

CITY OF CORAL GABLES
Property Advisory Board
Special Meeting Minutes
Wednesday, January 4, 2017, 8:30 a.m.
2121 Ponce de Leon Blvd., Suite 720, Coral Gables, Florida 33134

PAB MEMBERS	J	F	M	A	M	J	J	A	S	O	N	D	APPOINTING ENTITY
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'16	'16	'16	
Luis Espino Chair	P									P	X	P	Mayor Jim Cason
Ariel Fernandez	Ph									P	X	E	Commissioner Jeannett Slesnick
Luba DeWitt	E									P	X	P	Commissioner Patricia Keon
Valerie Quemada Vice Chair	P									P	X	P	Commissioner Vince Lago
Tony Gonzalez	E									P	X	P	Commissioner Frank Quesada
Andrew Nadal	P									A	X	P	City Manager
Andrea Molina	P									P	X	P	City Commission

A = Absent E = Excused Absence P = Present X = No Meeting Ph = Present by Phone

STAFF AND GUESTS:

Javier Betancourt, Director, Economic Development Department
Leonard Roberts, Assistant Director, Economic Development Department
Mariana Price, Administrative Assistant, Economic Development Department

Meeting Motion Summary:

A motion to approve the PAB minutes for the December 14, 2016 passed unanimously.

A motion for the cash consideration, as part of the exchange, to be based upon the updated appraisals for each site, respectively; [The updated appraisal for the City site should be based on the highest and best use, not just the hypothetical assumption of a land sale (as in previous appraisal). The Codina property appraisal should be allowed a premium not to exceed 23% of its value or a maximum \$11.5 million due to the City's ability to assemble with its site]; and a 10% deposit of the purchase price (nonrefundable after 12 months), should be included in the deal terms, passed unanimously.

A motion to include that those terms be subject to review by an attorney, also passed unanimously.

Mr. Betancourt brought the meeting to order at 9:04 a.m.

1. Review of the December meeting minutes (Action)

Ms. Molina made a motion to approve the minutes of the December 14, 2016 meeting, which

was seconded by Mr. Nadal and passed unanimously.

2. Proposed Public Safety Building/ Garage 7 (Action)

The Property Advisory Board reconvened to further discuss the terms of the proposed deal for the Public Safety Building. In summary:

- Mr. Espino raised several questions considering whether or not the deal was equitable.
- Ms. Molina suggested that the deal be discussed in terms of two different properties with different values.
- Mr. Espino took issue with the \$11.5 million purchase price due to Codina in case they default on the purchase of the City site.
- Ms. Quemada suggested that there be contingency plans already in place to protect the City in both scenarios (whether or not Codina decides to go through with the deal).
- Mr. Espino indicated that the cash consideration of \$5.2 million is too low.

In response to the questions required of the PAB, the response was as follows:

1. Does the proposed use conform to the city's comprehensive plan and is it compatible with the surrounding neighborhood?

2801 Salzedo land use was recently changed to commercial; hence, a proposed commercial building would conform to the comprehensive plan. The Codina site and City owned Lot 6 are currently zoned commercial and new public safety and/or garage would also conform to the comprehensive plan. All uses are considered to be compatible with their surroundings.

2. Analyze the positive or negative impacts on adjacent property.

The new Fire Station will provide faster response time to the North Gables area; the Garage 7 will provide an additional revenue stream for the City and public parking for nearby commercial uses. Commercial development of the 2801 Salzedo site will add to the City's tax basis and provide economic stimulus to the area.

3. Are the terms and conditions of the proposed swap based on market terms and value?

No, the two deals should be valued separately and analyzed as transactions with terms more closely tied to updated appraisals. The 2801 Salzedo Street property should be sold at the updated appraised value (based on the highest and best use), minus the Codina appraised price at a premium along with impact fees.

Ms. Molina suggested that the new appraisal of 2801 Salzedo Street provide two values: 1) a land value and, 2) a value of the land including the building and existing conditions.

The Board also collectively agreed that Codina should be required to pay a deposit of 10% of the appraised value, after which 12 months would be deemed nonrefundable.

Ms. Molina made a motion for the cash consideration, as part of the exchange, to be based upon the updated appraisals for each site, respectively; [The updated appraisal for the City site should be based on the highest and best use, not just the hypothetical assumption of a land sale (as in previous appraisal). The Codina property appraisal should be allowed a premium not to exceed 23% of its value or a maximum \$11.5 million due to the City's ability to assemble with its site]; and a 10% deposit of the purchase price (nonrefundable after 12 months), should be included in the deal terms. Ms. Quemada seconded the motion, which passed unanimously.

Ms. Quemada made an amendment to Ms. Molina's motion to include that these terms be subject to review by an attorney, which Mr. Nadal seconded and which passed unanimously.

The meeting was adjourned at 11:17 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department