

CORAL GABLES  
PROPERTY ADVISORY BOARD MEETING  
VIA ZOOM

Wednesday, February 10, 2021

8:35 a.m. - 9:51 a.m.

1

2 Property Advisory Board Members

3 present via Zoom:

4

5 Valerie Quemada, Chairperson

6 Jack Lowell, Vice-Chair

7 Alberto Manrara

8 Edmund Mazzei

9 Jonathan Leyva

10 Richard Barbara

11 Nancy Pastor

12

13 Also present:

14

15 Julian Perez, CFM Director,  
Zeida Sardinias, Asset Manager

16 Francesca Valdes,  
Business Development Coordinator

17 Leticia Perez, International Business  
Development Coordinator

18 Yenisis Gomez, Administrative Assistant  
Economic Development Department

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20 Fred Couceyro, Director  
Carolina Vester, Assistant Director  
Parks & Recreation Department

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1 (Begin recording of meeting.)

2 CHAIRPERSON QUEMADA: So I guess we  
3 can go ahead and call this meeting to  
4 order.

5 So Julian, please go ahead.

6 MR. PEREZ: Yeah. Madam Chair,  
7 again, this is Julian Perez, the Economic  
8 Development Director for the city. And  
9 thank you for the opportunity to be able  
10 to give you quick a report.

11 And again, thank you to my colleagues  
12 for allowing me to move forward with my  
13 quick report.

14 I'm extremely happy to inform you, as  
15 I did with the city commission a week or  
16 so ago, that the grant program has been a  
17 total success and that as if today, um,  
18 the Miami-Dade County has approved 59 of  
19 the 60 applications that qualify. So  
20 that's the completion rate of 98 percent  
21 and that is \$786,000 that has been  
22 distribute to our business community.

23 In addition to that, um, we have  
24 already received or been reimbursed for an  
25 amount totalling \$647,658.85 and that is

1           80.9 percent or 81 percent of the total  
2           amount that we have distribute, or the  
3           \$800,000.

4           So, again, there's only one  
5           application that we're still working on  
6           and -- to complete this process.

7           The second grant, very quickly,  
8           that's the technology grant, and that  
9           grant has also -- it's also moving along  
10          very, very well. We had our first webinar  
11          series, it was a two-day webinar series,  
12          it was Wednesday and Thursday of last  
13          week, if my mind serves me correctly, and  
14          it had to do with digital technology and  
15          it was the Google partners who put that  
16          webinar together. It was very well  
17          attended, both days, and a tremendous  
18          amount of information was provided to the  
19          participants.

20          The next webinar will be online  
21          technology to streamline business process,  
22          and that is going -- I think we're going  
23          to have that one in a few weeks.

24          So we're moving along with the grant  
25          very well and so I'm really looking

1 forward to the next one as well as the  
2 third webinar, which is the innovative  
3 e-commerce technologies for small  
4 businesses impacted by COVID-19. And that  
5 is going to be partners from Silicon  
6 Valley who's going to do that one. And  
7 the second one, again, which is the online  
8 technology to streamline the business  
9 process, that is going to be our  
10 University of Miami partners that are  
11 going to do that.

12 So as you can see, it is a -- it's --  
13 I would say that it's a grant that entails  
14 a number of experts and partners helping  
15 the city of Coral Gables small business  
16 community.

17 And if there's any questions, I'll be  
18 more than happy to entertain those  
19 questions.

20 MR. MANRARA: What are the criteria,  
21 again, for applying for the grant? Has it  
22 got to be a Gables resident or just a  
23 Gables business?

24 MR. PEREZ: For the second grant,  
25 which is the technology grant, it has to

1 be a Gables business, small business.

2 MR. MANRARA: No residents  
3 requirement.

4 MR. PEREZ: No. No, it's a business,  
5 okay. That's for the technology.

6 Because, remember, this is geared to  
7 our small business community. The same  
8 thing with the grant.

9 And, by the way, on the grant side we  
10 had 149 proposals submitted to us.  
11 Unfortunate, we only had fundings for 60.

12 MR. MANRARA: Okay.

13 CHAIRPERSON QUEMADA: Does anybody  
14 have any questions on what Julian just  
15 presented?

16 Okay.

17 MR. PEREZ: All right.

18 CHAIRPERSON QUEMADA: Go ahead.

19 MR. PEREZ: Again, thank you so much,  
20 Madam Chair.

21 And thank you so much to my  
22 colleagues for allowing me to make this  
23 quick presentation.

24 See you later.

25 MS. SARDINAS: Thank you, Julian.

1 CHAIRPERSON QUEMADA: Thank you,  
2 Julian.

3 MR. PEREZ: You're welcome. Bye-bye.

4 CHAIRPERSON QUEMADA: Okay. So up  
5 next is the minutes, but obviously we  
6 really can't approve them because we are  
7 not present, so should we just hold off, I  
8 guess, for next --

9 MS. SARDINAS: Yeah, I put there  
10 review in case --

11 CHAIRPERSON QUEMADA: We can review  
12 them.

13 MS. SARDINAS: You know, of if you  
14 had any -- any changes or things or any  
15 additions that you wanted us to make and  
16 then next time you can vote on them.

17 CHAIRPERSON QUEMADA: Okay. So let's  
18 go ahead and do that.

19 So any comments on the minutes? Any  
20 additions, anything?

21 Okay. So we will go ahead and mark  
22 that to approve next time.

23 MS. SARDINAS: Okay.

24 CHAIRPERSON QUEMADA: And then I  
25 guess now we're up with Burger Bob's.

1           MS. SARDINAS: And -- yes, well, this  
2           is the CIP project. So there's a CIP  
3           project that's going to happen at the --  
4           at the -- actually the entire building  
5           that encompasses Burger Bob's and the  
6           Granada Pro shop, the Granada Golf Course  
7           Pro Shop, and so I asked Fred and Carolina  
8           to join us today to give us the quick  
9           presentation that we had given the  
10          community so that you guys will be aware  
11          of what's going to happen there in the  
12          next few months, and Fred will give us a  
13          timeline and they'll explain exactly  
14          what's going on, so I'm not going do more  
15          of a preamble and let them go ahead and  
16          tell you what they're planning.

17          MR. COUCEYRO: Thank you, Zeida.

18          For those of you who don't know me,  
19          I'm Fred Couceyro, I'm the Community  
20          Recreation Director, have been for quite  
21          some time.

22          And also with me is Carolina Vester,  
23          who's the Assistant Community Recreation  
24          Director. And what we're going to do is  
25          we're going to just do a quick recap of --



1 of the presentation that we sent to the  
2 community, um, regarding the Granada Golf  
3 Course Pro Shop building.

4 Now, for those of you that are  
5 familiar with the golf course, it's the --  
6 it's a historic -- it's a historic golf  
7 course and they -- what -- the pro shop,  
8 while not being a 1920's building, it's  
9 more of a 1950's era building, hasn't been  
10 updated in quite sometime. So this  
11 project that we're going to go over is  
12 what the pro shop conceptual design that  
13 we presented, we had an input period of  
14 over a month, and I'm going to let  
15 Carolina speak to a lot of the public  
16 input and the entire process that we put  
17 together and how we are working with our  
18 -- our projects and deferred main -- to  
19 not have deferred maintenance as we move  
20 forward with the new projects and the new  
21 process that we put together.

22 Carolina.

23 MS. VESTER: Hi, good morning. And  
24 thank you for allowing us to present this  
25 to the board.

1           I just wanted to share a little back  
2 story with you. Our Parks Department is  
3 basically the stewards of a large  
4 inventory of sites and facilities and  
5 parks that includes up to 62 different  
6 sites. So as Fred mentioned, we've really  
7 looked at a more proactive approach when  
8 it speaks to some of the deferred  
9 maintenance that we've had to deal with  
10 over the years. So when we look at any of  
11 these projects, we have a funding matrix  
12 that's a five-year funding matrix, which  
13 allows us to fund and basically schedule  
14 projects in advance. Occasionally if the  
15 funding is not all there for the first  
16 year, it allows us to increase the funding  
17 year after year so if maybe a project is a  
18 larger, over a million dollar project, we  
19 can go ahead and cycle that funding over a  
20 period of three years. So that allows us  
21 to plan in advance and, you know,  
22 hopefully at some point catch up with a  
23 lot of the deferred maintenance that we  
24 had inherited.

25           Some of the things that we looked at

1           when we looked at the approach of when we  
2           do this project, and especially with this  
3           project, originally that project came to  
4           us with lower funding to just do some of  
5           the aesthetics inside the building, so  
6           replacing the carpeting, you know,  
7           basically just a kind of aesthetic look of  
8           the building. So we really wanted to  
9           focus on some of the safety first, you  
10          know, looking at the overall safety. And  
11          we had a site meeting with our CIP team as  
12          well as the actual users of the building  
13          and the Parks teams to look at what are  
14          some of the safety things that need to be  
15          addressed in that building. Are there ADA  
16          concerns in that building? And one of the  
17          things that the city did really well, they  
18          did a overall audit on all the sites in  
19          the city, so anytime a project comes up  
20          we're able to retrieve those documents,  
21          those audits, and go back and say, okay,  
22          well, if we're going to do this we're  
23          going to need to address these ADA issues  
24          that came up to us in the past.

25                   And then, of course, we also focused

1 on the user needs. So, you know,  
2 sometimes you have a project team that  
3 comes and just says, okay, we're going to  
4 do this and they never speak to the actual  
5 users. And Parks we're very, very, very  
6 in tuned with what it takes to run  
7 facilities and we take the time to speak  
8 to the user, so the staff that's there.  
9 And the current staff that's there is  
10 actually managed by the Biltmore Hotel,  
11 the pro staff, and of course on the  
12 adjacent side you do have Burger Bob's  
13 with the restaurant.

