



## United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

H30(2200)

MAY 12 2010

Mr. W. Reeder Glass, Esq.  
1201 West Peachtree Street  
One Atlantic Center, Suite 2000  
Atlanta, Georgia 30309

Mr. Patrick G. Salerno  
City Manager  
City of Coral Gables  
405 Biltmore Way, 1st Floor  
Coral Gables, Florida 33134

Honorable Don Slesnick, II  
Office of the Mayor  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

Ms. Lori St. John  
Chief Compliance Officer  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

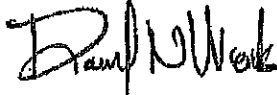
Dear Messrs. Glass and Salerno, Mayor Slesnick, and Ms. St. John:

This letter concerns the Biltmore Hotel in Coral Gables, Florida. This property, which the United States conveyed to the City of Coral Gables for historic monument purposes in 1984, has been the subject of interest of members of the Florida congressional delegation. In late 2009, representatives of the National Park Service met with members of the delegation, at which time the National Park Service was asked about the expenditure of excess income attributable to the property.

In response to this inquiry, we have advised the delegation of our belief that expenses relating to the property's repair, rehabilitation, restoration, and recurring maintenance requirements should be paid before any excess income is realized. A copy of this letter, dated May 2010 is enclosed for your reference. The letter also mentions the financial

reporting requirements incumbent upon the City of Coral Gables, past lapses on the part of the city and the National Park Service in ensuring that the reports are filed, and the June 14, 2010, deadline for the city's submission of its outstanding 2008-2009 report. We look forward to receiving the forthcoming reports and to working with the City of Coral Gables to ensure that the property is properly preserved.

Sincerely,



Daniel N. Wenk  
Deputy Director, Operations

Enclosure

cc: Mr. Gene Prescott  
President  
Biltmore Coral Gables-Miami  
1200 Anastasia Avenue  
Coral Gables, Florida 33134

Senator Bill Nelson  
Senator George LeMieux  
Representative Ileana Ros-Lehtinen



## United States Department of the Interior

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1849 C Street, N.W.  
Washington, D.C. 20240

H32(2200)

MAY 12 2010

Senator Bill Nelson  
United States Senate  
Washington, DC 20515

Dear Senator Nelson:

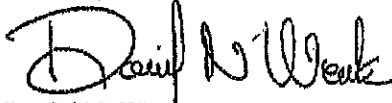
This letter concerns the Biltmore Hotel in Coral Gables, Florida. In 1984, the United States conveyed title to the property to the City of Coral Gables for historic monument purposes. The City of Coral Gables presently leases the property to a private entity, which, in turn, operates the property as a hotel. As we understand it, the lessee wishes to renegotiate the terms of its lease and has reached out to Federal officials for assistance in persuading the city to revisit the lease.

As we have previously articulated to the lessee, the United States government is not a party to the lease, and the Secretary of the Interior cannot compel either the City of Coral Gables or its lessee to renegotiate a lease entered into by those two parties. The Secretary can, however, involve himself in matters relating to the disposition of excess income generated from the revenue-producing activities for which this city-owned property is used. This is because every two years, the City of Coral Gables is obliged to provide the Secretary with a financial report delineating: (a) a statement of income from all sources during the reporting period; (b) a statement of expenses classified according to the following categories: (i) repair, rehabilitation, and restoration; (ii) recurring maintenance requirements; and (iii) administration and operation; and (c) a statement of disposition of excess income. We believe that expenses relating to the property's repair, rehabilitation, restoration, and recurring maintenance requirements should be paid before any excess income is realized.

The City of Coral Gables has been delinquent in the submission of the required reports, and, the National Park Service, which is to receive and review the reports on behalf of the Secretary, has been delinquent in holding the city responsible for the submission of the reports. The National Park Service has recommitted itself to its role in ensuring that the reports are submitted in a timely fashion and that any excess income realized from the property is spent in an authorized fashion. To that end, the National Park Service has given the City of Coral Gables until June 14, 2010, to submit the 2008-2009 outstanding report.

We trust that this letter is responsive to the inquiries you have made of us concerning the Biltmore Hotel. If we may be of further assistance to you concerning this matter, please contact Mr. Frank Miele, Regional Historian, Southeast Regional Office, (404) 507-5784.

Sincerely,



Daniel N. Wenk  
Deputy Director, Operations

cc: W. Reeder Glass, Esq.  
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