

CORAL GABLES

THE CITY BEAUTIFUL

Property Advisory Board

Meeting Minutes

Wednesday | January 13, 2021 | 8:30 a.m.

Location: Zoom and City Hall Commission Chambers

405 Biltmore Way, 2nd floor, Coral Gables, FL 33134

PAB MEMBERS	MEETING DATES												APPOINTING ENTITY
	J	F	M	A	M	2M	J	A	S	O	N	D	
	'21	'21	'21	'21	'21	'21	'21	'21	'21	'21	'21	'21	
Valerie Quemada Chair	Z												Vice Mayor Vince Lago
Jack Lowell Vice-Chair	P												Commissioner Patricia Keon
Alberto Manrara	Z												Commission as a Whole
Edmund Mazzei	P												City Manager Peter Iglesias
Jonathan Leyva	P												Commissioner Michael Mena
Nancy Pastor	P												Mayor Raúl Valdés-Fauli
Richard Barbara	P												Commissioner Jorge Fors, Jr.

A=Absent E=Excused Absence P=Present X=No Meeting Ph=Present by Phone Z=Zoom - =Former Board Member

Staff and Guests:

Julian H. Perez, AICP, CFM Director, Economic Development Department

Belkys Perez, Assistant Director, Economic Development Department

Zeida Sardiñas, Asset Manager, Economic Development Department

Francesca Valdes, Business Development Coordinator, Economic Development Department

Yenisis Gomez, Administrative Assistant, Economic Development Department

Ms. Quemada brought the meeting to order at 8:45 a.m.

1. Approval of October 14, 2020 Meeting Minutes

Mr. Manrara made a motion to approve the meeting minutes and Mr. Barbara seconded the motion, which passed unanimously.

2. Approval of December 2, 2020 Meeting Summary

Mr. Manrara made a motion to approve the meeting summary and Mr. Barbara seconded the motion, which passed unanimously.

3. Business Grant Program/Cares Act Relief Funds

Mr. Perez updated Board members on the status of two grants submitted on behalf of the City for the Cares Act relief fund. The first grant discussed was the COVID-19 Technology Workshop Grant. Mr. Perez explained that the department has been working with three partners: Digisults with its Google

Partners connection; Dr. Sara Rushinek from the University of Miami; and, ADA Securities with experience in innovation tech centers. All three partners have submitted their products and programs and will start a series of technology workshops in February which will focus on establishing an e-commerce presence. We also identified CommentSold as a fourth partner. The City purchased 19 licenses for our retail businesses. CommentSold will provide businesses with a comprehensive package of information and accessibility to different platforms. This will allow the prospective buyer/customer to visit the store virtually to view and purchase products directly from the business through their social media platforms.

The second grant that was discussed was the COVID-19 Small Business Recovery Grant. As of this meeting, the total applications approved are 45 out of 60 at a 75% approval rate which represents the total amount approved by the County is \$609,481.83 that is 76.5% of the total approval budget of \$801,000. Mr. Perez expects to have distributed all the grant checks by the end of the month. So far, as of January 1st, 2021, the County has reimbursed the City a total of \$364,613.66 at 45.5% of the total grant amount. We have combined the two grants for a total of \$850,000 only leaving \$22-\$23 unused. There were three City tenants included in the 60 grant applications approved: Coral Gables Country Club, Fritz & Franz Bierhaus and Patio & Things, Inc. The maximum reimbursement grant amount is \$15,000. The maximum grant award was initially \$50,000, but there was an overwhelming amount of need in the business community and the majority were asking for rent relief, therefore, the decision was made to decrease the award amount to help more businesses and provide rent assistance. This allowed the department to help 60 businesses at \$15,000 instead of 10-15 businesses at a \$50,000 award.

