

# CORAL GABLES

THE CITY BEAUTIFUL

## Property Advisory Board Meeting Minutes

Wednesday | June 8, 2022 | 8:30 a.m.

Location: Zoom and Police and Fire Headquarters (PFHQ), Community Meeting Room A  
2151 Salzedo Street, Coral Gables, FL 33134

PAB MEMBERS	MEETING DATES												APPOINTING ENTITY
	J	F	M	A	M	J	J	A	S	O	N	D	
	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	
Nancy Pastor Chair	P	E	P	E	X	P							Mayor Vince Lago
Jack Lowell Vice-Chair	P	P	P	P	X	P							Commissioner Kirk R. Menendez
Alberto Manrara	P	P	P	P	X	P							Commission as a Whole
Edmund Mazzei	P	P	P	E	X	E							City Manager Peter Iglesias
Frank Maderal	P	P	P	P	X	P							Vice Mayor Michael Mena
Michelle Dunaj	E	P	P	P	X	E							Commissioner Rhonda Anderson
Manuel Niebla	E	P	P	P	X	P							Commissioner Jorge Fors, Jr.

A=Absent E=Excused Absence P=Present X=No Meeting Ph=Present by Phone Z=Zoom - =Former Board Member

### Staff and Guests:

Zeida Sardiñas, Asset Manager, Economic Development Department

Yenisis Gomez, Administrative Assistant, Economic Development Department

Gloria Serrano, Office Assistant, Economic Development Department

Property Advisory Board Chair Ms. Nancy Pastor brought the meeting to order at 8:32 a.m.

### 1. Excuse Board member absences

**Mr. Maderal made a motion to excuse today's absence for Ms. Dunaj and Mr. Mazzei. Mr. Lowell seconded the motion, which passed unanimously.** There was no discussion regarding the absences.

### 2. Review and approval of April 13, 2022, Property Advisory Board Meeting Minutes.

**Mr. Maderal made a motion to approve the meeting minutes and Mr. Niebla seconded the motion, which passed unanimously.** There was no discussion regarding the minutes.

### 3. Asset Management Report

- Rent Report**

Ms. Sardiñas provided the Board with a copy of the Rent Report and informed the Board that there -were no issues with the rent report.

- **Unsolicited Bids- 477 S. Dixie Highway, Coral Gables, FL 33146**

Ms. Sardiñas informed the Board that the City received an unsolicited inquiry for a City-owned surface parking lot at 477 South Dixie Highway, which serves the 475 S. Dixie Highway Starbucks café/restaurant property and is currently leased to the owner of the Starbucks café/restaurant property (InScore, LLC). Ms. Sardiñas explained that the City responded to the unsolicited inquiry via email. The City’s response stated that the City is not interested in selling the 477 S. Dixie Highway surface parking lot. However, should the unsolicited inquirer reach an agreement with InScore, LLC to purchase the 475 S. Dixie Highway Starbucks café/restaurant property, the City would be willing to negotiate a new lease for the 477 S. Dixie Highway surface parking lot. The new lease would need to include appropriate increases and a termination for convenience clause. A copy of the email received, and the response provided by Ms. Sardiñas was provided to the Board.
- **Updates**
  - a) **Coral Gables Country Club**
    - i. **Settlement and Release Agreement Coral Grand LLC**

Ms. Sardiñas updated the Board regarding the Settlement and Release Agreement that was reached with the former Coral Gables Country Club tenant, Coral Grand LLC. A copy of the agreement was provided to the Board.
    - ii. **Country Club Café Concession Agreement**

Ms. Sardiñas updated the Board regarding the concession agreement that was reached with Fresh AN, LLC for the Country Club’s Café whose new name will be the Le Parc Café. The concession agreement was negotiated and executed given the procurement waiver approved by the City Commission. A copy of the concession agreement and procurement waiver Resolution were provided to the Board.
  - b) **Granada Snack Shop**
    - i. **Under Design for Renovation**

Ms. Sardiñas updated the Board regarding the City Commission’s direction that the City’s Capital Improvement Division start the process to design and renovate the Granada Snack Shop.
    - ii. **Commission Waiver to Negotiate with R Catering and Event**

Ms. Sardiñas updated the Board regarding the City Commission’s direction and waiver granted to R Catering and Events who will be the operator of the Granada Snack Shop. A copy of the Resolution was provided to the Board.
  - c) **Sale of Baptist Hospital Valet Lot**
    - i. **Ordinance PSA and Resolution New Lease**

Ms. Sardiñas updated the Board regarding the sale of the Baptist Hospital Valet Lot. A copy of the Ordinance, Purchase and Sale Agreement, Resolution, and the new Lease was provided to the Board.
  - d) **Purchase of 142 SW 37 Avenue Lot Approved – Closed June 7**

Ms. Sardiñas updated the Board regarding the City Commission’s approval of the purchase of 142 SW 37 Avenue Lot and let them know that the closing had taken place on June 7<sup>th</sup>, 2022, as scheduled. A copy of the agreement was provided to the Board.

**4. Other Business**

**5. Closing Remarks**

There being no further discussion, the meeting was adjourned at 9:15 a.m.

Respectfully submitted,  
Yenisis Gomez, Administrative Assistant, Economic Development Department.

DRAFT