14 So we speak to them as well to look  
15 at what is it that they need within the  
16 budget, and then, of course, we look at  
17 the aesthetics and we look at the budget  
18 and see what we can do, you know, to go  
19 ahead and phase this project.

20 One additional item that came up with  
21 this project, aside from the interior, was  
22 we really need to shore this building up  
23 for hurricanes and that was a big bulk of  
24 the project. So I'll go ahead, and if I'm  
25 allowed to share the screen, I will go

1           into the --

2           CHAIRPERSON QUEMADA:   Yenisis, can  
3           you let Carolina --

4           MS. GOMEZ:   Uh-huh.

5           Okay, Carolina.

6           MS. VESTER:   Okay.   Perfect.

7           Are you able to see this?

8           (All answered in the affirmative.)

9           MS. VESTER:   Perfect.

10          So as Fred said, we had a design  
11          presentation meeting back in December with  
12          the community, and because of COVID we've  
13          also had to change things on how we -- we  
14          move these projects forward.  We kind of  
15          stayed stagnant for a while and we have a  
16          lot of projects in cue and it was a shame  
17          that we were holding off on these, because  
18          some of them are related to safety, some  
19          of them had, you know, a concern of a  
20          timeline, they were tied to grants,  
21          etcetera, so we really wanted to make sure  
22          we continue with the public input process.

23          So we, in our department, developed a  
24          unique input timeline and process where we  
25          open up the community input for 30 days.

1           So we created a dedicated website where  
2           anybody can go in, they can assess the  
3           designs before the actual community  
4           meeting and then provide us with some very  
5           good input before the meetings. So that  
6           allows us to curtail some of the responses  
7           beforehand, go back to the architect if we  
8           need to, go back to the project team  
9           before the meeting if we need to quickly  
10          make some adjustments to the design. And  
11          then, of course, we have the community  
12          meeting. And when we do go out to the  
13          community we look at the actual site and  
14          we door hanger. So we basically create  
15          these nice little door hangers and we go  
16          to each site within 1,500 feet of the  
17          property to each homeowner and distribute  
18          these door hangers to make sure that the  
19          actual community that's affected by this  
20          project is informed and is able to  
21          participate in this community.

22                 Our community meetings have been  
23          virtual, was via Zoom, similar to this  
24          meeting, and we allow for the community to  
25          join and put their comments in through a

1 chat and we read each one of these  
2 comments following the presentation and  
3 are able to respond to those comments.

4 And then as a follow-up meeting to  
5 that meeting we go ahead and look at the  
6 comments that were given to us during the  
7 meeting, we retrieve any of the public  
8 input that was given to us through public  
9 notice, via mail, via email, via social  
10 media, and we put all of those comments  
11 together and then we schedule a follow-up  
12 meeting with the entire project team and  
13 look at what things need to be addressed,  
14 what things can be addressed within the  
15 budget, and what things might need to be  
16 deferred for future project time. So  
17 that's exactly the same thing that we've  
18 done with this project.

19 And here you can see, we -- right out  
20 front we go over the requirements with the  
21 community as we start the community  
22 meeting.

23 So a little bit of history, and one  
24 of the other fun things that we do with  
25 these projects as they come to us, is we

1 look back at the history, we look at some  
2 of the original plans, we try to marry  
3 what was originally designed in these  
4 locations. So this was originally a  
5 nine-hole course, which it still is today.  
6 It was constructed in 1922 by William  
7 Langford of the gold architectural firm of  
8 Langford and Moreau. And the pro shop  
9 building was actually added later to the  
10 course in 1962. And then again we found  
11 some original drawings from 1987 when they  
12 had a brief renovation in the building  
13 there.

14 It's approximately a 5,000 square  
15 foot property and consists of about 3,500  
16 square feet one-story golf course pro shop  
17 building, and of course adjacent you do  
18 have the eat-in diner of Burger Bob's.

19 So here's an aerial satellite of the  
20 building itself. It did receive a brand  
21 new roof over the last year. So the  
22 entire roof was -- was redone, which  
23 speaks again to our project. Some of the  
24 things that we can't move forward, if the  
25 structure is compromised we really are not



1 going to be moving forward into an  
2 interior project. So we really had to  
3 wait until the roof project got done first  
4 so that we could address the rest of the  
5 building.

6 Here's the existing site plan. And  
7 when we actually walked the building we  
8 looked at not just, you know, improving  
9 the aesthetics and the ADA and the safety  
10 of the building, we really looked at how  
11 can we improve the flow of the building,  
12 is there underutilized space. And one of  
13 the things that we quickly identified was  
14 the pro workshop area here that's listed  
15 on this map. And if you've walked in this  
16 building, it is basically a hodgepodge  
17 office with lockers in it with electrical  
18 equipment, just quite an awry of different  
19 things that's quite underutilized and we  
20 really wanted to make it safe for the  
21 staff that's working in there. We wanted  
22 to see if we can maybe add some space to  
23 the building that allows for when we have  
24 golf programs to kind of have a room in  
25 there for programming.

1           Another interesting thing that we  
2           found is there's an actual little office  
3           here and the entrance to the office is  
4           inside the women's restroom. Well, that  
5           definitely limits the access to that  
6           office. And good solution that we found  
7           is when we were looking at making the  
8           building hurricane resistant, especially  
9           with the windows and doors, we found that  
10          this door is not actually under the frame  
11          and could not be made hurricane proof. So  
12          quick solution, let's move the door up to  
13          the frame of the building and make a  
14          separate entrance here, so that you have a  
15          real entrance to that office that doesn't  
16          make you go through the women's restroom  
17          to access the office. So -- that is our  
18          general approach and we really, really try  
19          to have a well-rounded approach when we  
20          look at any of these projects to look at  
21          every possible angles, you know, within  
22          our budget that we can do and address to  
23          improve the space.

24                    So here are some -- so here --

25                    MR. MANRARA: What's the -- what's

1 the total budget for this project?

2 MS. VESTER: We'll go to that at the  
3 end.

4 MR. MANRARA: Okay.

5 MS. VESTER: I'll go over the  
6 timeline and the total budget.

7 MR. MANRARA: Great.

8 MS. VESTER: And then we can address  
9 any other concerns or, you know,  
10 suggestions that the board has.

11 So here is that hodgepodge space that  
12 I mentioned. You have some mechanical  
13 equipment up here. You have the office of  
14 the pro shop staff there. You have the  
15 lockers. You have cables everywhere. It  
16 clearly is not a safe or well-used space,  
17 so that is one of the areas that we  
18 mentioned right here in the presentation.

19 This is the actual panoramic view of  
20 the pro shop. You have the little counter  
21 right here. You have one of the entrances  
22 right here and exits or vice verse on  
23 either side. And then you have a  
24 walkthrough window here with a door to  
25 Burger Bob's.

1           Here's some of the existing exterior  
2 views. This is normally where the users  
3 pick up their carts once they've, you  
4 know, booked their tee time. We also have  
5 the pull carts that normally sit outside  
6 here. And again, this is the storefront  
7 window which is all planned to be replaced  
8 with hurricane proof windows and doors.

9           And then here's the updated site  
10 plan. So one of the things, before we get  
11 into the building, I wanted to share is,  
12 again, we looked at ADA. So it turns out  
13 we really didn't have, you know, an ADA  
14 path to the building to access. So we're  
15 looking at some parking improvements here  
16 to provide an ADA spot, stripping, as well  
17 as a correct ramp into the building that  
18 will allow for a correct ADA access.

19           So that was very, very important. So  
20 this will actually be the ADA accessible  
21 entrance to the pro shop building.

22           In addition, we have the women's  
23 locker rooms, the men's lockers rooms, the  
24 activity office that I mentioned with the  
25 correct door right here. We have a

1 storage closet right here, janitorial  
2 closet.

3 And then we have the large pro shop  
4 area. We have the -- Burger Bob's area  
5 that, for the most part, will be  
6 untouched. The office, a separate  
7 mechanical room that's not sitting in  
8 somebody's office and then a separate  
9 multipurpose room.

10 And here's just a more zoomed in  
11 version of the same plan.

12 And the exterior porch here will not  
13 be touched. So basically what we're doing  
14 on the outside is predominately the  
15 storefront windows and doors and then the  
16 ADA access to the building.

17 And as part of this project we are  
18 looking at some of the utility points, you  
19 know, sewer, drainage and all that stuff  
20 as well so that we address these things as  
21 we address the interior of the building.

22 MR. MANRARA: Question.

23 MS. VESTER: Uh-huh.

24 MR. MANRARA: The door from the pro  
25 shop into the snack shop, is that ADA

1 accessible with WAZ(ph) compliant?

2 MS. VESTER: I will have to check  
3 with the CIP team. I believe we are also  
4 replacing, as an add alternate, this  
5 storefront part of the building as well as  
6 the ceilings and floors. So that's  
7 something we're going to have to work out  
8 with the tenant because it does affect  
9 their operations and, you know, that  
10 tenant has already had quite a lot of  
11 operational --

12 MR. COUCEYRO: That is correct,  
13 Carolina, you're correct, we do have all  
14 that as an add-on alternate, but, from  
15 what I understand, the width now, you --  
16 you don't need the 16th, because it's not  
17 a turn point. So the width is -- is -- we  
18 barely meet it but we meet it. And the  
19 only thing is what we'd look at is the  
20 change in gradient, if there's anything on  
21 the floor, if there's two different kinds  
22 of surfaces, that's it.

