

# CORAL GABLES

THE CITY BEAUTIFUL

**Property Advisory  
Board Meeting Minutes**  
 Wednesday | December 11, 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	P	Vice Mayor Vince Lago
Jack Lowell Vice-Chair	P	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	P	Commission as a Whole
Edmund Mazzei	P	P	P	P	P	P	P	P	P	P	P	E	City Manager Peter Iglesias
Jonathan Leyva	P	E	P	P	P	P	P	P	P	P	P	P	Commissioner Michael Mena
Nancy Pastor	-	-	-	-	-	-	P	P	P	P	P	P	Mayor Raúl Valdés-Fauli
Richard Barbara	-	-	-	-	-	-	P	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:**

Julian H. Perez, AICP, CFM Director, Economic Development Department  
 Belkys Perez, Assistant Director, Economic Development Department  
 Zeida Sardiñas, Asset Manager, Economic Development Department  
 Francesca Valdes, Business Development Coordinator, Economic Development Department  
 Jordan Hernandez, Office Assistant, Economic Development Department

**Welcome and Introduction**

Mr. Julian H. Perez, AICP, CFM was introduced by the Chair as the new Economic Development Director for the City of Coral Gables. Mr. Perez provided a summary of his professional background and vision for the Department.

Ms. Quemada brought the meeting to order at 8:36 a.m.

**1. Approval of November 13, 2019 Meeting Minutes**

Mr. Manrara made a motion to approve the meeting minutes and Mr. Barbara seconded the motion, which passed unanimously. There were no discussions regarding the minutes.

## **2. Asset Manager Report**

### *3501 Granada Blvd. Update*

Ms. Sardinias explained that all repairs on the guard house were successfully completed. With that in mind, the first open house was on Sunday December 8<sup>th</sup>. The 1947 historic landmark is listed at \$2.2M. The house includes a two-car garage and a guest house. It is a 4bed/5bath at 4,823 sq/ft.

### *Coral Gables Cinema Expansion Update*

Starting August 2020, the Cinema will be expanding into Patio & Things. They are currently in the process of funding the expansion. A meeting with the architect is to be held on December 12<sup>th</sup>.

### *Rent Report*

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

## **3. Pop-Up Incubator Program Update**

Ms. Valdes reported that “Artist Jorge De La Torriente” was the successful artist selected for the program. Mr. De La Torriente is the owner of the *De La Gallery* to be located at 290 Miracle Mile, scheduled to open in mid-January 2020. The 850 sq/ft space will be leased for a 6-month period with an option for an additional six months or full year lease. The intent of the program is to transition the tenant to a long-term lease in another location within the City. The agreement will entail a base rent of \$1000/month and 15% of gross sales. They will be required to meet monthly with Ms. Valdes to report their sales, participate in all city activities, and maintain store hours.

## **4. Other Business**

Ms. Quemada asked for an update on the Coral Gables Country Club roof. Ms. Sardinias reported that the contract to correct the issue with the roof (leakage) is going through the procurement process, and the city administration is aware of the situation.

There being no further discussion the meeting was adjourned at 9:48 a.m.

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