

City of Coral Gables

405 Biltmore Way

Coral Gables, FL 33134

www.coralgables.com



City of Coral Gables

Meeting Minutes

Wednesday, August 20, 2025

8:30 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

CALL TO ORDER

ROLL CALL

- Board Member Rigby J. Coleman was originally excused from the meeting but arrived shortly after roll call.
- Board Member Nirberto Moreno was excused from meeting

A. APPROVAL OF THE MINUTES

Property Advisory Board Meeting Minutes of June 11, 2025

B. ELECTION OF CHAIR AND VICE CHAIR

- Alberto “Papo” Manrara accepted nomination for Chair for this Board.
- Christopher Zoller accepted nomination for Vice Chair for this Board.
- All were in favor of said nominations.

C. SEPTEMBER PROPERTY ADVISORY BOARD MEETING RE-SCHEDULED

New confirmed meeting date will be September 17, 2025; this change is due to an already scheduled Commission Meeting slated to be held on September 10, 2025.

D. PEDRIDO ARTE GALLERY (UPDATE)

- Ribbon cutting event for Pedrido Arte Gallery was a successful event with a generous guest turnout. Pedrido made good use of their space, offering a stunning and thoughtfully curated environment that impressed all who attended.
- This pop up is for six months as dictated by their License Agreement with a term beginning August 15, 2025 thru February 14, 2026; with a renewal option for another six months.

E. RENT REPORT

- Rent report was prepared on August 11 identifying several tenants who have not made their payment.
- City Manager met with Francesco's to discuss past month's due. Although they submitted a payment for July, the check was returned due to insufficient funds.
- Currently the restaurant has decreased staff to continue to be profitable.
- All other businesses who were owing money are up to date with payments.
- Late fees are being charged for those who are late in payments.

F. OPEN DISCUSSION

- Cinema has submitted permits for their expansion plans. First round of plans has been reviewed.
- City Manager has requested current bank statements and attestation from their board to ensure that the amount of funds are appropriated.
- Graziano's Market has renewed their Lease Agreement and is currently being internally executed. They have completed several capital improvements and are currently working on completing remaining items.

G. ADJOURNMENT

Meeting adjourned at 8:53 am.