23 MR. MANRARA: Okay. Thank you.

24 MS. VESTER: Our hope is, you know,  
25 to have consistency throughout the

1 building as, you know, it would be the  
2 same flooring and ceiling, but it is an  
3 add alternate and it's something that'll  
4 have to be worked out with the tenant at  
5 the time.

6 So here's more of a layout plan. So  
7 you can see this could be, you know, a  
8 layout of the multipurpose room, you can  
9 have tables and chairs in there for  
10 programming, the office space. We'll  
11 replace some of the furnishing in the pro  
12 shop. We'll have some activity space,  
13 maybe, you know, a TV area. The users  
14 right now, we do have a ADA spot where  
15 they're able to go ahead and use the  
16 computer and track their scores, so  
17 that'll be there. Some, you know,  
18 paraphernalia sales items, pro shop items,  
19 and then of course the pro shop desk.

20 Both lockers rooms will receive, you  
21 know, completely new faucets, you know,  
22 made ADA accessible, new lockers. So  
23 everything will be outfitted brand new in  
24 those restrooms.

25 So this is an east elevation of the

1 building. As you can see, this will be  
2 the actual hurricane proof storefront with  
3 the store windows and that will be  
4 throughout the parameter of the building.

5 Here is a kind of render view of what  
6 it would look like for the sales counter  
7 at the pro shop. So a more modern feel.  
8 Something that we really look at is we  
9 kind of have developed a city standard in  
10 some of our new buildings, one of them  
11 being the adult activity center off of  
12 Andalusia as well as the new renovated  
13 Kerdyk Biltmore Tennis Center. So they  
14 kind of all have a similar, you know,  
15 high-end modern Coral Gables feel and  
16 look.

17 And if you look at the actual  
18 storefront frames, you know, this color is  
19 similar to the color that you'll find if  
20 you travel over to the Biltmore Kerdyk  
21 Tennis Center.

22 And here is some of the details just  
23 for the restrooms so you can see, you  
24 know, it's basically a complete gut job  
25 with new restrooms, ADA accessible



1           restrooms, new lockers and the entire  
2           space.

3           MR. MANRARA: Who is the architect?

4           MS. VESTER: The architect here is --  
5           we have Nati Soto, so it's Ferguson  
6           Glasgow Schuster and Soto. So you can see  
7           right here there's their little logo in  
8           the bottom left.

9           Here's some of the proposed finishes.  
10          So we have, you know, a different color  
11          palette.

12          These are the ceiling tiles that we  
13          will keep the ceiling tiles but just have  
14          it a nicer more modern look. And we're  
15          proposing larger panel ceiling tiles to  
16          provide some of that more modern look.

17          We are looking at the nice flooring  
18          which kind of simulates woods but it's  
19          actually tile, similar to what's at the  
20          adult activity center.

21          We -- for the bathrooms we're  
22          proposing this around the kind of mirrors  
23          to give it a little bit of color. The  
24          lockers and benches will have this color  
25          palette.

1           So it's a pretty modern, neutral  
2           color palette with some, you know,  
3           splashes of color.

4           And the shower wall, etcetera.

5           And then the architect provided us  
6           with a basic visioning board of kind of  
7           elements that could be put in there or  
8           kind of look. So this is not saying that  
9           this stuff is going to go in there but  
10          this is kind of a visioning of what we  
11          envisioned. And here is actually a  
12          picture of the adult activity center that  
13          I mentioned. This was one of our newer  
14          buildings that we had on the ground floor  
15          of the garage across the palace behind  
16          Miracle Mile.

17          Again, here's some of the ceiling  
18          inspiration of these longer ceiling tiles  
19          to give it a more clean and modern look.  
20          They're all acoustics so that'll assist  
21          with the noise.

22          Some multipurpose room furnishings.

23          Some restroom inspiration of what the  
24          counters would look like.

25          Movable furnishings for, you know,

1 programming space. Some nicer, you know,  
2 chairs -- I'm not sure if you guys can see  
3 that, sorry.

4 The nicer comfortable chairs for  
5 members to sit and enjoy, maybe watch a  
6 game on TV.

7 So some of the improvements that  
8 we've addressed is, you know, again,  
9 replacing the exterior storefront windows  
10 and doors with windstorm resiliency,  
11 improve the ADA access for the public,  
12 have an ADA designated parking location in  
13 the building, a path to the entrance  
14 doors. We've put a big focus on energy  
15 efficiency improvements to the building.

16 We are going to add camera  
17 surveillance equipment throughout the  
18 building on the pro shop side as well as  
19 on the exterior. So that will be a big  
20 add-on and something that also do as we  
21 address new improvements throughout our  
22 park system is adding surveillance cameras  
23 to our buildings and parks.

24 We'll do some entrance landscaping  
25 improvements.

1           And, of course, some of the  
2           enhancements will be the new pro shop  
3           sales desk cabinetry, a lounge area with  
4           TV, a multipurpose room, an ADA accessible  
5           guest desk with computer access for them  
6           to enter their scores, new small  
7           management office to include secure IT  
8           equipment, we'll update the small  
9           volunteer activities office so that you  
10          don't have to go through the bathroom with  
11          cabinetry, there will be a new HVAC  
12          equipment system and mechanical room.

13                 And then we'll do some modern  
14                 interior finishes which we already shared  
15                 with some of the graphics. We'll do some  
16                 LED lighting, modern and efficient  
17                 plumbing fixtures. Everything will be  
18                 ADA.

19                 Our new restroom amenities will  
20                 include lockers, benches and, yes, this is  
21                 always a funny one, baby changing tables.  
22                 Even though we don't think our golfers are  
23                 going to be walking with babies but it's  
24                 still something that we should have. And  
25                 often, not necessarily golfers, are

1 walking into the building.

2 Renovated janitor's closet, new  
3 drinking fountain with a bottle filler,  
4 which is something that we've converted as  
5 we design things now with COVID in mind,  
6 you know, it's good to have bottle fillers  
7 so you have to put your face and mouth so  
8 close to the drinking fountain. New  
9 floors and ceiling tiles.

10 And then this graphic here we put up  
11 with the aerial view of the building so  
12 that you can see what the staging plan  
13 will be once construction starts. So our  
14 objective is to keep the course  
15 operational while the construction is  
16 happening to the building, because, of  
17 course, why not? You know, the course is  
18 still open and usable.

19 So we'll go ahead and put a temporary  
20 pro shop trailer in the parking lot where  
21 you'll be able to go ahead and book your  
22 tee times and get your cards from and that  
23 trailer will, of course, be ADA and have a  
24 restroom inside the trailer.

25 Right now Burger Bob's does use the

1 restroom inside the building, so that will  
2 also be made accessible to Burger Bob's  
3 when that pro shop temporary space will be  
4 open.

5 So that's something we'll coordinate  
6 with Zeida and the tenant.

7 So just to summarize, and you guys  
8 asked about the estimated project cost,  
9 the budget that we have right now to have  
10 added on all these additional items is  
11 750,000. We've gone ahead and proposed  
12 the design to our advisory boards and  
13 we're sharing it with you, too, which is  
14 great to have an additional board that is  
15 able to give us some input.

16 The original community meeting was  
17 held back in December. We did receive  
18 quite a lot of input but not necessarily  
19 about the pro shop. Most of the input  
20 that we received from the community was  
21 related to what improvements would be done  
22 on the Burger Bob site, and right now this  
23 project wasn't, you know, designed to fund  
24 that part of the building. So that's  
25 something that could easily be identified

1 in future years. And like we mentioned,  
2 we did add just so we could have it  
3 throughout, proposed continuity of the  
4 design, you know, adding the floors and  
5 ceilings to Burger Bob's.

6 Now, for sure the storefront, that  
7 will be added to Burger Bob's and that may  
8 affect them for a duration a time  
9 operationally while they put the impact  
10 windows on.

11 From there we'll go to design  
12 construction documents which we're hoping  
13 will be completed by Spring 2021.

14 And then we'll do permitting and  
15 bidding in the Summer of 2021.

16 And then construction will most  
17 likely take place from Fall '21 all the  
18 way to Winter 2022. So it's a pretty  
19 lengthy construction time for the interior  
20 of that building.

21 And that's it. So we're open to any  
22 questions, comments, from the board.

23 MR. MAZZEI: I have a question, Ed  
24 Mazzei here.

25 Why isn't there in the plan upgrading

1 of Burger Bob's area, the equipment and  
2 everything else? It seems to me this is  
3 one building and should be done  
4 throughout.

5 MS. VESTER: So our department, which  
6 is the Parks Department, we have a  
7 separate budget from other departments in  
8 the city and we do that five-year funding  
9 cycle that I mentioned earlier in the  
10 introduction of the meeting. And with  
11 that we look at our assets and what we can  
12 fund within those assets within the  
13 allotted amount. So this project was  
14 actually a deferred project from a couple  
15 years back that we've kind of reformatted  
16 to meet some of those ADA and safety  
17 needs. Burger Bob's doesn't fall under  
18 the park's purview or budget. So we have  
19 shared it with the Facilities Department  
20 under, you know, under public works to see  
21 if we can do additional improvements and  
22 funding, but that's something that's going  
23 to have to be requested as part of the  
24 city's budget cycle.

25 So we've made that suggestion and



1 recommendation as we walk through the  
2 building and we looked at that.

3 You know, something that's  
4 interesting to note, too, and we weren't  
5 aware, again, because it's not really  
6 under our purview, but all the equipment  
7 actually that Burger Bob's uses is  
8 supplied by the City of Coral Gables. So  
9 it's quite a unique setup that he has  
10 there in that building and restaurant.

