jr.
Valentin Lopez	P	P	+	P	+	P	P	E	P	+	P	P	City Commission
Edmund Mazzei	P	P	+	P	+	P	P	P	P	+	P	P	City Manager Patrick Salerno
Luis Padron	P	P	+	E	+	E	P	A	E	+	A	P	Commissioner Wayne Withers
Mary Young	P	P	+	P	+	P	E	P	E	+	P	P	Mayor Donald D. Slesnick, II

A = Absent  
P = Present  
E = Excused  
+ = No Meeting

**STAFF**

Cynthia S. Birdsill, Economic Sustainability Department Director  
Jessica Wotherspoon, Business Development Specialist

**Motion Summary:**

**The Board recommends to the City Commission that they authorize the City to enter into a Lease renewal with Robert Maguire, personally, d/b/a Burger Bob's or the Granada Snack Shop for a (3) three-year Term with a (1) one-year Option on the presented terms.**

**4. Review Renewal of Burger Bob's Lease**

The following deal terms were presented to the Board:

Tenant: Robert Maguire, personally, d/b/a Burger Bob's or the Granada Snack Shop

Premises: 1,184 square feet at 2001 Granada Boulevard

Security Deposit: Landlord continues to hold a \$6,000 security deposit.

Equipment and Furniture: Tenant Leases equipment and furniture along with the Premises.

Term: Three Years with one – 1 year option, commencing September 1, 2010

Rent: Since August 2003, Rent has been \$2,100 (\$21.28 psf). Rent will now increase to \$2,269 per month (\$23 psf) and will escalate four percent (4%) a year (including the Renewal Term).

Termination Right: Landlord has a right to terminate upon ninety (90) days' notice.

Landlord's Maintenance Obligations: Landlord will continue to provide HVAC, electrical service, water and propane to the premises, and will maintain the physical plant, City owned appliances, HVAC, and provide a limited amount of janitorial services for cleaning around the snack bar.

Tenant's Maintenance/Operational Obligations: Tenant to have qualified personnel operating the business, and serve best quality food for the type of menu. Tenant to keep the premises clean and operate in compliance with laws.

Insurance: Tenant provides standard insurance for general liability, workers compensation, automobile liability and property insurance for Tenant's personal property. Tenant will now also reimburse Landlord for its proportionate share of Property and Windstorm coverage, and for the cost to insure the furniture and equipment leased from Landlord. Tenant does not carry glass coverage or boiler and machinery, as the Landlord is responsible for these items.

Mr. Mazzei asked if there was any conflict between the Burger Bob's operation and the new operator of the Country Club property. Ms. Birdsill responded that there was no known conflict.

The Board voted on the following motion:

**The Board recommends to the City Commission that they authorize the City to enter into a Lease renewal with Robert Maguire, personally, d/b/a Burger Bob's or the Granada Snack Shop for a (3) three-year Term with a (1) one-year Option on the presented terms.**

The motion, moved by Mr. Mazzei and seconded by Mr. Padron, passed unanimously.

Respectfully submitted,  
Jessica Wotherspoon  
Business Development Specialist  
Economic Sustainability Department