

CITY OF CORAL GABLES
Property Advisory Board Meeting Minutes
Wednesday, November 19, 2014, 8:30 a.m.
1 Alhambra Plaza, Suite 617, Coral Gables, Florida 33134

MEETING MINUTES

MEMBERS	O	N	D	J	F	M	A	M	J	J	A	S	APPOINTING ENTITY
	'14	'14	'14	'14	'14	'14	'14	'14	'14	'14	'14	'14	
Luis Espino Vice-Chair	P	P	X	E	P	P	P	P	P	A	P	X	Mayor Jim Cason
Jack Elmore	P	P	X	P	P	P	P	P	P	E	P	X	Vice Mayor William H. Kerdyk, Jr.
Stuart McGregor	E	P	X	P	P	E	P	E	E	E	E	X	Commissioner Patricia Keon
Valerie Quemada	E	P	X	P	P	P	E	P	P	P	P	X	Commissioner Vince Lago
Tony Gonzalez	P	P	X	P	P	P	P	P	A	P	E	X	Commissioner Frank Quesada
Valentin Lopez Chair	P	P	X	P	P	P	P	P	P	P	P	X	City Manager Patrick Salerno
Derek L. Space	P	P	X									X	City Commission

A = Absent
E = Excused Absence
P = Present
X = No Meeting

STAFF AND GUESTS:

Leonard Roberts, Assistant Director, Economic Sustainability Department (via telephone)
Jorge Casuso, Business Development Analyst, Economic Sustainability Department

Meeting Motion Summary:

A motion to approve the minutes from the October 8, 2014 meeting was passed unanimously.

Mr. Lopez brought the meeting to order at 8:32 a.m.

1. Review and approval of the Property Advisory Board Minutes of October 8, 2014.

Mr. Gonzalez made a motion to approve the minutes from the October 8, 2014 Board meeting.
Mr. Espino seconded the motion, which passed unanimously.

2. Other Business

Mr. Casuso informed the Board that Mr. Roberts was attending the annual meeting between top officials from the University of Miami and the City of Coral Gables as part of the Development Agreement signed in 2010. He also told the Board that the City Commission had voted on October 7 to hire the firm Cooper, Robertson and Partners to design the Miracle Mile and Giralda Avenue Streetscape Projects. He also informed them that the Commission

had approved the proposal by New York artist Alice Aycock for the public art works at the Segovia Traffic Circles at Biltmore Way and at Coral Way.

3. Actors' Playhouse

Mr. Roberts informed the board that the City Commission had approved approximately \$50,000 a year for maintenance and repairs at the Miracle Theater, 280 Miracle Mile, currently leased from the City by Actors' Playhouse. The cost was reflected in a \$50,000 line item in the FY 2014-15 budget approved by the City Commission on September 23. Mr. Roberts told the Board that the \$50,000 constituted the value of work that would be done by the City's Public Works Department and not a payment. He said the City would assume responsibility for the maintenance of standard electric, plumbing and HVAC systems, fire alarms and sprinkler system expenses, including replacement equipment. The cost would be reflected in the work orders, which would have to be approved. In response to comments about whether the playhouse could pay more rent, Mr. Roberts noted that the non-profit operating the 34,000-square-foot venue brings business to the City. Mr. Lopez said payment for the repairs constitutes a subsidy, since the non-profit is already getting a "good deal" on the rent. Mr. Lopez asked if the lease included revenue sharing, and Mr. Roberts said it did not. Mr. Gonzalez said he didn't think the tenant brought in much revenue and that cultural non-profits are struggling during a current crisis in the arts. Mr. Espino said he did not agree with the terms of the lease and that because the tenant is a non-profit doesn't mean "you can rob the bank." Mr. Espino said that the role of the Board was an economic one and that its goal was to bring economic value to the City. He said the Miracle Mile Streetscape project would increase the value to the property. Several Board members questioned why the Board was being asked its opinion if the item had already been approved. Mr. Espin said that the Board needed to be more proactive and that it was currently serving as a "rubber stamp" body and not in an advisory capacity. He said it behooves the Department to consult the Board before taking the proposed amendment to the "budget approval process."

The meeting was adjourned at 9:03 a.m.

The next Property Advisory Board meeting is scheduled for Wednesday, January 14, 2015, at 8:30 am.

Respectfully submitted,

Jorge Casuso, Economic Development Analyst - Economic and Cultural Development