11 MR. MAZZEI: Well, as an advisory  
12 board member I would like to see the  
13 Burger Bob Facilities people coordinate  
14 with Parks and Recreation and let's make  
15 this a one-stop project.

16 MS. VESTER: Yeah, and, I mean, these  
17 are conversations we'll definitely have  
18 with Zeida and with the whole Public Works  
19 CIP team. One of the concerns, too, is it  
20 might affect the tenant, you know,  
21 negatively. If we do do a lot of  
22 extensive renovation in there he might be  
23 closed down for a lengthy period of time  
24 again. And that's something we had early  
25 discussed with him and I don't think he

1 necessarily was interested at the time.

2 Things might have changed, but when  
3 we originally talked to Bob, you know, he  
4 was already kind of hesitant with the work  
5 that we had proposed doing in there  
6 because it would shut him down for some  
7 period of time and that was also a  
8 concern.

9 MR. COUCEYRO: There are also --  
10 there are also a couple of considerations,  
11 first of all, obviously the budget would  
12 probably double, which currently we don't  
13 have the -- the Parks and Recreation  
14 Department or the CIP does not have that  
15 funded, Number 1.

16 Number 2, also, as Carolina  
17 mentioned, it's a contracted space and  
18 right now it is with Burger Bob's but, as  
19 we do with other contracted space  
20 throughout the city, and Zeida could  
21 probably expound on that and you as the  
22 board, you work on all these spaces all  
23 the time, usually the contracted tenant is  
24 working in step with the city for those  
25 improvements, from what I understand.

1           That's how it happens in our other  
2           properties. So, you know, for -- I don't  
3           know, from my purview, it's -- especially  
4           because we've done with our Parks  
5           properties, it's not normal process to  
6           build out something for another contractor  
7           to come in and profit from. But there  
8           could be extenuating circumstances,  
9           obviously, with the type of property and  
10          the type of relationship that the  
11          contractor has with the city, but that  
12          would be from a city purview, not  
13          necessarily from Parks and Recreation and  
14          improving a recreation space.

15                 MS. SARDINAS: So, Ed, just to  
16                 expound on that for a minute. As Fred  
17                 said, he's correct, usually in the way  
18                 that -- that -- since I started, I have  
19                 seen and the way things have been done in  
20                 the past has been that, you know, when we  
21                 partner up with an operator, that operator  
22                 is, you know, investing into the space and  
23                 -- in order to be able to have their  
24                 vision or whatever it is that they're  
25                 going to do to operate and to -- and to

1           make whatever profit and run whatever  
2           business it is that they're going to run  
3           within the space.  But -- excuse me.

4                    But the -- the lease for Burger Bob's  
5           is coming up.  It's coming to an end on  
6           August 31st.  I think that the plan when  
7           the lease was renewed the last time was  
8           that it would coincide when eventually all  
9           of this renovation needed to take place,  
10          because it was an idea that even with  
11          doing the impact and all that, we're going  
12          to have to close down the restaurant for a  
13          little bit of time because we have to take  
14          all the -- so we wanted to kind of leave  
15          ourselves in a position where, you know,  
16          we weren't in this contract and we going  
17          to have to have an issue at that time we  
18          could do that.

19                   The idea -- the ideal situation would  
20          be that in renegotiating this contract,  
21          either with Burger Bob's or whether it's  
22          opened up for bid, that the partner,  
23          whether it's Burger Bob's or anyone else  
24          or how we do it, which we haven't come to  
25          a decision on that yet, would partner with

1 the city to be able to do the renovations  
2 inside as everybody else has done in all  
3 of the restaurant spaces that we have, so  
4 that's --

5 MR. COUCEYRO: And Zeida -- Zeida,  
6 just to specify, we also -- we're hopeful  
7 of being able to make certain improvements  
8 to that space, you know, obviously  
9 updating the ceiling tiles, the flooring  
10 and obviously the exterior glass wall. So  
11 there are going to be some improvements  
12 but we're not going to overhaul the  
13 kitchen and overhaul the back of the house  
14 during this project.

15 MS. SARDINAS: Correct.

16 MR. MAZZEI: Well, my -- my  
17 additional comment to what has been said  
18 is that since you're going to be doing  
19 ceiling work in there, flooring and glass  
20 all around, during that period of the time  
21 the back of the restaurant work could be  
22 done and to keep Burger Bob in business if  
23 he wants to stay in business, you could  
24 have a food truck with outside table area,  
25 etcetera. So there's ways to work around

1           this and I would request that this be  
2           looked at closely so that it's a one-stop  
3           shop project.

4           Do other board members have any  
5           thoughts?

6           MR. MANRARA: I have thoughts.

7           MR. MAZZEI: Please.

8           MR. MANRARA: I would even take your  
9           idea a couple of steps further. The  
10          calendar, as it moves, doesn't forgive.  
11          Unfortunately, it's not Mr. Bob's best  
12          friend right now. As the calendar keeps  
13          moving his situation becomes more tenuous  
14          and little bit of what could come in the  
15          future I think has already been observed  
16          and Zeida and Julian, in your efforts to  
17          help him, you found that sometimes it's  
18          not as easy as you think when you want to  
19          help someone. So, unfortunately, the  
20          future of Burger Bob for long-term with  
21          Mr. Bob managing it, it just is not going  
22          to -- you know, it's going to happen, I  
23          mean, the calendar just doesn't allow it.

24          So I would hope that would be  
25          considered would be -- let's call the

1           concept of Burger Bob where that name  
2           might live on with or without Mr. Bob in  
3           charge of it. But that this would be  
4           developed in a way in that where a lot of  
5           these facilities are operated in other  
6           golf courses. One of the ones that I  
7           think is an obvious missing item is a 19th  
8           hole type concept, which is where there's  
9           a bar where the golfers come after they've  
10          done their round and they have a beer and  
11          they chat over, you know, this hole, that  
12          hole, etcetera. And we all know that in  
13          the business of restaurant operations, one  
14          that has a bar generally generates  
15          significant revenue and to a lot of  
16          restaurants it's a significant part of  
17          their economic success.

18                 Unfortunately, the way Burger Bob is  
19          operated now that doesn't exist. So we're  
20          almost tying the hands of any operator,  
21          whether it's the current Mr. Bob or some  
22          future person. If that is not factored  
23          in, it's almost like we're asking them to  
24          operate with one hand tied behind their  
25          back and making it more difficult.

1           Now, this -- you have to jump through  
2           a lot of hoops to have the city allow  
3           something like this to happen, the  
4           neighborhood, etcetera, but literally  
5           across the street from Burger Bob there's  
6           already a facility which we call it the  
7           Coral Gables Country Club that allows, you  
8           know, liquor service, etcetera. I agree,  
9           it might be for special functions, but for  
10          many, many years there was a bar in that  
11          location. So it's not a concept that  
12          would be totally new to the neighbor or  
13          the area.

14                 So I would hope that wherever --  
15          whether it's on the short term or the  
16          longer term, when this facility is really  
17          reviewed from a long-term viability, that  
18          that would become an item of serious  
19          consideration. And if I saw Fred and  
20          Carolina kind of nodding their heads, and  
21          Zeida, I'm sure it's not a new idea to any  
22          of you and hopefully it'll be something  
23          where the city seriously evaluates and  
24          considers and obtains the proper community  
25          input.



1           So, Ed, although what I think would  
2           you're suggesting may be viable or  
3           interesting in the short-term, I just  
4           don't -- I wouldn't necessarily jump to  
5           support it because I think we need a  
6           bigger picture than just maybe fixing the  
7           restaurant equipment for the present  
8           operation. I think that would be  
9           short-term and probably missed-used funds  
10          because it doesn't address the longer  
11          term.

12           The second thought I had, and this  
13          sounds strange coming from me, is some of  
14          the things that we're hearing in today's,  
15          let's call it, society and political  
16          climate. And there seems to be a  
17          significant move to erase gender  
18          differences. And yet you spoke about a  
19          men's locker and a women's locker and a  
20          men's restroom and a women's restroom,  
21          concept that, you know, I certainly grew  
22          up with and I wouldn't find strange, but  
23          now that you're hearing, and maybe I'm  
24          wrong, but I thought they have been some  
25          executive orders that say, you're not

1 going to get federal money if you intend  
2 on continuing to recognize that there are  
3 gender differences. And that -- I don't  
4 know if Fred or Carolina, in the  
5 discussions that you had for this  
6 renovation, if the concept of having a uni  
7 -- I don't know, unisex or non-gender  
8 specific restroom and locker room would be  
9 the appropriate response so that the city  
10 does not jeopardize its ability to  
11 continue to get federal funding for future  
12 projects. Because this is how the federal  
13 government is saying, if you insist on  
14 following in this approach, you risk  
15 getting federal funds in the future or  
16 maybe not even risk, you will outright  
17 lose them.

18 And I don't know if this is a process  
19 or a thought that was considered. Maybe  
20 you can, you know, comment on it, but it  
21 may -- it may not be so significant today,  
22 but in the near future it may become an  
23 important concern. And once you've done  
24 women locker and men's locker, somebody  
25 may say, oh my God, we really needed to do

1           this in a different way.

2           MR. VESTER: We actually refer to  
3           them as, you know, family restrooms, so  
4           you kind of encompass everything, the  
5           gender, the family aspect. When we do  
6           have an opportunity -- and that's  
7           something that we're looking at the youth  
8           center, for instance. The youth center  
9           doesn't have family restrooms. That's a  
10          larger footprint where as we look at  
11          renovating that space we have to look at  
12          the usage of the space, we have special  
13          needs population that, you know, is  
14          programmed out of that space as well that  
15          might need somebody to accompany them to  
16          assist them that may not necessarily be  
17          female or male versus the child that might  
18          be female or male. So that we refer to  
19          more as a family restroom and we are  
20          looking at improving certain sites that  
21          have the space, let's say, to add those in  
22          addition to the existing restrooms.

23          Now, you bring up a good point and  
24          where space is limited, like the pro shop,  
25          it's very limited in space and because we

1           have to make it ADA, so that kind of  
2           doesn't help when it comes to space, um,  
3           it's hard to do that in that footprint.

4           It's something we'll share with the  
5           CIP team and thoughts, especially as you  
6           mentioned, you know, building for the  
7           future which is our vision here, we're  
8           trying to build for the future. We'll  
9           bring that back to the CIP team and to the  
10          architects to see what can be done or what  
11          suggestions can be done with the existing  
12          space. But it's something that's very  
13          close to our minds just because we do look  
14          at it every day from different  
15          perspectives with our special needs  
16          population.

17          MR. COUCEYRO: Yes, and there's quite  
18          a bit of different things that we're  
19          looking at. It's not only the family --  
20          you know, the unisex, it's -- it's looking  
21          at gen -- whether there's a gender, all  
22          different types of classifications now  
23          that weren't -- we're encountering with  
24          our parents with children and what their  
25          identification is in terms of even -- some

1           they don't identify with any gender, so  
2           we've had to deal with this. So we're  
3           well aware of it.

4                     In terms of the regulations that we  
5           have now, that's why Carolina touched  
6           based on like the diaper changer, although  
7           it seems -- it seems sometimes silly to  
8           think, oh, is a golfer -- but -- so we  
9           were looking at some of those regulations.

10                    Alberto, you make a good point and  
11           it's something that we're continuing to  
12           look at and -- and we'll share. I just  
13           don't know how we would fit that in within  
14           this -- this footprint right now. You  
15           know, down the line, if you're looking at  
16           -- when you look at the restaurant if  
17           there's improvements there that maybe  
18           there's a way to do a one-off somewhere,  
19           because you got the plumbing that runs  
20           along the side of the building so you  
21           might be able to do something there, but  
22           we will definitely share with the CIP  
23           team. I just don't know what we can do  
24           within this footprint on it.

25                    MS. VESTER: There is a separate

1           restroom behind Burger Bob's, which is  
2           more a staff restroom, that also we're not  
3           touching just because it'll affect the  
4           entire back of the kitchen. So that's  
5           something that could be looked at.

6           But again, if you do create a family  
7           restroom, it has to be ADA accessible. So  
8           that really is a whole separate project  
9           that we'll have to look at in the future.

10           And I think what you mentioned  
11           earlier, Mr. Manrara, is, you're right,  
12           you know, building for the future, since  
13           there isn't certainty with that tenant, if  
14           we were to renovate that space, that space  
15           may not work for a future use or tenant.  
16           And it's not just changing out equipment,  
17           you know, we took a moment to look at  
18           everything back there and it's a quite  
19           extensive renovation that needs to be done  
20           to just comply with new codes and  
21           everything on the back kitchen. So it  
22           would take a lot of money, budget, and,  
23           you know, additional scope of work to get  
24           that done.

25           MR. MANRARA: Okay.

1 MS. SARDINAS: And Alberto, just to  
2 follow up, again, because the lease is  
3 coming to an actual end and following up  
4 on some of the comments that you made  
5 about time and so and so forth, we also  
6 have to consider that if -- if he is not  
7 the eventual operator, who -- whatever the  
8 operator is that comes in, may want a  
9 kitchen that looks different or -- or has  
10 certain -- every chef or every person that  
11 comes in to operate a kitchen wants a  
12 kitchen the way they the kitchen, so it's  
13 -- it's also -- right now that equipment  
14 that's there, yes, belongs to the city and  
15 -- and we've been maintaining it for him  
16 all this time and he is the only one that  
17 has that caveat within his contract, um,  
18 but going forward if that was the case  
19 that's not the -- the -- what we would  
20 prefer to do, because it does place then  
21 other burdens on our personnel that is not  
22 something that we normally take care of.

23 So, um, again, um, that's just kind  
24 of to give more a rounded -- on what it is  
25 that we're trying to accomplish.

1           So does anybody have any questions?

2           CHAIRPERSON QUEMADA: No.

3           So we can go ahead and I guess  
4 discuss a little bit more the -- Burger  
5 Bob's and the lease and everything that  
6 has been transpiring, so I guess that's on  
7 you, Zeida.

8           MS. SARDINAS: So, yes --

9           CHAIRPERSON QUEMADA: Hold on, it  
10 seems like Fred had something else to say.

11          MR. COUCEYRO: Oh, no, no, I was like  
12 -- I'm sorry, I was just saying if we were  
13 done talking about the project, thank you  
14 very much for having us and we appreciate  
15 being here before the board.

16          MS. SARDINAS: Thank you, Fred.

17          MR. COUCEYRO: As always, a pleasure.  
18 Thank you guys.

19          CHAIRPERSON QUEMADA: Thank you for  
20 your time and thank you both for your  
21 explanation.

22          MR. MANRARA: I do have a question.

23          CHAIRPERSON QUEMADA: Oh, Alberto has  
24 a question.

25          MR. MANRARA: On the budget itself,



1           and perhaps somebody like Richard, our  
2           board member, could comment on this since  
3           he has gone through a project that has at  
4           least some similarities.

5           The budget to do the -- the work on  
6           the building you said is 750,000. If you  
7           divide it by a building 5,000 square feet,  
8           without even deducting the space that  
9           Burger Bob's occupies which is not going  
10          to receive the substance or the larger  
11          portion of the work, comes out to \$150 a  
12          square foot. And ab -- I'm not by any  
13          means very knowledgeable in these things,  
14          it just sounds like a really big number  
15          for the work that you indicated is going  
16          to take place.

17          Can anybody comment? Does that seem  
18          like a reasonable thing, 750,000 for the  
19          work that's been described?

20          MS. VESTER: Just keep in mind that  
21          we're really not just renovating the  
22          space, we're having to change out large  
23          utilities, I mean, the entire HVAC system.  
24          So it's not just renovating the space,  
25          it's, you know --

1           MR. COUCEYRO:  And a large portion of  
2           the exterior is --

3           MR. MAZZEI:  (Inaudible).

4           MR. COUCEYRO:  A large portion of the  
5           exterior, all of the glass, that's --  
6           that's probably what, over 50 percent of  
7           the exterior, is being removed and -- and  
8           be replaced.

9           MR. MAZZEI:  Yeah, I don't have a  
10          problem with it.

11          MS. SARDINAS:  So Richard, do you --

12          MR. BARBARA:  Yeah, I -- I think,  
13          though, they're going to spend 750,000  
14          grand.  And if the finishes get nicer they  
15          may spend a little more.  And the longer  
16          it takes, they're going to spend even  
17          more.

18                 And, by the way, that's the other  
19          problem with going back to, you know, this  
20          concept of doing the whole thing.  Number  
21          1, these people would get skewered if they  
22          did that.  Let me explain why, okay,  
23          because we're not going to redo the way  
24          the city improves its properties for this  
25          one property.

1           Can you imagine the city pours money  
2           into building a new restaurant, which, by  
3           the way, they do on the basis of whatever  
4           they think a new restaurant should look  
5           like, and then you bring in a new tenant  
6           who benefits from the improvements and  
7           doesn't like them, so then he goes in and  
8           make more improvements. So then the  
9           city's money just got wasted.

10           And, let's assume for a second,  
11           which, by the way I thought Ed had a good  
12           question, why wasn't it done that way?  
13           Let's assume that it was done that way and  
14           we had a kumbaya setting where Parks woke  
15           up and said, man, before we wind up this  
16           whole machine let's go talk to Facilities  
17           and see if we can do this together which  
18           would probably be a first in all of  
19           government, okay, that would have been a  
20           different scenario. But to go back now  
21           and suggest now that the Facilities people  
22           should find it in a budget and prepare a  
23           plan.

24           Did you this, this is already going  
25           to get done in 2022. Bob's never going to

1 see this golf course. Have you seen Bob?  
2 I mean, so -- so, you know, the reality of  
3 the matter is that if -- if we started  
4 that now, they wouldn't break ground until  
5 2023.

6 So, you know, I think that -- I think  
7 the best thing we can hope for is that  
8 when the -- you know, as the months  
9 progress on this year and -- and other  
10 potential suitors come up then maybe  
11 somebody shows up that's willing to put  
12 some money into this space, which is, by  
13 the way, like we do it at every other city  
14 property, and maybe that timeline gets  
15 accelerators, you know, with the power of  
16 private enterprise, you know, and the  
17 whole thing gets done.

18 I agree with Ed in concept, the whole  
19 thing should get done. It's just one of  
20 these things that, unfortunately, it just  
21 doesn't -- it just doesn't work that way,  
22 you know. So, um, but in terms of.

23 MS. VESTER: Just to let you know,  
24 Richard, we did actually, in the initial  
25 site meeting, we did bring on Facilities

1 to look at the site and that's how we were  
2 made aware of the equipment being owned by  
3 the city, of the extensive cost and work  
4 that would need to be done in the kitchen  
5 just to bring it up to code. And they're  
6 actually, you know, handling the portion,  
7 it's not part of this budget, separate  
8 financial is the actual drainage that's  
9 being done as part of this building,  
10 that's being done by that Facilities  
11 portion of the city.

