

# CORAL GABLES

THE CITY BEAUTIFUL

## Property Advisory Board

### Meeting Minutes

Wednesday | March 9, 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										Mayor Vince Lago
Jack Lowell Vice-Chair	P	P	P										Commissioner Kirk R. Menendez
Alberto Manrara	P	P	P										Commission as a Whole
Edmund Mazzei	P	P	P										City Manager Peter Iglesias
Frank Maderal	P	P	P										Vice Mayor Michael Mena
Michelle Dunaj	E	P	P										Commissioner Rhonda Anderson
Manuel Niebla	E	P	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:

Julian H. Perez, AICP, CFM Director, Economic Development Department  
 Zeida Sardiñas, Asset Manager, Economic Development Department  
 Yenis Gomez, Administrative Assistant, Economic Development Department  
 Gloria Serrano, Office Assistant, Economic Development Department  
 Leo Gomez, Assistant Director, Miami-Dade Public Library System

Property Advisory Board Chair Ms. Nancy Pastor brought the meeting to order at 8:36 a.m.

#### 1. Excuse Board member absences

**Mr. Maderal made a motion to excuse today’s absence for Ms. Pastor, and excuse Mr. Niebla’s absence from the January 12, 2022 meeting. Mr. Mazzei seconded the motion, which passed unanimously.** There was no discussion regarding the absences.

#### 2. Review and approval of February 9, 2022, Property Advisory Board Meeting Minutes.

Ms. Dunaj requested to modify the February 9, 2022 meeting minutes. Under Item 3, paragraph 3, Ms. Dunaj requested to include more complete information. Below are the suggested tracked changes:

Other Board members were against having an unsolicited proposal as a standing item on the meeting’s agenda as they felt [the process for reviewing unsolicited bids currently in place already ensured transparency and appropriate review in requiring that](#) any proposals received by the City ~~should~~ be vetted [by various experts](#) prior to being provided to the Board. [Concerns were also expressed that](#)

there would be no reports or information available for Board consideration prior to the vetting process in order for there to be meaningful Board review, and that formal presentation to the Board prior to the vetting/City negotiation process could open board members up to being lobbied by proposers and could interfere with the City negotiation process. As In accordance with the procedure recommended by Ms. Suarez regarding adding a standing agenda item, the board passed the following motion:

**Mr. Maderal made a motion that the Board does not approve the meeting minutes at this time, and request to be presented with the amended draft February 9, 2022, meeting minutes as dictated by Ms. Dunaj at the next meeting scheduled for April 13, 2022. Mr. Lowell seconded the motion, which passed unanimously.**

### **3. Presentation Coral Gables Library Renovation**

Mr. Gomez provided the Board with a presentation of the Coral Gables Library which is currently under a full renovation and restoration of the interior. They are working closely with the Historical Preservation Board, as far as restoring many of the historical significant items that have been identified by the City. As well as, running an extensive amount of electrical and data so that it is available to all the patrons that come in to use the library. It includes new flooring, new furniture, LED lightings, special features for the children's area with interactive items for them to have an educational nature. Currently, they're in the middle of the infrastructure which is running all the electrical and data. At the time that they were planning this project, they put in a grant proposal with FEMA. FEMA awarded Miami-Dade Public Library System over \$600,000 which will be used to replace the roof and install impact resistant windows for the entire building.

Mr. Gomez's presentation was followed by a questions-and-answers session.

Ms. Sardiñas shared with the Board the old presentation that had the renderings of the library.

### **4. Asset Management Report**

#### **a) Rent Report**

Ms. Sardiñas provided the Board with a copy of the Rent Report and informed the Board there are no major issues.

### **5. Other Business**

Mr. Maderal informed the Board that their item regarding the proposed Resolution placing a standing item on the Board's meeting agenda to include and provide any unsolicited bid(s) received by the City went to the City Commission meeting on March 8, 2022. The Commissioners did not take up a vote. Mayor Lago invited the City Manager and Commissioner Mena's to express their positions. Mayor Lago asked Vice Mayor, Commissioner Mena to work with the City Manager to come up with a piece of legislation along the line that addresses the Boards and City's concerns and present it at the next City Commission meeting schedule on March 29, 2022.

### **6. Closing Remarks**

There being no further discussion, the meeting was adjourned at 9:51 a.m.

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