

CORAL GABLES

THE CITY BEAUTIFUL

Property Advisory Board

Meeting Minutes

Wednesday | August 10, 2022 | 8:30 a.m.

Location: Zoom and Police and Fire Headquarters (PFHQ), Community Meeting Room A
2151 Salzedo Street, Coral Gables, FL 33134

PAB MEMBERS	MEETING DATES												APPOINTING ENTITY
	J	F	M	A	M	J	J	A	S	O	N	D	
	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	'22	
Nancy Pastor Chair	P	E	P	E	X	P	X	P					Mayor Vince Lago
Jack Lowell Vice-Chair	P	P	P	P	X	P	X	P					Commissioner Kirk R. Menendez
Alberto Manrara	P	P	P	P	X	P	X	P					Commission as a Whole
VACANT	-	-	-	-	-	-	-	-					City Manager Peter Iglesias
Frank Maderal	P	P	P	P	X	P	X	E					Vice Mayor Michael Mena
Michelle Dunaj	E	P	P	P	X	E	X	P					Commissioner Rhonda Anderson
Manuel Niebla	E	P	P	P	X	P	X	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

Zeida Sardiñas, Asset Manager, Economic Development Department

Yenisis Gomez, Administrative Assistant, Economic Development Department

Property Advisory Board Chair Ms. Nancy Pastor brought the meeting to order at 8:33 a.m.

1. Review and approval of June 8, 2022, Property Advisory Board Meeting Minutes.

Mr. Niebla made a motion to approve the meeting minutes and Mr. Manrara seconded the motion, which passed unanimously. There was no discussion regarding the minutes.

2. Rescheduling PAB November 9, 2022 Meeting to Alternative Date

Ms. Sardiñas informed the Board that due to Election Day being on Tuesday, November 8, 2022, the City Commission voted to reschedule their meeting to Wednesday, November 9, 2022. As a result, the meeting conflicts with the Property Advisory Board meeting.

A motion was made by Mr. Lowell to reschedule the November 9, 2022, Property Advisory Board meeting to Wednesday, November 16, 2022. The motion was seconded by Ms. Dunaj. The motion was voted upon and adopted unanimously.

3. Excuse Board member absences

Mr. Lowell made a motion to excuse today's absence for Mr. Maderal. Ms. Dunaj seconded the motion, which passed unanimously. There was no discussion regarding the absence.

4. Asset Management Report

- **Rent Report**

Ms. Sardiñas provided the Board with a copy of the Rent Report and informed the Board that there were no issues with the rent report.

- **Unsolicited Bids- 475 South Dixie Highway, Coral Gables, FL 33146**

Ms. Sardiñas informed the Board that the City received an unsolicited proposal from Marcus & Millichap for the City to purchase the Starbucks property located at 475 S. Dixie Highway. A copy of the unsolicited proposal received was provided to the Board.

A motion was made by Mr. Lowell to request the City Manager to look into this (Unsolicited Bid) as an attractive investment opportunity. The motion was seconded by Mr. Manrera which passed (Yays: Lowell, Manrera, Pastor / Nays: Dunaj, Niebla).

Board members discussed the information regarding the unsolicited proposal and provided input. Two Board members opposed to the motion since it has not yet been reviewed by City staff or vetted by the City Manager.

- **Updates**

- a) **CG Cinema Extension**

- i. **Third Amendment to Amended and Restated Lease**

Ms. Sardiñas updated the Board regarding the Third Amendment to Amended and Restated Lease Agreement between the City of Coral Gables and Coral Gables Cinemateque, Inc. A copy of the amendment was provided to the Board.

- b) **Patio & Things Extension**

- i. **Third Amendment to Lease Extension**

Ms. Sardiñas updated the Board regarding the Third Amendment to Lease between the City of Coral Gables and Patio & Things, Inc. A copy of the amendment was provided to the Board.

- c) **Property Condition Reports – Inspections of City-owned Properties**

Ms. Sardiñas informed the Board that the City Commission wanted all city properties inspected. After obtaining quotes from different companies, Allied Building Inspections Services, Inc. was selected. A report will be provided to the Board once all inspections are completed.

5. Other Business

Mr. Lowell inquired about Ed Mazzei's vacancy to the Board. Ms. Sardiñas advised it is a City Manager's appointment and he is reviewing potential board members. There should be an update at the September meeting.

Mr. Perez announced to the Board that effective August 12, 2022, he has resigned from the City as the Director of the Economic Development Department. Mr. Perez recognized the work of his staff and the members of the Board.

Board members provided well wishes for Mr. Perez for his time and service to the City.

6. Closing Remarks

There being no further discussion, the meeting was adjourned at 9:27 a.m.

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