12 So, you know, we did bring them to  
13 the table, it's just we're limited with  
14 what we can do financially.

15 MR. BARBARA: And, by the way, when  
16 you want to put in a bar, you're going to  
17 have to comply with FOG2.0, which is the  
18 county's issue now. So, guess what,  
19 you're going to be ripping up floors,  
20 you're going to have to install new grease  
21 traps. I can assure you that the grease  
22 trap there is 10,000 years old and made  
23 out of concrete. That's like six strikes.  
24 The new ones, they have to be plastic and,  
25 I mean, it's a debacle. So -- so get

1 ready, when they do -- whoever builds a  
2 new place there, they're going to spend a  
3 million bucks.

4 So, you know, that -- restaurant  
5 retrofitting nowadays is -- is more  
6 painful than it needs to be because of  
7 FOG2.0. You need spill-outs for the --  
8 for the actual bars, the grease from the  
9 bar has to be caught.

10 I remember talking to the guy at the  
11 county, I'm like, there's no grease at the  
12 bar. He's like, yes, there is and we call  
13 it science. And I was like, all right.  
14 So, you know, I mean, it's -- it's a  
15 debacle, you know.

16 But yeah, 750, they're going to spend  
17 easy.

18 CHAIRPERSON QUEMADA: Okay. Any  
19 other comments, questions, concerns?

20 All right. Then we'll --

21 MS. VESTER: If you guys want to stay  
22 up-to-date on the project you can go to  
23 the City's Parks's website, which is  
24 parksprojects@coralgables.com and we'll be  
25 putting up the -- as soon as we get

1 started with -- you know, after the permit  
2 drawings we'll put up a timeline, progress  
3 reports and everything. So that's part of  
4 our transparency process that we've  
5 implemented with all of our projects. So  
6 you can always stay up-to-date on anything  
7 that's going on with any of our Parks  
8 projects and all of our assets.

9 CHAIRPERSON QUEMADA: Thank you so  
10 much, Carolina.

11 Thank you, Fred, both for your time  
12 and the presentation. Much appreciated.

13 MR. COUCEYRO: Thank you, guys.

14 MR. MAZZEI: Thank you.

15 MR. COUCEYRO: Always a pleasure.

16 CHAIRPERSON QUEMADA: You're welcome.

17 Okay. I think -- I think, Zeida,  
18 you're up for Burger Bob's.

19 MS. SARDINAS: Yes. We -- we have --  
20 it's 9:25 we're -- we're running close to  
21 ending. I just want to run really quick  
22 and tell you that, Number 1, all of the  
23 issues we were having with his reporting  
24 and everything finally got resolved. His  
25 accountant forwarded us some -- manually

1 done but Florida Sales Tax reports, which  
2 I was able to then put the item on the  
3 agenda because I had the reporting in  
4 place. He has been making his payments at  
5 the new rate. And he did make a \$2,000  
6 payment towards his deferred rent. He's  
7 going to try to continue to make periodic  
8 payments to lower that balance, even  
9 though we deferred it to the end of the  
10 lease but he says that he's going to try  
11 to bring that down little bit little.

12 So, so far, things are working fine.

13 The same thing with the country club,  
14 they have started to make their payments  
15 -- their deferred payments.

16 That take me into the rent report,  
17 which, as you can see, is in good shape.  
18 There was a small hiccup there with the  
19 cinemas payment but it's just that they  
20 didn't send it out. I spoke with them  
21 this week -- we spoke with them this week  
22 and we should be getting the check for  
23 January and February so we're -- everyone  
24 is up-to-date with that.

25 The other thing I wanted to tell you



1           was that we had -- there is a roofing  
2           project which has been in the works for  
3           quite a while with the country club, it's  
4           a \$1.5 million project that is finally  
5           gone through procurement and renegotiation  
6           and it is -- the pre-construction meeting  
7           with city staff is scheduled for this  
8           coming Thursday at 11:00, so it will be  
9           starting. We are redoing the roof on that  
10          entire facility, all the roof on that  
11          entire facility. We are very hopeful that  
12          we'll be -- that will be a huge  
13          improvement because it's going to solve a  
14          lot of the issues that we have with water  
15          intrusion and things of that sort with the  
16          roof and, hopefully, make the property  
17          watertight and -- going forward.

18                 So that had been something that I  
19                 think had been in the city's radar for  
20                 quite a long time and we finally were able  
21                 to get that going. Since I arrived it had  
22                 been in the works, so we finally got it  
23                 and so it's starting.

24                 So I just wanted to let you guys know  
25                 because I know it's a been a subject for

1 us in the past to talk about. We talked  
2 about it last year and one of the -- one  
3 of the reasons that we did, as you  
4 remember, is because he was having some  
5 leaks. And, also, just to let you know,  
6 it did take a little bit longer because  
7 the original estimates that we had kind of  
8 were not what we thought, so the price  
9 went up and we were able to renegotiate so  
10 now we are -- we are ready to start.

11 So that's that.

12 The other thing I wanted to mention,  
13 I didn't put it in the agenda, I just  
14 wanted to let you know, it will be an item  
15 coming up in the commission agenda that  
16 you will see, it is an item that finance  
17 asked us -- you know, we kind of helped  
18 them to put together for the commission.  
19 We need to write -- do a write-up as  
20 uncollectible for the Ortanique balance  
21 that was left when they left. As -- as  
22 you were all aware, they owed the city  
23 money going back a few years from issues  
24 that came back all -- that were there from  
25 all the way from 2016. So that has hit

1 the board several times and, as you're  
2 aware, finance wanted to just put that on  
3 the agenda.

4 We have gotten legal opinions that  
5 have looked at the lease. Unfortunately,  
6 the lease didn't have a personal guarantee  
7 on it so there -- we've -- the litigation  
8 estimates are quite high and we do not  
9 think that it behoves us to move forward  
10 with that. So we are taking that to  
11 commission and will be on the -- on the  
12 agenda for February 22nd. So I just  
13 wanted to let you know that that was --

14 CHAIRPERSON QUEMADA: How much --

15 MS. SARDINAS: I'm sorry.

16 CHAIRPERSON QUEMADA: Sorry, Zeida.

17 How much was the outstanding that was  
18 uncollectible?

19 MS. SARDINAS: Right now it's about  
20 174,000 -- close to \$175,000.

21 CHAIRPERSON QUEMADA: Okay.

22 MS. SARDINAS: Plus we're going to be  
23 making a payment on their behalf -- I also  
24 had them on a payment plan for unpaid bid  
25 tax assessments, so there's another like

1           45 -- \$4,800 or \$4,500 for -- that we need  
2           to pay the bid on their behalf because  
3           they also left -- they had been making a  
4           few payments -- they made a few payments  
5           after I was able to get them on a payment  
6           plan for that but, then, you know, that's  
7           when they stop paying, so I went ahead and  
8           we're going to take care of that with the  
9           bid as well.

10                    So just so that you're aware, that  
11           it's -- it was basically more for finance,  
12           because they need to write off the amount  
13           and also to -- to -- for the commission to  
14           decide not to move forward with litigation  
15           because we do not think that it behoves  
16           the city to spend money on litigation when  
17           we're not going to be able to recuperate  
18           anything.

19                    So I just wanted to make you aware,  
20           so if you saw it on the agenda. It's not  
21           really kind of a property item, it's more  
22           a finance item to authorize her to write  
23           off the receivable as uncollectible.

24                    CHAIRPERSON QUEMADA: Okay.

25                    MS. SARDINAS: So that's it for me.

1           I think Francesca wanted to just give  
2           you a little quick update about what's  
3           coming --

4           CHAIRPERSON QUEMADA:   Okay.

5           MS. SARDINAS:   -- with any businesses  
6           we have.

7           MR. MANRARA:   I'd like to comment on  
8           this for a second, if I may?

9           MS. SARDINAS:   Oh, sure.  Go ahead,  
10          Alberto.

11          MR. MANRARA:   If you could change the  
12          screen, please.

13          The -- I'll tell you what troubles me  
14          a little bit with this -- obviously the  
15          reality is that this is not going to be  
16          something you can collect against probably  
17          a corporate entity that no longer exists.

18          What is troubling is that when all  
19          this process was ongoing, and this  
20          preceded some of the current board  
21          members, Ortanique never was able to  
22          demonstrate that they had been negatively  
23          impacted, at least in a material way,  
24          because of the Miracle Mile renovations.  
25          And it just seems like -- almost like, are

1           they getting away with it? And it's  
2           unfortunate, because this is obviously --  
3           it's money that's impacting the city  
4           residents, like myself and many of you who  
5           are on this board.

6           And then I guess to additionally poke  
7           your finger in the eye, is the fact that  
8           now the city has to come out of pocket and  
9           give money to the bid, roughly \$4,500, as  
10          Zeida has indicated, on top of this. I  
11          mean, it's like pouring salt in the wound.

12          I hope we all learn our lesson on  
13          this. I advocated at the time having --  
14          working with Ortanique, so I'm -- but  
15          somehow, you know, we were hoodwinked in  
16          some respect. Because, again, every time  
17          we asked for information as to how bad is  
18          it for you, the numbers did not support  
19          their claim for being necessarily  
20          materially hurt and we, the city, you  
21          know, bent over backwards to help them out  
22          and this is what we get in -- in, you  
23          know, in response, we get stiffed.

24          So I just wanted to kind of share  
25          that, because I'm -- I'm disappointed that

1 this is what it's come to.

