

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Meeting Minutes

Wednesday, April 10, 2024

8:30 AM

Police and Fire Headquarters, Community Meeting Room

Property Advisory Board

The Property Advisory Board will be holding its Regular Meeting on Wednesday April 10th, 2024 commencing at 8:30 a.m.

Members of the public may participate in person but are also able to participate via the Zoom at <https://us06web.zoom.us/j/88481493942>).

In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing:

Phone# 305-461-6769

Meeting ID: 884 8149 3942.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your Hand" by pressing *9.

City

CALL TO ORDER

The Property Advisory Board meeting for April 10th was called to order at 8:38 AM.

ROLL CALL

Chairperson Jack Lowell, Vice Chairperson Alberto "Papo" Manrara, Board Member Nilberto Moreno and Board Member Christopher Zoller were present at the time of roll call. Board Member Angel Nicholas joined the meeting late.

APPROVAL OF THE MINUTES

Vice Chairperson Manrara made a motion to approve the minutes for the March 13, 2024 meeting. The motion was seconded by Board Member Moreno. Motion passed unanimously.

UNSOLICITED PROPOSALS/BIDS

No unsolicited proposals had been received by the City.

ASSET MANAGEMENT REPORT

Rent Report

Staff Liaison Zeida Sardinas updated the Board on the following items on the rent report.

- Coral Gables Cinema had not paid their March rent but submitted payment after Finance reached out to them.
- Francesco had finalized its fire requirements, and its mechanical (air conditioning) requirements are pending finalization. Staff Liaison Sardinas further informed the Board that Francesco's had scheduled its grand opening for May 8th, 2024, with a soft opening for the last week of April. Francesco's plans to change the exterior doors to the restaurants are ongoing but are delayed because the doors require a one-time product approval from Miami-Dade County.
- Fritz & Franz, lease amendment negotiations were ongoing. Items discussed, including the new deposit amount due to the rent increase and verification of resolved outstanding maintenance deficiencies.
- Staff Liaison Sardinas informed the Board that the Coral Gables Fire Department had conducted its annual inspection of all leased city-owned properties. She will compile the results and bring back a report for the Board to review.

CITY-OWNED PROPERTY LIST

This item was placed on the agenda as a reminder of the resolution going before the Commission on April 16th, 2024.

OPEN DISCUSSION/ OTHER BUSINESS/ BOARD MEMBER ITEMS

During the minutes portion of the agenda, Board Member Manrara requested an update on the possible conversion of Parking Garage 4 (PG-4) rooftop to pickleball courts. Staff clarified that the item presented to the Property Advisory Board (PAB) in March was what had been presented at the Commission, and further action had yet to be taken. Staff further clarified that the item presented to PAB in March was an unsolicited proposal from an external person to take over the conversion of PG-4 to pickleball courts and run the day-to-day operation. Staff further informed the Board that they had met with the potential operator and provided with the City's procurement code and that further contact has yet to be had.

Board Member Manrara inquired on the parking needs of the City, to which Board Member Moreno interjected that at the first PAB meeting he attended, Parking Director Kevin Kinney spoke about multipurpose parking structure on the same street as PG-4. The Board provided Board Member Moreno with a brief history of the reconstruction of Parking Garage 1 (PG-1), which was the project Board Member Moreno was referring to. Staff informed the Board that in the conceptual redesign of PG-1, the rooftop was designed for recreational use and commercial use on the ground floor. Staff further stated that the concept for the new PG-1 would satisfy the area's parking needs.

Board Member Manrara made a motion, seconded by Board Member Moreno, to recommend to the City Commission that they not put pickleball courts anywhere that would result in a loss in parking as a result of the creation of pickleball courts.

The Board discussed the motion. Chairperson Lowell suggested that Parking Director Kinney be invited back to discuss the current usage of PG-4. Board Member Zoller opined that the Commission may have knowledge of a parking study that determined that the parking spaces proposed are underutilized.

Staff clarified that the Commission neither voted on nor directed staff to proceed with the installation of pickleball courts at PG-4; rather, there had been discussion on the feasibility of putting pickleball courts at PG-4 and looking for different locations for them.

Board Member Zoller suggested the motion be modified to recommend that the Commission carefully assess parking in the area before making a decision. Board Member Manrara accepted the modification. The motion passed unanimously.

A Resolution of the Property Advisory Board recommending that the City Commission conduct a parking study to ensure that any proposed pickleball or other recreational courts will not significantly reduce available parking for Coral Gables residents.

ADJOURNMENT

Board Adjourned at 9:30 AM.

NOTE