



City of Coral Gables
CITY COMMISSION MEETING
March 10, 2009

ITEM TITLE:

A resolution authorizing the City to apply for a matching grant application to the Miami-Dade County Department of Cultural Affairs FY2009-2010 Capital Development Grants program for ADA improvements at the Art Cinema located at 260 Aragon Ave., including a wheelchair lift, ADA signage, assistive listening devices, and portable stage, using monies previously received from the Coral Gables Community Foundation (Perrin Fund) as the cash match.

RECOMMENDATION OF THE CITY MANAGER:

It is recommended that City staff be allowed to apply using the Perrin Fund contributions as the match.

BRIEF HISTORY:

In October 2004 an RFP was issued for established nonprofit cultural groups for the long-term leasing, design, build-out and management of the 4,220 sq. ft. space at 260 Aragon Avenue, in the Museum Garage, for use as a theater. The space is currently under construction with completion scheduled for the summer of 2009.

At its June 9, 2005 meeting, the City Commission asked the Administration to formulate a recommendation for the use of the space, keeping in focus the goal of establishing a quality nonprofit cultural use, to benefit the quality of life for the street and the downtown, further defining Coral Gables in part by year-round cultural offerings. The viability of, and need for, a nonprofit Arts Cinema for Film Festivals, foreign films and retrospectives, also accommodating lectures, readings, and presentations, was discussed.

At its June 30, 2005 meeting the City Commission authorized the City Manager to initiate discussions with qualified arts organizations capable of creating an Arts Cinema in the space and to report back to the City Commission with the specific recommendations.

On December 16, 2005 an RFP was issued requesting proposals from established nonprofit arts groups for the long-term leasing, design, build-out, and management of the cultural space. A response to the RFP was received from Coral Gables Cinemateque, Inc. The president of the company appeared before the Cultural Development Board at its March 7, 2006 meeting, to present the details of his proposal and to answer questions. Although the proposal would entail different conditions than those specified in the RFP, the Board found the proposal to be exceptional enough in quality, with value to the cultural life of the City and with a sufficiently high probability of success, that the Board

recommended to the City Commission that specific requirements of the RFP be waived and that the City enter into negotiations with Coral Gables Cinemateque, Inc. The Commission approved the recommendation on April 18, 2006.

The most significant deviation from the RFP was the proposer's request that the City deliver the space with a certain base level of improvements, including finished floor (it is currently dirt), plumbing and HVAC. In return, the proposer has agreed to fund approximately \$400,000 in technical build-out and donate these improvements and equipment to the City at lease end.

During the design phase, the City requested input from Miami-Dade County regarding ADA compliance. Office of ADA Coordination Director, Heidi Johnson-Wright recommended the proposed items to further enhance the theater experience for people with special needs.

This grant, if awarded, would fund ADA recommended improvements at the City owned Art Cinema located at 260 Aragon Ave..

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

ATTACHMENT(S):

- 1. Resolution**