2 CHAIRPERSON QUEMADA: Okay. Thank  
3 you, Alberto.

4 MS. SARDINAS: I think -- I think in  
5 all -- in all -- all-in-all the lesson is,  
6 and it is something I've been trying to  
7 observe and -- and I've told you guys, in  
8 some of the renewals that I did for leases  
9 happen to fall within COVID while we  
10 weren't meeting so we didn't get to talk  
11 about them, like No Boundaries and  
12 Graziano's, but I do want to tell you I  
13 was very adamant when those renewals  
14 happen that we have at least a good two  
15 months of deposit and of -- and of  
16 expenses on our side, on the city side,  
17 for everyone. And if that's not the case,  
18 that we institute some sort of, um,  
19 personal guarantee to these leases so  
20 that, you know, we do have some recourse  
21 if something should happen and that we act  
22 -- you know, that we act in an expeditious  
23 manner when there's an issue. So if  
24 they're late, that we -- we get a letter  
25 out on time, that we do all these things,

1           so that we -- we can certainly try to  
2           avoid anything of the sort.

3           I think that right now we're -- we're  
4           on track with the tenants that we have as  
5           -- as you guys monitor the rent report and  
6           we're trying to do that, but that has been  
7           something that the manager, our manager,  
8           is very adamant about, that when we  
9           continue to sign these contracts we have  
10          these things in place to kind of protect  
11          us better.

12          CHAIRPERSON QUEMADA: And perhaps on  
13          any -- any of the rent renewals, I'm not  
14          sure if -- as we update leases, to go  
15          ahead and put in that personal guarantee,  
16          because I personally would not accept,  
17          especially on some of these properties,  
18          anything less than having that personal  
19          guarantee. It really does add an extra  
20          layer of protection, a financial  
21          protection for you when you find yourself  
22          in these cases.

23          So, okay, any other comments,  
24          questions, so that we can move along to --  
25          to Francesca and then adjourn?



1           Francesca, you're up.

2           MS. VALDES: Hey, hi everyone. Just  
3 really quickly wanted to share some news  
4 that's happened on -- in our downtown. I  
5 know we've spoken in the past about Seasy  
6 Mediterranean coming. They did a soft  
7 opening last week and they did -- their  
8 official opening is today, so that's in  
9 the former BurgerFi space. If you haven't  
10 been down the Mile, that has just opened,  
11 so that's exciting.

12           In addition, we had a very quick  
13 turnaround, I was very impressed with how  
14 fast our city departments helped this  
15 concept come in, which is called EFG, not  
16 the -- not the easiest to roll off the  
17 tongue but it's called Shop EFG. It is a  
18 pop-up shop that's coming to 225 Miracle  
19 Mile.

20           Now, this is a men's and women's  
21 relator. It's sample sale style where  
22 they are selling extremely high-end  
23 clothing at a discount. So the first one  
24 -- it's going to open tomorrow. They only  
25 signed their lease on Friday. So that's

1           when I say, like they contacted our  
2           department to help, the broker contacted  
3           me, we -- we really helped them out. But,  
4           I mean, from Friday to Thursday opening is  
5           pretty quick. So -- so tomorrow it should  
6           open, the first concept that will be sold  
7           is Brunello Cucinelli, Italian -- Italian  
8           cashmere, beautiful clothes.

9           The same -- then the following week  
10          is Loro Piana, another Italian brand.

11          And then they're actually going to  
12          have Gucci. So this could bring some  
13          interest to the downtown. We'll see how  
14          that goes.

15          In addition, Zoe Riva(ph), that is a  
16          women's clothing line. It had been in  
17          those Alhambra shops which were -- you  
18          know, there's a two-story building on  
19          Alhambra that has some kind of incubator,  
20          small retail in it. They've moved out of  
21          there onto the Giralda Plaza, which is  
22          great because Giralda Plaza obviously is  
23          very restaurant heavy and it's really good  
24          to add in some retail there.

25          In addition, on the second floor of

1 the 120 building, which is where Sweet  
2 Green and Coyo Taco is, there is going to  
3 be a pop-up art gallery there. So we have  
4 that -- that opening now as well.

5 And so lastly we have two -- two  
6 different restaurant concepts that I just  
7 became aware of this week that are coming,  
8 La Jamoteca is a Spanish market and cafe,  
9 that is coming to the 300 block of Miracle  
10 Mile. That's coming to 371 Miracle Mile  
11 and they'll probably open this summer. So  
12 we're working to help them come in.

13 And La Artisan Donuts, so we're  
14 getting our own specialty donut shop here  
15 in Coral Gables and that's coming to Ponce  
16 de Leon.

17 So that's that on some of our new  
18 businesses coming. We really have a lot  
19 opening, so as kind of our representatives  
20 in the community to should be sharing that  
21 news and be sharing all of the great  
22 things that are happening in our downtown  
23 is really -- would be really nice.

24 So, lastly, everybody should know  
25 that Illuminate Coral Gables opens on

1 Friday. This is very exciting for us.  
2 Obviously the city is the largest sponsor  
3 of Illuminate. It is a socially distant  
4 illuminated fine arts festival and you  
5 will be able to see it in different areas  
6 around Coral Gables. I will email you  
7 guys the link. There are also a couple of  
8 opportunities with it. If you are feeling  
9 very safe and that you would like to be  
10 out in our community, the fireflies, which  
11 are part of the exhibition, they're  
12 illuminated pedicabs, are looking for  
13 volunteers who would like to ride those  
14 around the downtown. Now, you're not  
15 allowed to pick up any guest, it's just to  
16 actually ride them around, which is fun.  
17 And there's another volunteer opportunity  
18 which is to be kind of a docent on the  
19 street, obviously masked, there are  
20 sanitation stations, and guiding people  
21 from one exhibit to the other.

22 So I'll go ahead and email you guys  
23 both the volunteer signup, if you're  
24 interested, plus just the website so you  
25 can familiarize yourself. But Illuminate

1 will be -- I mean, obviously you can go  
2 seven days a week, but the illuminated  
3 specialty projections are running  
4 Wednesday through Sunday from 6:00 to  
5 10:00 p.m. Great opportunity to come have  
6 dinner in the downtown, check it out, see  
7 this great illuminated art festival that's  
8 happening.

9 And, of course, Kiki Smith has been  
10 installed over at Giralda Plaza, which is  
11 in addition to Illuminate.

12 So that's everything.

13 CHAIRPERSON QUEMADA: Thank you,  
14 Francesca.

15 Questions, comments? Anyone?

16 Okay, go ahead, Alberto.

17 MR. MANRARA: I have a couple of  
18 questions, sorry.

19 CHAIRPERSON QUEMADA: It's okay.

20 MR. MANRARA: Ever since I was in  
21 kindergarten I couldn't pass up commenting  
22 or questioning, so at 70 years old I'm not  
23 going to change.

24 Thank you so much, Francesca. And I  
25 just want to start with, you generally

1           have a lot of good news, things that are  
2           happening, businesses coming in. I'm  
3           happy to hear that it isn't just  
4           restaurants, that you do have the  
5           traditional retail, clothing, etcetera,  
6           stores, and some high-end things, which is  
7           nice. But I'm just wondering is -- do we  
8           have a process to have the -- this good  
9           news be shared with the public through  
10          public press releases and so on?

11           MS. VALDES: (Shakes head.)

12           MR. MANRARA: You do, okay, great.

13           MS. VALDES: So that's -- that's a  
14          great, Alberto. We definitely share on  
15          Instagram quite a bit. That's a -- that's  
16          a format that we share.

17           We work also with Martha, who's the  
18          head of communications for the city, so  
19          she could put some of this information on  
20          e-news.

21           While I share with you guys -- and  
22          obviously it's public record so it's  
23          really shared with everyone -- places that  
24          have come under lease, we are hesitant to  
25          fully announce places too strongly that

1 are under lease but things still happen.  
2 They're under lease, they're under  
3 construction, they lose their financing,  
4 they walk away, these kinds of things  
5 happen from time to time, so with that we  
6 usually wait until a little closer to the  
7 opening when we know -- like Seasy, it's  
8 open, it's going on, you know, go there.

9 So we kind of wait a little bit, or  
10 if it's a -- a group that has sent out  
11 their press releases, is a very strong  
12 group, then, of course, we share that as  
13 well. But -- but we do like to -- to be a  
14 little bit careful with stuff that's just  
15 under lease.

16 Now, you know, the shops that opened  
17 this week, those are all things I'm  
18 sharing with Martha so that she could put  
19 them on e-news or our residents know, and,  
20 of course, our commission, too.

21 MR. MANRARA: Great.

22 There's been an elephant in the room  
23 of the city of Coral Gables, which has  
24 been this so-called desire to change the  
25 zoning on Miracle Mile. And there was a

1           commission meeting yesterday, I don't know  
2           how that was addressed, if it passed or if  
3           it was deferred, can you share with us,  
4           quickly, what -- what's happened to  
5           Miracle Mile?

6           MS. SARDINAS: That item was deferred  
7           for the next meeting.

8           MR. MANRARA: Okay. So obviously --

9           MS. SARDINAS: That specific -- it  
10          was --

11          MR. MANRARA: Go ahead.

12          MS. SARDINAS: It's been bifurcated,  
13          okay, so specifically the Miracle Mile  
14          portion has been deferred for the next  
15          meeting.

16          MR. MANRARA: And the craft section,  
17          was that approved or -- or denied?

18          MS. SARDINAS: You know, I was -- I  
19          -- at that point in the meeting I was -- I  
20          was not on so I will get back to you on  
21          that.

22          MR. MANRARA: Zeida, it's okay. I  
23          can -- I can reach out to other people and  
24          find out.

