

**CITY OF CORAL GABLES
BUDGET/AUDIT ADVISORY BOARD**

Meeting Minutes: Wednesday, February 25, 2015, 8:15 a.m.

Conference Room First Floor, City Hall, 405 Biltmore Way, Coral Gables, Florida

MEMBERS:	M	A	M	J	J	A	S	O	N	D	J	F	APPOINTED BY:
	14	14	14	14	14	14	14	14	14	14	15	14	
Jose E. Smith	-	P	-	P	-	P	P	P	-	-	-	P	Mayor Jim Cason
Roland Sanchez	-	P	-	P	-	P	P	P	-	-	-	P	Vice Mayor William H. Kerdyk, Jr.
Alex Menendez		P	-	P	-	A	P	E	-	-	-	P	Commissioner Vince Lago
John Holian^	-		-		-		A	P	-	-	-	P	Commissioner Frank C. Quesada
Cheryl Goldstein	-	P	-	P	-	P	E	P	-	-	-	P	Commissioner Pat Keon

(Dash indicates no meeting; blank space indicates member not yet serving.)

^ = New Member

= Special Meeting

** = Resigned Member

Staff:

Diana M. Gomez, Finance Director

Keith R. Kleiman, Management and Budget Director

Leonard Roberts, Assistant Director, Economic Sustainability

Cathy Swanson-Rivenbark, City Attorney

Edward Hudak, Interim Chief of Police

Minutes Preparation and Recording Secretary: Nancy C. Morgan, Coral Gables Services, Inc.

PROPOSED LEASE – BLOOM BOUTIQUE:

Mr. Roberts reviewed the proposed terms and conditions of a potential new lease of City property located at 290 Miracle Mile, and asked the Board to respond to three questions:

1. Is the lease consistent with the property appraisal as required under Section 2-2014? Section 2-2014 provides: Whenever the City purchases, sells or is involved in a lease of real estate and the fee simple value of the property being sold, or the annual value of the property being leased is in excess of \$250,000, the City shall, prior to consummating the purchase, sale or lease, have the property appraised by two real estate appraisers holding the M.A.I. designation in order to determine the estimated market value.
2. What is the immediate impact on the current fiscal budget and the long-term effect on future budgets, i.e., the long-term overall effect on the City?
3. Considering the City's mission statement, are there other alternatives to entering into the proposed transaction?

A motion was made by Mr. Menendez to approve the lease as presented as well as Board responses to the three required questions (shown below). The motion was seconded by Mr. Holian and unanimously passed.

1. The annual value of the lease is less than \$250,000, so no appraisal is required.
2. The long-term effect is that the City will have 10 years of rent as a result of this agreement, and will have reduced carrying costs for the empty space. The proposed rental rate is an increase over the prior tenant's rate.
3. This transaction is appropriate, as this is leased space that will generate income for the City and helps retain an established business in Coral Gables.

Respectfully submitted,

Diana M. Gomez
Finance Director, Secretary to the Board