

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2018-263

A RESOLUTION OF THE CITY COMMISSION AUTHORIZING THE EXECUTION OF RENEWAL LEASE WITH ROBERT MAGUIRE FOR THE GRANADA SNACK SHOP LOCATED AT 2001 GRANADA BOULEVARD, CORAL GABLES, FLORIDA, FOR A PERIOD OF THREE (3) YEARS WITH A ONE (1) YEAR OPTION.

WHEREAS, as authorized by Ordinance No. 2003-150, the City authorized the execution of an agreement (the "Agreement") on October 2, 2003 with Robert Maguire ("Tenant"), for the operation of the Granada Snack Shop located at 2001 Granada Boulevard, Coral Gables, Florida; and the Agreement was extended and/or renewed as authorized by Resolution No. 2008-111 dated July 15, 2008; Resolution No. 2008-200 dated November 18, 2008; Resolution No. 2009-251 dated September 8, 2009; Resolution No. 2010-158 dated August 24 2010; and Resolution No. 2014-162 passed and adopted on August 26, 2014 in which the latest Agreement expired on August 30th, 2018; and

WHEREAS, Tenant is desirous of renewing the lease for a period of three (3) years from September 1, 2018 through August 31, 2021, with a one (1) year renewal and the lease terms shall include: the equipment and furniture described in the Agreement; Landlord shall have the right to terminate upon ninety (90) days' notice or upon death of Tenant; Base Rent will start at \$2,874.16 per month escalating by three percent (3%) each year thereafter; Tenant shall reimburse Landlord's cost to insure the furniture and equipment, as well as Tenant's proportionate share of building insurance; Landlord shall continue to provide HVAC, electrical service, water and propane to the premises, and shall maintain the physical plant, City owned appliances, HVAC; provide limited amount of janitorial services for cleaning areas around the snack bar; and

WHEREAS, on September 12, 2018, the Property Advisory Board reviewed the renewal terms and recommended that the City enter into a Renewal Lease on the terms set forth in the above whereas clause;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. The City Commission does hereby authorize the City Manager to execute the Renewal Lease with Robert Maguire for the Granada Snack Shop located at 2001 Granada Boulevard, Coral Gables, Florida, for a period of three (3) years with a one (1) year option in the form attached hereto as Exhibit "A" in its substantial form as may be modified by the City Manager and City Attorney in order to implement the intent of this resolution.

SECTION 3. That this Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS NINTH OF OCTOBER, A.D., 2018.

(Moved: Lago / Seconded: Quesada)

(Yeas: Keon, Lago, Quesada, Valdes-Fauli)

(Majority: (4-0) Vote)

(Absent: Mena)

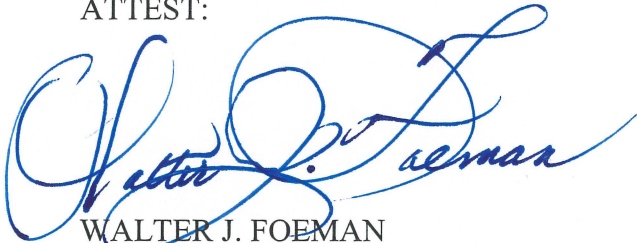
(Agenda Item: D-5)

APPROVED:



RAUL VALDES-FAULI
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS
CITY ATTORNEY