

# CORAL GABLES

THE CITY BEAUTIFUL

**Property Advisory  
Board Meeting Minutes**  
 Wednesday | November 13, 2019 | 8:30 a.m.  
 Location: Economic Development Conference Room  
 2121 Ponce de Leon Blvd, Suite 720, Coral Gables, FL 33134

PAB MEMBERS	MEETING DATES												APPOINTING ENTITY
	J	F	M	A	M	2M	J	A	S	O	N	D	
	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	'19	
Valerie Quemada Chair	P	E	P	P	P	Ph	P	P	E	Ph	P		Vice Mayor Vince Lago
Jack Lowell Vice-Chair	P	P	P	P	P	P	P	P	P	P	P		Commissioner Patricia Keon
Alberto Manrara	P	P	P	P	P	P	P	P	P	E	P		Commission as a Whole
Edmund Mazzei	P	P	P	P	P	P	P	P	P	P	P		City Manager Peter Iglesias
Jonathan Leyva	P	E	P	P	P	P	P	P	P	P	P		Commissioner Michael Mena
Nancy Pastor	-	-	-	-	-	-	P	P	P	P	P		Mayor Raúl Valdés-Fauli
Richard Barbara	-	-	-	-	-	-	P	P	P	P	P		Commissioner Jorge Fors, Jr.

A = Absent    E = Excused Absence    P = Present    X = No Meeting    Ph = Present by Phone    - =Former Board Member

**Staff and Guests:**

Zeida Sardiñas, Asset Manager, Economic Development Department  
 Francesca Valdes, Business Development Coordinator, Economic Development Department  
 Jordan Hernandez, Office Assistant, Economic Development Department  
 Anthony Di Donato, Director of Operations for the Coral Gables Country Club

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**Meeting Motion Summary:**

**A motion to approve the October 9, 2019 meeting minutes - passed unanimously.**

**A motion to expedite the roof repairs at the Coral Gables Country Club - passed unanimously.**

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Ms. Quemada brought the meeting to order at 8:33 a.m.

**1. Approval of October 9, 2019 Meeting Minutes**

Mr. Barbara made a motion to approve the meeting minutes and Mr. Lowell seconded the motion, which passed unanimously.

## **2. Coral Gables Country Club Update**

Mr. Anthony Di Donato shared with the Board that the Coral Gables Country Club is looking fantastic as far as the new renovations. The athletic center reopened after a 2-year long face lift including all new flooring and machines. The club is generally used for public event space but does require a membership for the gym. Mr. Di Donato also mentioned that there have been roof leaks. The leakage has been going on for a little over a year. The club has been patching the roof for events like weddings but explained that the patch is temporary. The roof is about 35 years old with one section of the roof being redone in 2008. Mr. Mazzei stressed the fact that the roof should be considered a number one priority. Mr. Mazzei made a motion to expedite the approval process to have the roof repaired as soon as possible. The motion was seconded by Mr. Leyva. Mr. Mazzei suggested the City create a list of vendors that have been prequalified to handle emergency situations. Ms. Sardinias says the City does have emergency vendors.

## **3. Asset Manager Report**

### *Library Renovation & Exterior Maintenance*

The Miami-Dade Public Library system is in charge of the renovations for the Coral Gables branch library. The library benefits from a large number of visitors and is the top library in the County for check-outs. The library will be closed during the renovations and is currently looking for an alternative space during that period. It will be closed for approximately a year. Renderings were provided to the Board during the meeting. Mr. Mazzei points out that the Coral Gables branch Library is a voting site and a new location needs to be taken into consideration.

### *3501 Granada Blvd. Update*

The residential city-owned property at 3501 Granada Boulevard is currently on the market for \$2.1 million. Minor repairs are needed to the guard house. The house will be shown after repairs are completed.

### *Fink Studio Update*

The contract with the architect has been approved by the City. The City is in negotiations with the Spanish Cultural Center to occupy the space.

### *Garage 6 / Plaza Capital Improvement Project and Elevator Renovation*

A \$500,000 capital improvement project is currently being procured to renovate Garage 6 and the plaza. This includes renovations to the elevators, replacement of over a hundred light fixtures, redoing the pits on all the trees, and prevention of pigeons. If everything goes as planned, the project is expected to be completed by June 2020.

### *Rent Report*

Ms. Sardinias reviewed the rent report with board members which shows that every tenant is on track with their payments.

## **4. Retail Update in Downtown**

### *Retail Strategy Update*

Ms. Valdes reported that the Visual Merchandising Workshop which took place at Violetas (221 Miracle Mile) was a great hit. An expert on visual merchandising offered the attendees tips to increase attention to their storefronts and provided examples of well merchandised windows. There was also a live demonstration of remerchandising the windows of Violetas and Jae's Jewelers.

The pop-up program is open and applications are due November 15<sup>th</sup>. It is to be occupied by a dry-goods retail operated tenant. The space will be leased for a 6 month period and if it goes well, the intent is for the tenant to transition to a long term lease in another location within the City.

*Holiday Storefront Project*

The City has embarked on a holiday storefront activation across all vacant storefronts on Miracle Mile. The storefronts will be decorated as holiday vignettes. The winter wonderland theme will include pictures of Santa Claus, reindeers, snow, gifts, etc.

There being no further discussion the meeting was adjourned at 9:53 a.m.

Respectfully submitted,  
Jordan Hernandez, Office Assistant, Economic Development Department.