

**City of Coral Gables City Commission Meeting**  
**Virtual Meeting**  
**Agenda Item I-3**  
**July 14, 2020**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Vince Lago**  
**Commissioner Jorge Fors, Jr.**  
**Commissioner Pat Keon**  
**Commissioner Michael Mena**

**City Staff**

**City Manager, Peter Iglesias**  
**City Attorney, Miriam Ramos**  
**City Clerk, Billy Urquia**

**Public Speaker(s)**

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Agenda Item I-3

A Resolution of the City Commission authorizing entering into a First Amendment to Lease with Patio & Things, Inc. with regard to the City-owned retail premises at 240 Aragon Avenue, Coral Gables, Florida 33134 granting an extension of lease terms for a period of one (1) year.

Mayor Valdes-Fauli: I-3. Mr. City Manager.

City Attorney Ramos: I-3 is a Resolution of the City Commission authorizing entering into a First Amendment to Lease with Patio & Things, Inc. with regard to the City-owned retail premises at 240 Aragon Avenue, Coral Gables, Florida 33134 granting an extension of lease terms for a period of one (1) year.

City Manager Iglesias: Mr. Mayor, this is very straight forward. It is for one year, where approximately 3,000 square feet of space... It's for one year, each party can opt out on 60 days-

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notice, and I think... we recommended this until the cinema gets ready to build, which should be around that time.

Vice Mayor Lago: Yeah.

Mayor Valdes-Fauli: Thank you. Any comments?

Vice Mayor Lago: Yes, Mayor, if I may? I have been working with the cinema and Zeida and I want to first commend staff and Zeida, and their entire team for doing a wonderful job in the Cinema, for being a team player on this issue. We started off the process, probably about a year ago, looking for potentially a month to month extension and the cinema was looking for... what we had committed to, which was \$150,000.00. The cinema was not ready with their financial commitments and after much negotiation we were able to get a one year extension with, if they are not ready, potentially around the nine-month, or ten-month mark, we could potentially then even extend the lease six months or a year more if required, and we also through these negotiations got the Cinema to oblige to commence their design on the new proposed second screen, but that they were going to foot the bill. So, currently what you have is a proposal which is really beneficial for the City, because during these very difficult times there is no cash outlay for the Cinema and we have been able to keep a great tenant in place for at a minimum a year, and potentially for even two years. So, I just want to commend the Cinema, Zeida, the City Manager, the ACM, the City Attorney's Office, you know, it has been a team effort and I think we are moving in the right direction to continue expanding the Cinema, but also keeping a good tenant within the City. Thank you.

Mayor Valdes-Fauli: Thank you, Vice Mayor, are there any other comments?

Commissioner Keon: The only concern that I have is that... I mean, I hope the Cinema is able to maintain the timeline that they have put forth, that they will begin construction a year from this September, because otherwise, you are going to have a building that is going to be sitting there vacant which is a considerable building and the revenue to the City is (inaudible) million dollar budget. One hundred thousand dollars isn't going to make or break, but it is to have that building remain empty for that time. So, I really hope that you work with the Cinema and that they... that they work with the timeline...(inaudible).

Mayor Valdes-Fauli: All right.

Commissioner Keon: Thank you Zeida for all of the information and all that you did in order to get to this place. So, thank you.

Vice Mayor Lago: Well I think that the Mayor... the Manager will attest that this is a much better deal than what we started out with. We actually said a month to month, we actually got a one-year deal, and the Cinema was, you know, they were... I wouldn't say reluctant, but they understood the importance especially during these trying times, the City needs to keep this tenant in place, so

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I have a lot of faith, you know I have a lot of faith in the Cinema, and don't forget as per Resolution No. 2017-282, there was unanimous support to make sure that we can expand the Cinema.

Mayor Valdes-Fauli: Right.

Vice Mayor Lago: So, unless there is a change of heart for that, I mean, we can discuss that, but...

Commissioner Keon: I don't think there is a change of heart.

Vice Mayor Lago: ... I still believe that the Cinema plays an integral part in not only driving culture, but also bringing people to our Downtown and a lot of people like myself and my family, and I know that Commissioner Keon and a lot of people on this Commission enjoy the Cinema. So, and expanding it...

Mayor Valdes-Fauli: It is a wonderful cultural resource.

Vice Mayor Lago: Wonderful, and the Mayor, the Mayor has been very involved for years. I think it is a good thing for every... all parties involved, and the great part about it is, if in a year they haven't finished their design, and they haven't done all the planning that is required to break ground we can always extend the lease for Patio and Things.

Commissioner Keon: (Inaudible)...Patio and Things...

Vice Mayor Lago: The build...Our Resolution that's right here states that we are going to give them \$150,000.00. We don't have to give them one penny, that's the great thing about it.

Commissioner Keon: I think it is \$100,000.00.

Mayor Valdes-Fauli: Okay, anything else? Will you call the... Do I need a motion?

Vice Mayor Lago: So moved. So moved.

Mayor Valdes-Fauli: Okay, it's been moved. Second.

Commissioner Fors: Second.

Commissioner Keon: Second.

Mayor Valdes-Fauli: Will you call the roll?

City Clerk Urquia: Commissioner Mena:

Commissioner Mena: Yes.

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Commissioner Fors: Yes.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Mayor Valdes-Fauli: Yes.

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First Amendment to lease with Patio & Things, Inc.*