25          But what pertains to us as a property



1 advisory board and because the city has,  
2 obviously, property on Miracle Mile,  
3 whether it's the former Ortanique space,  
4 the theater, and -- and the little spaces  
5 all the way to the corner there on  
6 Salzedo, we have not really had a whole  
7 lot of conversation or really none at all  
8 in our board with what this proposed  
9 zoning may mean or may not mean to the  
10 city's property and the future of it. And  
11 I'm just wondering, Valerie, if in the  
12 future we could have something in the  
13 agenda that kind of addresses that,  
14 particularly now that it's been deferred,  
15 because it would have some impact and --  
16 and to the work Francesca and -- and Zeida  
17 are doing with potential tenants and --  
18 and working with existing land, you know,  
19 property owners, this -- this could be  
20 very, very significant change that could  
21 alter the whole, you know, role of Miracle  
22 Mile and how it operates and its success,  
23 etcetera, and we just -- our -- our group  
24 has had zero conversation about it.

25 CHAIRPERSON QUEMADA: I agree.

1           MS. SARDINAS: Alberto, we -- that  
2           deferral is not for the -- the meeting on  
3           the 22nd. If I remember correctly from  
4           last night, I believe the Miracle Mile  
5           item was deferred to the first week -- to  
6           the first meeting in March, so, um, what  
7           -- let's wait to see how things pan out on  
8           that, if they actually vote and it -- and  
9           it gets resolved and whether things stay  
10          as they are or there are changes, and then  
11          I'm happy to ask for Mon to come and --  
12          and -- and speak to you guys and explain  
13          to you, wherever we -- you know, wherever  
14          the commission ends up, right, like what  
15          are the changes and what that affects and  
16          what that means for city property on the  
17          Mile, absolutely.

18          MR. MANRARA: But, Zeida, let me just  
19          -- one second. That approach goes back to  
20          some issues that our board has had going  
21          back even before my joining the board,  
22          which is now going into like the third  
23          year or something like this, which is that  
24          a lot of times we are standing at the  
25          station watching as the train is leaving.

1 And we've had -- we have basically failed,  
2 if you will, on our -- on our mission,  
3 which is to provide comments and advice to  
4 the commission on things that may affect  
5 property that is owned by the city.

6 Clearly the zoning change is going to  
7 affect property that affects the city and  
8 yet our board hasn't had a change to even  
9 consider it, analyze it, or even to be  
10 able to fulfill our roll in providing  
11 advice or comments to the commission. If  
12 we give them advice after they voted, I  
13 don't know, it's interesting but it has no  
14 impact.

15 MS. SARDINAS: Well, I would tell you  
16 that I'm -- I'm more than happy to ask for  
17 Mon to come before, if you -- if you want,  
18 but I believe the meeting is -- let me  
19 see --

20 MR. MANRARA: Because maybe we can  
21 have a special meeting, Valerie, because  
22 this is a significant items, there's a lot  
23 of community on this and --

24 MS. SARDINAS: Yeah, the meeting  
25 happens the day before your meeting, so

1           it's on the 9th --

2           MR. MANRARA: Yeah, it's --

3           MS. SARDINAS: -- and it's before  
4           your meeting, so yes.

5           CHAIRPERSON QUEMADA: Let me talk, I  
6           guess, to Julian and Zeida and if -- and  
7           what does the board think, does -- would  
8           the board like a meeting prior to, to  
9           discuss this?

10          MR. MAZZEI: Yes, I would suggest,  
11          also, a zoning attorney give us some  
12          thoughts from an independent standpoint.

13          CHAIRPERSON QUEMADA: Okay.  
14          Jonathan, do you have any comments?

15          MR. LEYVA: (Nods head.)

16          CHAIRPERSON QUEMADA: No. Do you --  
17          one way or the other?

18          MR. LEYVA: No.

19          CHAIRPERSON QUEMADA: Okay.

20          MS. SARDINAS: Okay. But a zoning  
21          attorney, that is what -- an independent  
22          zoning attorney, I don't know that I would  
23          be able to -- to have an independent  
24          zoning attorney. I mean, I would have to  
25          have the city contract an independent

1 zoning attorney to come and what attorney  
2 would we contract that's --

3 MR. MANRARA: I don't know that I  
4 would think that that would be as  
5 important or necessary.

6 MS. SARDINAS: Staff?

7 MR. MANRARA: What I'm asking for us  
8 to consider is what is the impact of the  
9 property owned by the city, which is our  
10 mandate, that's what we're tasked to do.  
11 Let's stay within the scope of who we are  
12 and what we're supposed to be doing.

13 And right now this thing is moving  
14 forward and we haven't even had the first  
15 discussion about it. Maybe just bringing  
16 -- you're talking about Ramon -- is it  
17 Trias, the -- the gentleman from Planning  
18 and Zoning?

19 MS. SARDINAS: Ramon Trias, yes.

20 MR. MANRARA: Trias.

21 MS. SARDINAS: Yes.

22 MR. MANRARA: You know, at a minimum  
23 let's hear what he says, he's going to  
24 have to some pros and cons, we can ask  
25 him, and then maybe our board feels that

1 we can have some sort of solution, either  
2 supporting some of the proposed changes or  
3 maybe not supporting them. But right now,  
4 we haven't done anything. We haven't said  
5 anything.

6 CHAIRPERSON QUEMADA: Would we be  
7 able to maybe move our meeting before that  
8 -- that meeting and -- and change the  
9 meeting date for that particular month?

10 MR. MAZZEI: Have a week before?

11 MS. SARDINAS: Yes.

12 CHAIRPERSON QUEMADA: Yeah,  
13 basically.

14 MS. SARDINAS: The issue is, is that  
15 in order for you to be able to do that you  
16 need to take some sort of vote and we are  
17 not in a position to -- to take. You  
18 could -- I don't know what the provisions  
19 are for you calling a special meeting  
20 prior to the meeting that you have, so if  
21 you let me just research that a little bit  
22 I'll get back to you guys.

23 CHAIRPERSON QUEMADA: Okay.

24 MS. SARDINAS: And I will let you  
25 know what -- what I need to do.

1           MR. MANRARA: Zeida, there is  
2 precedent for us having special meetings.  
3 When they were considering that firehouse  
4 on Cartajena Circle we had a special  
5 meeting.

6           MS. SARDINAS: Right.

7           MR. MANRARA: Because it was -- it  
8 was the city's interest that we reconsider  
9 that and we voted to support it, yada  
10 yada, so -- so it may be unusual but it's  
11 not unheard of and we can do it.

12          MS. SARDINAS: No, no, absolutely,  
13 any board can do that. I just don't know  
14 -- I haven't read up on your procedure and  
15 I don't know what -- what it is, so I just  
16 need to --

17          CHAIRPERSON QUEMADA: Research.

18          MS. SARDINAS: -- to check that,  
19 yeah, just real quick, on what -- what it  
20 entails to do that.

21           If it's just something that the chair  
22 can do that they -- sometimes it's just a  
23 matter of, you know, you can do it be  
24 email, have the chair call it or, you  
25 know, I don't know. There's only four of

1           you here right now. And, again, we're not  
2           meeting on --

3                   CHAIRPERSON QUEMADA: Officially.

4                   MS. SARDINAS: -- so we don't have  
5           quorum, we don't -- so I don't know -- I  
6           don't know exactly what it entails.

7                   It may be as simple as an email that  
8           the chair wants to have a special meeting  
9           and that's fine. Or another board member  
10          wants to call a special meeting and then  
11          we'll see if we get -- and I can, you  
12          know, send out emails and if everybody is  
13          -- is on board with doing it we do it, so.

14                  MR. MANRARA: And I want to commit to  
15          participating in person, so that if we --

16                  MS. SARDINAS: But let me --

17                  MR. MANRARA: -- need in-person  
18          numbers, you can count on me right now  
19          that I will attend the meeting in person  
20          if that's what we're going to discuss.

21                  MR. MAZZEI: Me, also.

22                  CHAIRPERSON QUEMADA: Okay.

23                  MS. SARDINAS: Okay. So I will -- I  
24          will find that out.

25                  CHAIRPERSON QUEMADA: Okay.



1 MR. MANRARA: Thank you.

2 CHAIRPERSON QUEMADA: I guess get  
3 back to us, Zeida.

4 MS. SARDINAS: And get back to you,  
5 yes.

6 CHAIRPERSON QUEMADA: Okay. Thank  
7 you.

8 Okay. We're past our time, so  
9 anybody else with anymore comments or  
10 questions?

11 MR. MANRARA: I move adjournment.

12 CHAIRPERSON QUEMADA: Fabulous.

13 MR. MAZZEI: Second.

14 CHAIRPERSON QUEMADA: Great.

15 Thank you all. Appreciate it. Have  
16 a wonderful day.

17 MS. SARDINAS: Thank you.

18 MR. MAZZEI: Thank you all.

19 CHAIRPERSON QUEMADA: Bye.

20 MS. SARDINAS: Bye-bye.

21 (Recording ended.)

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CERTIFICATE

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STATE OF FLORIDA:  
: SS.  
COUNTY OF MIAMI-DADE:

I, Sonnia Martinez, being a Shorthand Reporter and Notary Public in and for the State of Florida at Large, do hereby certify that I transcribed the foregoing audio recording; that the foregoing pages, numbered from 1 through 80, inclusive, constitute a true and correct transcription of said tape recording

I further certify that I am not of counsel, I am not related to nor employed by an attorney to connected with the above-styled matter, nor interested in the outcome thereof.

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IN WITNESS WHEREOF I have hereunto affixed my hand this 26th day of February, 2020.

*Sonia Martinez*

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Sonia Martinez  
Court Reporter

