

**MINUTES OF MEETING
MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Midtown Miami Community Development District held a Regular Meeting on February 14, 2023 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, Suite 132, Miami, Florida 33127.

Present were:

Joseph Padula	Chair
Alex Miranda	Vice Chair
Lindsey Vicha	Assistant Secretary
Kiahna Perez	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Cindy Cerbone	District Manager
Ginger Wald	District Counsel
Deborah Samuel	Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:01 p.m.

Supervisors Padula, Miranda and Vicha were present. Supervisor Perez was not present at roll call. Supervisor Riccobono was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ **Consideration of Alvarez Engineers Personnel Billing Rates Increase**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. Rom presented the Alvarez Engineers Rate Increase request.

On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the Alvarez Engineers Personnel Billing Rates Increase, was approved.

▪ **Update: M Park Dog Park Proposals**

This item, previously the Sixth Order of Business, was presented out of order.

Ms. Samuel noted the following issues with the Dog Park:

- Fountains: One fountain has a leak. As part of the repair, decommissioning the old pump and installing a new pump to service the two remaining fountains is recommended.
- Two projects related to the Dog Park are underway.

▪ **Discussion/Consideration of Contact-less Readers & Discussion/Consideration of Bar Code Ticket**

These items, previously the Seventh and Eighth Orders of Business, were presented out of order.

Ms. Samuel presented proposals to upgrade and modernize the parking reader machines to allow for contact-less payments and bar code tickets. Windcave will provide all equipment for the contact-less reader system at no cost to the CDD but installation will be approximately \$27,000. Windcave's streamlined system will result in lower fees to the CDD and the \$27,000 installation expense should be recouped within about seven months.

Discussion ensued regarding whether the CDD owns the current equipment.

Ms. Samuel noted that the CDD will enter into a contract with Windcave for the credit card services; it is not a contract for the equipment.

Supervisor Perez arrived at the meeting at 2:08 p.m.

Regarding the bar code reader \$71,260.93 proposal for hardware and software, Mr. Rom stated that it is not necessary to do both the contact-less readers and the bar code ticket readers. Ms. Samuel voiced her opinion that, while both are not necessary at the same time, both would be beneficial to alleviate current issues at the gates, such as backups. If one is selected first, she feels that it should be the contact-less reader system.

Ms. Cerbone noted that this expense will be paid from the Enterprise Fund, which is funded from the parking fees collected. The Board could approve both proposals, in substantial

form and pending District Counsel review of the existing Agreement and working with the Controller regarding setting up contact-less payment. She suggested starting with the contact-less pay system and then considering the bar code system in a few months, once the cash position for Fiscal Year 2023 is better known.

On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the NextGen Parking proposals for installation of contact-less payment equipment and for bar code ticket equipment, software, installation, etc., in substantial form and subject to District Counsel review of the Agreement in place, were approved.

- **Resignation of Alex Miranda from Seat 3; Term Expires November 2026**

This item was an addition to the agenda.

Mr. Rom presented Mr. Alex Miranda’s resignation from Seat 3.

On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the resignation of Mr. Alex Miranda from Seat 3, was accepted.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Seat 3 Vacancy; Term Expires November 2026

Mr. Padula nominated Mr. Alex Miranda to fill Seat 3. No other nominations were made.

On MOTION by Ms. Perez and seconded by Ms. Vicha, with all in favor, the appointment of Mr. Alex Miranda to fill Seat 3, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Alex Miranda. Mr. Miranda is already familiar with the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- B. Membership, Obligations and Responsibilities
- C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
- D. Form 8B – Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Designating Certain Officers of the District;
and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-03. Mr. Padula nominated the following slate:

Joe Padula	Chair
Alex Miranda	Vice Chair
Kiahna Perez	Assistant Secretary
Pietro Riccobono	Assistant Secretary
Lindsey Vicha	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Daniel Rom	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Ms. Perez and seconded by Ms. Vicha, with all in favor, Resolution 2023-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Alvarez Engineers
Personnel Billing Rates Increase**

This item was presented following the Second Order of Business.

SIXTH ORDER OF BUSINESS

Update: M Park Dog Park Proposals

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration of Contact-less Readers

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration of Bar Code Ticket

This item was presented following the Second Order of Business, in conjunction with the contact-less reader discussion.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2022

Mr. Rom presented the Unaudited Financial Statements as of December 31, 2022.

On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the Unaudited Financial Statements as of December 31, 2022, were accepted.

TENTH ORDER OF BUSINESS

Approval of January 10, 2023 Regular Meeting Minutes

Mr. Rom presented the January 10, 2023 Regular Meeting Minutes.

On MOTION by Ms. Vicha and seconded by Ms. Perez, with all in favor, the January 10, 2023 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: *Deborah Samuel*

I. Monthly Report

Ms. Samuel presented the Monthly Operations Manager’s Report.

II. Parking Information

- **Executive Summary**
- **Transient Parking Year Over Year Comparison**
- **Revenue By Lane Reports**

These items were included for informational purposes.

B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

There was no report.

C. District Engineer: *Alvarez Engineers, Inc.*

There was no report.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: March 14, 2023 at 2:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on March 14, 2023, unless cancelled.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Supervisors’ Requests

A Board Member referred to the Entertainment Block and a bonus offered by the City if there is a public benefit, such as affordable housing, etc. He asked if the benefit could be a larger park. Ms. Samuel stated she can ask the City if that is a possibility.

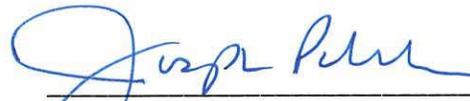
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the meeting adjourned at 2:28 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair