

# City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

[www.coralgables.com](http://www.coralgables.com)



City of Coral Gables

## **Meeting Minutes**

Wednesday, June 10, 2026

8:31 am

427 Biltmore Way- First Floor Conference Room

## **Property Advisory Board**

Chairperson Alberto "Papo" Manrara  
Vice Chair Christopher Zoller  
Board Member Rigby J. Coleman  
Board Member Jordan Gimelstein  
Board Member Nirberto Moreno  
Board Member Nikki V. Whiting  
Board Member Angel O. Nicolas

## A. CALL TO ORDER

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## B. ROLL CALL

Chairperson Alberto “Papo” Manrara- Present  
Vice Chair, Christopher Zoller -Present  
Board Member Rigby J. Coleman -Present  
Board Member Jordan Gimelstein –Present  
Board Member Nirberto Moreno – Present  
Board Member Angel O. Nicolas –Absent  
Board Member Nikki V. Whiting – Absent

## C. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of April 15 and May 13, 2026, were reviewed and approved.

## D. 475 BILTMORE WAY

- Details associated with the 475 Biltmore Way property are indicated below:
- In a recent commission meeting members of the elected body authorized the city manager to negotiate terms for the building at 475 Biltmore Way.
- Medical Building offers 53,029 square feet of leasable space. Building’s owner is Share MD.
- Due to its proximity located on the same city block as City Hall and Development Services, the property supports the City’s strategic initiative to centralize multiple departments. This consolidation will minimize the necessity for operations across separate locations, enhance interdepartmental coordination and efficiency, and provide residents with a more seamless and accessible experience.
- Currently, the City rents space for select Finance Team members at 338 Minorca (ground floor). The Parking department and Human Resources department operate from the Minorca Garage, while the Procurement department is situated at the City’s Public Works Facilities on SW 72 avenue.
- Efficient collaboration among departments is essential; as demonstrated by the City Attorney’s office, City Clerk’s office and City Manager’s office

working together at 2020 Ponce de Leon, which facilitates effective communication and cooperation throughout the business day.

- Board members inquired about the City's intentions concerning existing ground-floor retail tenants. Currently, the City intends to retain all current ground-floor leases through their respective lease terms. Some board members noted the substantial size of the facility and questioned whether 427 Biltmore Way would continue to be used for Development Services.
- Further discussion addressed the acquisition of 427 Biltmore Way, where asbestos was detected during inspection and subsequently remediated at considerable expense. Board members expressed their curiosity whether the City plans to conduct similar environmental assessments at 475 Biltmore Way.

### **ANNUAL FINANCIAL DISCLOSURE FILING -FORM:**

The Clerk's office mailed the Annual Financial Disclosure Filing Report to each board member. Some members planned to leave their completed forms with liaison Page for delivery to the Clerk's office.

### **E. RENT REPORT**

- Francesco's and Sra. Martinez were extensively discussed.
- Francesco is three months behind on their rent dues currently owing March thru June.
- Sra. Martinez is two months behind with their payments, although April payment was made recently, thus still outstanding are May and June.
- Vice Chair Zoller noted that Sra. Martinez operates multiple locations, possibly prioritizing them over Coral Gables. Members were disappointed by consistent unpaid rent and questioned the concessions granted for the costly build-out. They requested specific details about these concessions.
- Board member Moreno saw many diners at Francesco's recently, while liaison Perez's lunch visit found only two parties in the restaurant.
- Entrée prices were lowered and extending hours have not improved their business.
- Additional questions were asked if Francesco's has received any kind of financial support from the city and or any special accommodations like Sra. Martinez's
- Liaison Perez mentioned that within the private sector landlords often require guarantors from new tenants. Board members concurred that within the private sector in situations like this the landlords act promptly to rectify the lack of payment.

## F. OPEN DISCUSSION

- Comments related to the completion of the Annual Financial Disclosure document.

## G. Adjournment

Meeting adjourned at 8:54 am.

## H. NOTE