

CITY OF CORAL GABLES
Property Advisory Board Meeting Minutes
Wednesday, March 3, 2015, 8:00 a.m.
1 Alhambra Plaza, Suite 617, Coral Gables, Florida 33134

EXCERPT MINUTES

MEMBERS	O	N	D	J	F	M	A	M	J	J	A	S	APPOINTING ENTITY
	'14	'14	'14	'15	'15	'15	'14	'14	'14	'14	'14	'14	
Luis Espino Vice-Chair	P	P	X	P	X	P	P	P	P	A	P	X	Mayor Jim Cason
Jack Elmore	P	P	X	P	X	P	P	P	P	E	P	X	Vice Mayor William H. Kerdyk, Jr.
Stuart McGregor	E	P	X	P	X	P	P	E	E	E	E	X	Commissioner Patricia Keon
Valerie Quemada	E	P	X	P	X	P	E	P	P	P	P	X	Commissioner Vince Lago
Tony Gonzalez	P	P	X	P	X	A	P	P	A	P	E	X	Commissioner Frank Quesada
Valentin Lopez Chair	P	P	X	E	X	P	P	P	P	P	P	X	City Manager Patrick Salerno
Derek L. Space	P	P	X	P	X	E						X	City Commission

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

STAFF AND GUESTS:

Leonard Roberts, Assistant Director, Economic and Cultural Development Department

Jorge Casuso, Business Development Analyst, Economic and Cultural Development Department

1. Review and approval of the Property Advisory Board Minutes of January 21, 2015.

Mr. McGregor made a motion to approve the minutes from the January 21, 2015 Board meeting.

Ms. Quemada seconded the motion, which passed unanimously.

2. Review of proposed lease with Myra Saldana, d/b/a Bloom Boutique, with regard to City owned property at 290 Miracle Mile

Mr. Leonard presented a proposed lease with Myra Saldana, d/b/a Bloom Boutique, for the City-owned space at 290 Miracle Mile. He informed the Board that Bloom Boutique, which sells women's clothing and apparel, had originally opened its doors in Downtown Coral Gables on Ponce de Leon Boulevard and currently occupies the space at 293 Miracle Mile, across the street from the space being leased. He said Bloom's current landlord plans to rent the space to an existing tenant and increase the rent when the lease expires in September. He informed the Board that Bloom is proposing to spend \$75,000 to improve the space, which saw few improvements made by Stanleigh's Weddings and Accessories, which occupied the space for 60 years.

Premises: 850 square feet located at 290 Miracle Mile, Coral Gables, FL. 33134.

Tenant Improvements: The space is being leased in its “as is” condition, and the tenant plans to spend approximately \$75,000 in tenant improvements.

Use: Women’s clothing, shoes and accessories.

Terms: 10 years commencing on the earlier of issuance of a certificate of occupancy or 9 months after the date the agreement is fully signed.

Renewal: Tenant will have two – 5 year renewal terms at 95% Market Rate, which in no event will be less than 105% of the rate of the last lease year in the initial term or first renewal term, as applicable.

Rent:	Previous				
PERIOD	MONTH	PSF(NNN)	% Inc.	Tenant	
Year 1	\$2,656.25	\$37.50	3	32.46	0
Year 2	\$2,736.29	\$38.63	3		
Year 3	\$2,818.46	\$39.79	3		
Year 4	\$2,902.75	\$40.98	3		
Year 5	\$2,989.88	\$42.21	3		
Year 6	\$3,079.83	\$43.48	3		
Year 7	\$3,171.92	\$44.78	3		
Year 8	\$3,266.83	\$46.12	3		
Year 9	\$3,364.58	\$47.50	3		
Year 10	\$3,465.88	\$48.93	3		

Abatement: Base Rent for the first three months after the Rent Commencement Date will be abated, but the Tenant will pay its share of insurance, real estate taxes and other operating costs during that time. The abatement will be repaid if tenant defaults.

Costs/CAM: This will be on our standard lease form, so Tenant will be responsible for its share of common area costs including insurance, real estate taxes, and all special assessments.

Security: The Tenant will post a security deposit of two months’ base rent, common area operating costs and sales tax for a total of \$7,190.25. City staff reviewed the Tenant’s financial statements noting there were sufficient personal assets to protect the City’s stream of rental income. As mentioned above, the Tenant will also invest \$75,000 of leasehold improvements into the space.

City staff also reviewed the Tenant’s business proposal noting the projected income is considered reasonable relative to the proposed rent.

The Board agreed that Bloom had a proven business model, and had a built-in clientele and a good reputation with the community.

Mr. McGregor made a motion to recommend approval of the proposed lease with Myra Saldana, d/b/a Bloom Boutique, with regard to City owned property at 290 Miracle Mile to the City Commission. Mr. Elmore seconded the motion, which passed unanimously.

Respectfully submitted,

Jorge Casuso, Economic Development Analyst - Economic and Cultural Development
Department