

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

The Board of Supervisors of the Midtown Miami Community Development District held a Regular Meeting on May 14, 2024 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
Alex Miranda
Kiahna Perez
Lindsey Vicha

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas
Ginger Wald
Deborah Samuel

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
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, Perez, Vicha and Miranda were present. Supervisor Riccobono was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing

Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2024-02. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Ms. Samuel stated, with regard to normal contract services such as janitorial, security and landscape, although there was no increase in services, the cost of doing business increased with regard to labor and materials. She noted that the CDD grew from its initial three buildings to eight buildings and, with The Standard under construction, a few of the line items, particularly security enhancements, which increased this year, will revert back to lower levels once The Standard is completed.

On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 10, 2024 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, Suite 132, Miami, Florida 33127; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-03.

On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

SIXTH ORDER OF BUSINESS

Approval of March 12, 2024 Regular Meeting Minutes

On MOTION by Mr. Miranda and seconded by Ms. Vicha, with all in favor, the March 12, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: Deborah Samuel

I. Monthly Report

Ms. Samuel presented the Monthly Operations Manager’s Report, which was included for informational purposes.

II. Parking Information

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

These items were included for informational purposes.

Referencing a Parking Rates and Surveys handout, Ms. Samuel stated District Staff, the Parking Consultant and the Owner of Universal Parking recently met and agreed that a parking rate increase is a reasonable approach to help the CDD increase revenue to maintain the same level of service for the CDD’s property owners and for the rates to be competitive with the surrounding market area. She reviewed the proposed parking rate increases.

Ms. Wald discussed the rulemaking process that must be undertaken in order to adopt new parking rates and stated Staff will review the COREAs and previous agreements to make sure all the requirements are being observed.

On MOTION by Mr. Padula and seconded by Mr. Miranda, with all in favor, authorizing the District Manager to proceed with the rulemaking process and advertise a public hearing September 10, 2024 for a scheduled rate increase n, was approved.

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

Ms. Wald issued a reminder to the Board Members to file Form 1 by July 1, 2024 and complete the required four hours of ethics training by December 31, 2024.

C. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **NEXT MEETING DATE: June 11, 2024 at 2:00 P.M.**
 - **QUORUM CHECK**

The June 11, 2024 meeting will be cancelled. The next meeting will be held on September 10, 2024.

EIGHTH ORDER OF BUSINESS

Public Comments

There were no public comments.

NINTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor's requests.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the meeting adjourned at 2:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair