

CITY OF CORAL GABLES
Property Advisory Board
Meeting Minutes

Wednesday, February 14, 2018, 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
	'18	'18	'18	'18	'18	'18	'18	'18	'18	'17	'17	'17	
Alberto Manrara	E	P								P	P	X	Mayor Raúl J. Valdés-Fauli
Jonathan Leyva	P	P								P	P	X	Commissioner Michael Mena
Jack Lowell	P	P								-	-	X	Vice Mayor Patricia Keon
Valerie Quemada	P	P								P	P	X	Commissioner Vince Lago
Tony Gonzalez	E	P								E	P	X	Commissioner Frank Quesada
Edmund Mazzei	P	P								P	P	X	City Manager Swanson-Rivenbark
Andrea Molina Vice Chair	P	P								P	P	X	City Commission as a Whole

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

STAFF AND GUESTS:

Leonard Roberts, Interim Director, Economic Development Department
 Francesca Valdes, Business Development Coordinator, Economic Development Department
 Mariana Price, Administrative Assistant, Economic Development Department
 Peter Iglesias, Assistant City Manager, City of Coral Gables

Meeting Motion Summary:

No motions were passed during this meeting.

Mr. Roberts brought the meeting to order at 8:35 a.m.

1. Ortanique & Bloom Boutique (Update)

Mr. Roberts reviewed the past due rents of Ortanique and Bloom Boutique, saying that both businesses paid the City the first week of January. They have also both paid their February rent, which was due Feb. 10th. On February 15th, the City will receive their sales reports, which the City will use to calculate the percentage rent to see how much the City will be paid back (which is part of their payback schedule). Mr. Lowell asked if the City signed the payment agreements which Mr. Roberts confirmed. The two businesses have three years to repay the outstanding rent due in total.

2. Doctors Hospital Lot 24 (Update)

The consideration of sale of Lot 24 has been withdrawn from the Commission agenda. Board members inquired who withdrew it, with Mr. Lowell saying he spoke to three commissioners individually who assured him it would go forward. Mr. Roberts said he did not know who withdrew the item. Board members reviewed why they were either for or against the deal, with a popular opinion being that land is rare and valuable and any sale should be carefully

considered. It was discussed that board members are free to discuss this and any issue with the commissioners. Board members also expressed interest in inviting Commissioner Lago to discuss his viewpoints on opposing the sale.

3. Parking Garages 1 and 4 (Update)

Mr. Roberts explained to the board that he and outside counsel, Barry Abramson are negotiating on behalf of the City of Coral Gables with the Related Group and Allen Morris (submitted together as “Coral Gables City Center”) directly. They were given a six month period to come to terms with the City, which ends on May 5th. If at that point they have not come to an agreement, the City Manager has the right to extend for 180 days or decide to negotiate with Terranova (who had also made a bid for the project).

4. New Public Safety Building (Discussion)

Assistant City Manager Peter Iglesias presented before the board the process the City is currently undergoing to design and build the new Public Safety Building. He shared some of the challenges and issues that are expected in this type of endeavor. Also included in the process is input from the Police and Fire chiefs, as well as departmental directors including Parking and Planning. ACM Iglesias reassured the board that the City will meet the timeframe imposed by the purchase agreement of the land for the new public safety building, and sale of the current building. The Assistant City Manager has had a lot of experience negotiating contracts. Ms. Molina asked when construction is expected to begin to which ACM Iglesias replied that the land needs to be turned over to Codina in October 2019, so moving would need to begin in August (anticipating a two-month move). Construction needs to begin this year. Mr. Roberts asked about requesting an extension due to Hurricane Irma. Mr. Iglesias said he would not request it unless he absolutely needed to. Mr. Lowell asked who the design team was and when the City would be submitting the plans; Mr. Iglesias answered AECOM Architecture and within 5-6 months, respectively. He continued that the City is using a peer review process and reassured the board that it would work quickly enough. The City has been vetting the plans as they are created. The parking floors will be aligned with the office space floors, anticipating that they might eventually need to be converted to extra office space (and that cars will become more obsolete). The budget for the new building is \$48.4 million.

Mr. Mazzei expressed his dismay over the Miami Herald article that painted the City in a negative light over the plans for the new Public Safety Building. ACM Iglesias once again cited his faith in the peer review process, having used it in the City of Miami for multiple projects, including Brickell City Centre, and while he worked in New York; he’s worked as a structural engineer for 35 years.

As for the proposed 7000 Old Cutler Road property, it is eight feet higher above sea level than the south station, which is currently in a Miami-Dade County evacuation area.

5. Outstanding Rent Report

An Outstanding Rent Report of the City’s tenants with outstanding rent balances was given to board members.

6. Other City Business

Mr. Gonzalez raised the issue of the need for fields for intramural sports for kids and the lack of field space the City has available, which forces families to go to South Miami and other neighboring municipalities. Mr. Roberts said typically in those cases he forwards requests to the appropriate people (whether Commissioners or other directors), and in this case, would identify potential land acquisitions and then get City Manager approval to begin negotiations.

The meeting was adjourned at 9:42 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department