4. Asset Manager Report

Covid-19 Rent Deferrals

Ms. Sardiñas briefed the Board on the rent deferral program the City offered to tenants.

a. Granada Snack Shop d/b/a Burger Bob's

Ms. Sardiñas updated the board that Burger Bob's item was not taken to City Commission on January 12, 2021 since the tenant had not provided the requested receipts and financials to the City. In 2020, Burger Bob's paid their January, February and March rent prior to the start of the pandemic. The tenant later requested to defer the April and May rent. The City provided an amendment to his lease for rent deferment. The tenant paid June rent from PPP funding. In July, when he was supposed to pay his regular rent along with the amount for the deferred payment plan, he instead stopped paying rent. Ms. Sardiñas continued to talk to the tenant, in order to try to reach an agreement. However, he insisted that he didn't want to pay any rent since his business had decreased substantially. As a result, the City issued a default letter. Finally, in October, his accountant provided State of Florida Sales Tax Report records January-June of 2020. During that time, our Department went out to Burger Bob's and assisted him with setting the tables outside as per his approved temporary outdoor dining permit option being offered to City restaurants. This allowed him seating to be able to have a place to operate. The City also in its capacity as Landlord gave the tenant a rent reduction. The City leases the space to the tenant for \$3,048 a month. The City offered to reduce that to \$1,000 per month, but the tenant needed to continue to provide State of Florida Sales Tax Reports. On November 16th, the tenant signed the amendment agreeing to the \$1,000 per month. Additionally, the \$20,000 that he owed to date would be deferred until the end of the lease. The November and December rent payment of \$1,000 have been received. However, the City has not received the State of Florida Sales Tax reports required by the Amendment since June

2020. Burger Bob's and the insurance also expired in June 2020. The tenant is required to carry insurance as per the requirements of the Lease. The tenant was given a deadline of one week to correct these issues or the City would proceed with default.

Mr. Manrara made a motion that he moves the board acknowledges all the efforts of the City of Coral Gables has been doing through the Economic Development Department to assist the City's tenant operating as Burger Bob's at the Granada Golf Course and that the City continue to attempt to work with the Owner to ensure his survival through Covid-19. The motion was seconded by Mr. Mazzei and passed unanimously.

b. Coral Grand, LLC d/b/a Coral Gables Country Club

Ms. Sardiñas updated the board that Coral Grand signed their rent deferment agreement. It went to City Commission and was approved with certain conditions due to some issues with the Coral Gables-based non-profit organizations that had given deposits. The City Commission felt those events could no longer take place and/or unable to meet the current new Covid restrictions. Commissioner Fors was the representative to have the discussions with Coral Grand. Since then, Coral Grand has worked with one of the foundations. They ended up switching events with someone else and were able to get back their deposit. Additionally, they have worked with the other foundations to push the events forward to a future date this year. Those conditions were satisfactory enough for the City Commission. The department took the item back to the City Commission on January 12, 2021 and the condition was removed. Coral Grand has now been paying at the reduced rate that was agreed upon with the rent deferment agreement and they will start paying now with the payment plan attached to the monthly rent January forward. So far, we do not anticipate any issues and will advise if they are any moving forward.

c. Update on Current Vacancies - Former Open Stage and Ortanique Spaces

Ms. Sardiñas updated the board that she has been regularly showing the former Open Stage and Ortanique spaces which have received several offers. Negotiations with the interested parties did not proceed because the concepts/offers were not really in line with what that City is seeking for the properties.

Rent Report

Ms. Sardiñas reviewed the rent report with board members.

5. Pop-Up Space Ninoska Huerta Extension

Ms. Valdes informed the board members that Ninoska Huerta opened a popup gallery at the City space at 290 Miracle Mile. The gallery opened at this location in connection to the BID's Studio's on the Mile pop-up program. Ms. Huerta has expressed interest in staying beyond the pop-up program and will remain in place until March. The City is still actively looking for additional tenants to fill the space once she leaves. In addition, Miracle Mile is currently at about a 12.4% vacancy or 87.6% occupied. We have quite a few businesses coming into the Mile and the downtown in general. The other pop-up is Red Herring Ceramics on Miracle Mile. In February, the City will celebrate the opening of Illuminate Coral Gables – a light art festival. Aside from the exhibits around the City, Illuminate will also use a pop-up space at the former Starbuck's location, on the 200 block of Miracle Mile.

6. Other Business

There being no further discussion, the meeting was adjourned at 9:50 a.m.

Respectfully submitted,
Yenisis Gomez, Administrative Assistant, Economic Development Department.

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