City of Coral Gables

405 Biltmore Way

Coral Gabels, FL 33134

www.coralgables.com

City of Coral Gables

Meeting Minutes

Wednesday, October 8, 2025

8:30 am

427 Biltmore Way- First Floor Conference Room

<u>Property Advisory Board</u>

Chairperson Alberto “Papo” Manrara
Vice Chair Christopher Zoller
Board Member Rigby J. Coleman
Board Member Jordan Gimelstein
Board Member Nirberto Moreno
Board Member Nikki V Whiting
Board Member Angel O. Nicolas

A. CALL TO ORDER

8:42 am

B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present
Vice Chair, Christopher Zoller -Present
Board Member Rigby J. Coleman -Present
Board Member Jordan Gimelstein – NOT present
Board Member Nirberto Moreno – NOT Present
Board Member Angel O. Nicolas – NOT present
Board Member Nikki V Whiting – Present

C. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of September 17, 2025.

D. DISCUSSION ITEMS

a) Gondola Building (Update)

Grant from the State has been secured in the amount of $750 K. State indicated the venue must be rebuilt in the same location as originally built. However, City Commission proposes to send a letter to the State requesting that the Gondola building is placed in another location, more accessible to all who visit. Currently, building is in the center of the golf course. There have been discussions to move the building East of the waterway. Another discussion has been about rebuilding it close to the Kerdyk tennis center, which is near Biltmore Hotel.

b) Biltmore Hotel/ West Parking Lot (Update)

Commission will review a proposed agreement between the City of Coral Gables and the Biltmore Hotel to implement the paid parking system. The revenue generated through the program will be dedicated to the restoration and the preservation of the Biltmore Hotel. After the initial funding is needed, improvements to the West Parking lot will be made.

Vice Chairperson Zoller, was inquisitive as to the details associated with parking and paid exemptions.
Additional details were mentioned regarding parking by Ms. Santiago. Exceptions will apply for golf members and players, golf members for the duration of six hours, or eighteen holes, or two hours for the driving range. Members' license plates will be pre-loaded for access. Details are being finalized.

Board members exchanged comments regarding the Biltmore renovations, parking accessibility permits and the parking area. The Miami Herald posted an article which indicated additional line-by-line details as to the proposed renovations.

E. RENT REPORT

A few businesses appear to be outstanding in their rent reports; however, the rents are due on the 10th of the month. Hard copy of report was provided and discussed. Francesco's submitted on their July rent. Currently, pending rent for August and September.
All other businesses are up to date with their rents, and no immediate action is required for the time being.

F. OPEN DISCUSSION

Ethics mandatory training every two years.

G. ADJOURNMENT

Meeting adjourned at 9:00 am.

H. NOTE