

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

<b>PAB MEMBERS</b>	J	F	M	A	M	J	J	A	S	O	N	D	<b>APPOINTING ENTITY</b>
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'16	'16	'16	
Luis Espino Chair	P	P	P							P	X	P	Mayor Jim Cason
VACANT													Commissioner Jeannett Slesnick
Luba DeWitt	E	P	E							P	X	P	Commissioner Patricia Keon
Valerie Quemada Vice Chair	P	P	E							P	X	P	Commissioner Vince Lago
Tony Gonzalez	E	P	P							P	X	P	Commissioner Frank Quesada
Andrew Nadal	P	P	P							A	X	P	City Manager
Andrea Molina	P	P	P							P	X	P	City Commission

A = Absent      E = Excused Absence      P = Present      X = No Meeting      Ph = Present by Phone

**STAFF AND GUESTS:**

Leonard Roberts, Assistant Director, Economic Development Department  
Mariana Price, Administrative Assistant, Economic Development Department

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**Meeting Motion Summary:**

**A motion to approve the minutes of the Joint EDB-PAB February 8, 2017 meeting passed unanimously.**

**A motion to request an RFP to broker the sale of the Police Benevolent Association (PBA).**

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Mr. Espino brought the meeting to order at 8:41 a.m.

**1. Review of the Joint EDB-PAB February meeting minutes (Action)**

Mr. Gonzalez made a motion to approve the minutes of the February 8, 2017 Board meeting.  
Mr. Nadal seconded the motion, which passed unanimously.

**2. Ortanique & Bloom Boutique Lease Review (Action)**

Mr. Roberts presented to the board the ongoing outstanding balances that Ortanique and Bloom Boutique have had since September and August 2016, respectively. The City allowed for a temporary 20% rent reduction, as recommended by the Property Advisory Board in October 2016 for these two tenants, including Haagen Dazs. Haagen Dazs is currently paying their rent at the reduced rate as agreed. The rent reduction was to alleviate the businesses while streetscape construction took place on their block. Ortanique and Bloom Boutique state their sales are still unable to meet the reduced rent rate.

Some Miracle Mile landlords are allowing for rent deferrals with interest (others without interest), and the City Manager wanted the advice of the Property Advisory Board on how best to accommodate the City's longstanding tenants. Mr. Roberts suggested options for what actions the board might take, including recommending a rent deferral reflective of the amount sales are down, and once the streetscape is completed, to charge them back what is owed. This is potentially problematic because for Ortanique, that sum is already well over \$70,000.

Mr. Espino suggested that the City should treat the tenants like any other business would otherwise businesses might take advantage of the City. Mrs. Molina suggested that the businesses be given a 30-day termination of contract and eviction notice to determine whether or not they are taking advantage of the City being the landlord.

The Board also discussed how Ortanique has yet to renovate their store, having held it off so they could participate in Miami Spice. They are still paying the reduced rent rate, despite the construction being complete on their block and a notation in the lease for reduced rent saying they would renovate.

The Property Advisory Board opted to defer taking action on this item until further information (e.g., sales tax reports, income statements, and/or financial statements) is provided to them.

### **3. Update on Public Safety Building/ Garage 7 (Discussion)**

The same deal and same terms are still on the table, however the developer has requested their existing Transferrable Development Rights (TDRs) be transferred to the Public Safety Building (PSB) site. TDRs are typically only allowed to be transferred within the Central Business District (CBD); the PSB is outside the CBD.

### **4. Coral Way Property (Discussion)**

Mr. Roberts presented to the Board an unsolicited offer for a 4-acre piece of land that the City owns on Coral Way. The offer is for a substantially less amount than the appraisal. The Lot is contaminated with lead. Mr. Roberts ordered an appraisal, which came in at \$11.7 million. The offer was for \$3 million. The land is zoned as BU-2, Special Business District. The City is considering selling this site, and putting it on market to entertain bids.

Mrs. Molina suggested that the City obtain three Broker Opinions of Value, despite City tradition to not go through brokers, citing that the selling price of the lot itself would pay for the services of the broker, and the benefits would more than outweigh the cost.

**Mrs. Molina made a motion to request an RFP to broker the sale of the Police Benevolent Association (PBA). Mr. Nadal seconded the motion, which passed unanimously.**

**5. Outstanding Rent Report**

An Outstanding Rent Report of the City's tenants with outstanding rent balances was handed out to board members.

**6. Other City Business**

Jazz in the Gables continues to take place every Tuesday evening, and tonight is yoga for Wellness Wednesdays.

Carnaval on the Mile was moved to Alhambra this year due to streetscape construction on Miracle Mile. The board discussed the positives and negatives for the Carnaval being on Alhambra.

Coral Gables Love Food Tour on Tuesday, March 21<sup>st</sup> at 6 pm on Giralda Avenue.

The meeting was adjourned at 9:53 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department