

**CITY OF CORAL GABLES**  
**Property Advisory Board**  
**EXCERPT Meeting Minutes**  
**Thursday, May 25, 2017, 8:30 a.m.**  
**2121 Ponce de Leon Blvd., Suite 720, Coral Gables, Florida 33134**

<b>PAB MEMBERS</b>	<b>J</b>	<b>F</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>J</b>	<b>J</b>	<b>A</b>	<b>S</b>	<b>O</b>	<b>N</b>	<b>D</b>	<b>APPOINTING ENTITY</b>
	'17	'17	'17	'17	'17	'17	'17	'17	'17	'16	'16	'16	
Luis Espino Chair	P	P	P	P	P					P	X	P	Mayor Jim Cason
VACANT													Commissioner Jeannett Slesnick
Luba DeWitt	E	P	E	E	P					P	X	P	Commissioner Patricia Keon
Valerie Quemada Vice Chair	P	P	E	P	E					P	X	P	Commissioner Vince Lago
Tony Gonzalez	E	P	P	P	P					P	X	P	Commissioner Frank Quesada
Andrew Nadal	P	P	P	P	P					A	X	P	City Manager
Andrea Molina	P	P	P	Ph	P					P	X	P	City Commission

A = Absent

E = Excused Absence

P = Present

X = No Meeting

Ph = Present by Phone

**STAFF AND GUESTS:**

Leonard Roberts, Assistant Director, Economic Development Department

Mariana Price, Administrative Assistant, Economic Development Department

**Meeting Motion Summary:**

**A motion to require acknowledgement of default from Ortanique as well as requiring them to continue paying contractual rent while paying the past due balance over the next 12 months in equal installments passed unanimously.**

Mr. Espino brought the meeting to order at 8:42 a.m.

**1. Outstanding Rent Due (Ortanique & Bloom Boutique) (Action)**

Ortanique

Mr. Roberts reviewed the rent analysis for Ortanique, explaining that they are in default roughly \$97,000 as of May 2017. Mr. Espino did not understand, based on their financials, why they were in default of so much money. He asked if they had gone through with their renovations, to which Mr. Roberts replied that once their permits for renovations were approved, their sales dropped and they decided against going forward with those plans.

Board members expressed their skepticism over Ortanique's inability to pay their rent. When asked by Mr. Espino what their cost per square foot was, Mr. Roberts answered \$35 PSF. Mr. Espino shared his concerns that if more concessions were made, Ortanique would continue to ask for more concessions that other private real estate property owners would never allow. The board considered different options for the appropriate approach to Ortanique's default status. They evaluated the expenses Ortanique was claiming and, given their sales and the

actual percentage of rent from their sales being less than 10%, that it was indefensible for them to not pay the City their due rent.

Mr. Espino reminded the board that the City already gave them concessions on the premise that they would renovate their restaurant, which they did not do. Ms. Molina offered that there are plenty of restaurants that would be happy to take that space on the Mile and be better, more compliant tenants. The board members had no sympathy for Ortanique's being in default with their current financial status. Mr. Espino stated simply "they have not met their commitments."

Ms. Molina advocated for a fixed amount to be paid back to the City on a monthly basis over the next 12 months. The rent abatement granted to the City's tenants on Miracle Mile (Bloom Boutique, Ortanique, and Haagen Dazs) during the construction of the streetscape project ends in May 2017.

Ms. Molina made a motion to require that Ortanique acknowledge default and to continue to pay the contractual rent rate along with paying their past due balance in equal installments over the next 12 months. Tony Gonzalez seconded the motion, which passed unanimously.

The meeting was adjourned at 10:08 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department