



City of Coral Gables
CITY COMMISSION MEETING
August 29, 2017

ITEM TITLE:

A Resolution authorizing entering into a second amendment to the Retail Lease with Mayra Saldana d/b/a Bloom Boutique to allow a payment plan for past due rent with regard to city-owned property located at 290 Miracle Mile, Coral Gables, Florida.

DEPARTMENT HEAD RECOMMENDATION:

Approval

BRIEF HISTORY:

Per Resolution No. 2015-43, the City and Mayra Saldana d/b/a Bloom Boutique ("Tenant") entered into a Retail Lease on May 13, 2015, as amended by that First Amendment dated October 18, 2016 (the "Lease") with regard to City property located at 290 Miracle Mile, Coral Gables, FL.

The Tenant has mentioned their sales have decreased substantially due to the Miracle Mile streetscape construction. The First Amendment provided a 20% temporary rent credit for a 9-month period starting from August, 2016 to assist due to their reduction in sales. The total credit was \$4,781, or \$531.25 a month. The Tenant claims that sales continue to be down substantially; hence, they have not made payments since October 2016. The total rent outstanding is \$34,388.71 ("Past Due Rent") as of June 2017. The City issued a default notice on April 5, 2017 requesting immediate payment or contact the City to work out a payment plan. The Tenant contacted the City who reviewed the Tenant's financial statements noting reduction in sales and the following terms are being proposed:

- Tenant pay 20% of gross sales in excess of \$10,000 towards the Past Due Rent with the full balance to be paid within three years;
- Tenant continue to pay the current rent;
- The remaining portion of Past Due Rent becomes due upon demand if a payment is missed;
- Tenant continues to be in default until the Past Due Rent is repaid;
- Landlord has the right until Past Due Rent is paid to retake possession and Tenant volunteers to vacate the property.

On May 25, 2017, the proposed amendment terms and the Tenant's financial statements were presented to the Property Advisory Board (PAB), which has unanimously recommended the City Commission's approval.

LEGISLATIVE ACTION:

Date.	Resolution/Ordinance No.	Comments
August 23, 2016	Resolution 2016-186	Approval of Lease Amendment
March 25, 2015	Resolution 2015-43	Approval of Lease

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
May 25 2017	Property Advisory Board	Recommended Approval

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
N/A		

ATTACHMENT(S):

- 1. Draft Resolution with Proposed 2nd Amendment to Retail Lease**
- 2. Excerpt Minutes from Property Advisory Board meeting of May 25, 2017**