

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

The Board of Supervisors of the Midtown Miami Community Development District held a Regular Meeting on December 8, 2020 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, 2nd floor parking garage, Suite 132, Miami, Florida 33127.

Present and constituting a quorum were:

Joseph Padula	Chair
Alex Miranda	Vice Chair
Kiahna Perez	Assistant Secretary
Pietro Riccobono	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Deborah Samuel	Operations Manager
Pippa Brown (phone)	Site Centers

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:07 p.m. The meeting was held on the second floor of the parking garage, adjacent to the regular meeting room. Notice was posted on the door to the regular meeting room for any members of the public wishing to attend.

Supervisors Padula, Miranda and Perez were present. Supervisor Perez ran unopposed in the General Election and the Oath of Office was administered prior to the meeting. Supervisor Vadia was not present. One seat was vacant because no candidates qualified to run for Seat 5 in the General Election.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

▪ **Consider Appointment of Qualified Elector to Fill Vacancy in Seat 5**

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

Supervisor Padula nominated Mr. Pietro Riccobono to fill Seat 5. No other nominations were made.

On MOTION by Mr. Padula and seconded by Mr. Miranda, with all in favor, the appointment of Mr. Pietro Riccobono to Seat 5, term expires November, 2024, was approved.

• **Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Riccobono.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor, Kiahna Perez [Seat 4] *(the following to be provided in a separate package)*

Ms. Cerbone stated the Oath of Office was administered to Ms. Perez prior to the meeting. She reviewed guidelines for recordkeeping, emails and public records requests and explained 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

Consider Appointment of Qualified Elector to Fill Vacancy in Seat 5

- **Administration of Oath of Office to Newly Appointed Supervisor**

This item was presented following the Second Order of Business.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Midtown Miami Community Development District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-01 and read the title. Mr. Padula nominated the following slate of officers:

Chair	Joseph Padula
Vice Chair	Alex Miranda
Secretary	Craig Wrathell
Assistant Secretary	Alberto Vadia
Assistant Secretary	Kiahna Perez
Assistant Secretary	Pietro Riccobono
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

<p>On MOTION by Mr. Miranda and seconded by Ms. Perez, with all in favor, Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Midtown Miami Community Development District, as nominated, and Providing for an Effective Date, was adopted.</p>

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Ratifying and Approving Actions Taken by the Board of Supervisors at Meetings Held via Media Communications Technology Pursuant to Executive Order No. 20-69, as Amended and Extended, as a Result of the COVID-19 Pandemic

Ms. Cerbone presented Resolution 2021-02 and read the title.

On MOTION by Mr. Miranda and seconded by Mr. Padula, with all in favor, Resolution 2021-02, Ratifying and Approving Actions Taken by the Board of Supervisors at Meetings Held via Media Communications Technology Pursuant to Executive Order No. 20-69, as Amended and Extended, as a Result of the COVID-19 Pandemic, was adopted.

SEVENTH ORDER OF BUSINESS

Update: City of Miami/CRA Audit and Incomplete TIF Disbursement to CDD

Ms. Cerbone discussed the ongoing impasse with the City of Miami, in relation to outstanding TIF funds to the District. While the City released funds to make the May 2020 and November 2020 interest payments, no additional funds were released and no explanation was given. Ms. Wald discussed the ongoing communications and stated while amounts owed were disputed, the City committed to continuing to release funds for required debt payments. The Board directed District Counsel to take further action to resolve the matter.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2020

Ms. Cerbone presented the Unaudited Financial Statements as of October 31, 2020.

On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the Unaudited Financial Statements as of October 31, 2020, were accepted.

NINTH ORDER OF BUSINESS

**Approval of September 15, 2020
Telephonic Public Hearings and Regular
Meeting Minutes**

Ms. Cerbone presented the September 15, 2020 Telephonic Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the September 15, 2020 Telephonic Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: *Deborah Samuel*

I. Monthly Report

Ms. Samuel presented the December Operations Manager’s Report and discussed holiday lighting preparations, the LED retrofit program, Security and the Midtown 8 punch list, which was completed, with the exception of the utility work. The community park was over budget due to issues encountered and discussed. The estimated completion date for the community park is January 2021.

On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, an additional \$20,000 for the park budget and an additional \$20,000 for DERM expenses, were approved.

Ms. Cerbone stated that the insurance carrier was contacted to ensure that general liability coverage would be in effect when the park opens. Rules and regulations would be posted.

II. Parking Information

- **Executive Summary**
- **Transient Parking Year Over Year Comparison**
- **Revenue by Lane Report**

These items were provided for informational purposes.

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

There was nothing additional to report.

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

There was nothing to report.

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

- **NEXT MEETING DATE: January 12, 2021 at 2:00 P.M.**

- **QUORUM CHECK**

The next meeting would be held on January 12, 2021 at 2:00 p.m., unless cancelled.

ELEVENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There being no audience comments or Supervisors' requests, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Miranda and seconded by Mr. Padula, with all in favor, the meeting adjourned at 2:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair