

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

The Board of Supervisors of the Midtown Miami Community Development District held a Regular Meeting on July 11, 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

**Also present were:**

Daniel Rom	District Manager
Ginger Wald	District Counsel
Juan Alvarez (via telephone)	District Engineer
Deborah Samuel	Operations Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 2:10 p.m. Supervisors Padula, Vicha and Miranda were present. Supervisors Perez and Riccobono were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Documents Relating to the Construction Project on South Block North**

Ms. Wald presented the following:

**A. Draft First Amendment to the SBN COREA**

**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the First Amendment to the South Block North COREA, in substantially final form, was approved.**

**B. Draft COREA Estoppel**

**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the COREA Estoppel, in substantial form, was approved.**

▪ **Presentation of District Engineer’s Annual Trust Indenture Report**

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

Mr. Alvarez presented the District Engineer’s Annual Trust Indenture Report, as it relates to the Special Assessment Bonds, Series 2004. This Report must be filed with the Trustee, who wants assurance that the CDD improvements are being well-maintained and the right amount of funds are budgeted by the CDD to finance the operations and to maintain the improvements. He reviewed the pertinent data, including the on-site roads, garages, landscaping, Mid-Block Plaza and a map depicting the boundaries and public land ownership within the CDD.

Asked if the Series 2004 bonds were supplemented by the 2014 bonds, Mr. Alvarez stated the 2014 bonds were not mentioned because the Master Trust Indenture that controls is the one from 2004.

**On MOTION by Mr. Miranda and seconded by Ms. Vicha, with all in favor, the District Engineer’s Annual Trust Indenture Report, dated June 29, 2023, was accepted.**

**Mr. Alvarez left the call.**

**FOURTH ORDER OF BUSINESS**

**Ratification of Resolution 2023-06,  
Designating a Public Depository for Funds  
of the Midtown Miami Community**

**Development District and Providing an Effective Date**

Mr. Rom presented Resolution 2023-06 and recalled that the CDD’s Public Depository for funds was switched to Truist Bank.

**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, Resolution 2023-06, Designating a Public Depository for Funds of the Midtown Miami Community Development District and Providing an Effective Date, was ratified.**

**FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no new findings, recommendations, deficiencies on internal control or instances of non-compliance. The existing finding tied to the Enterprise Fund is still due to the ongoing withhold of revenues during the City of Miami audit. It was otherwise a clean audit.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022**

Mr. Rom presented Resolution 2023-07.

**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, Resolution 2023-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Presentation of District Engineer’s Annual Trust Indenture Report**

This item was presented following the Third Order of Business.

**EIGHTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2024 Budget**

There was no need for further budget discussions.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2023**

**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.**

**TENTH ORDER OF BUSINESS**

**Approval of May 9, 2023 Regular Meeting Minutes**

**On MOTION by Ms. Vicha and seconded by Mr. Padula, with all in favor, the May 9, 2023 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Operations Manager: Deborah Samuel**

**I. Monthly Report**

The Monthly Operations Manager’s Report was included for informational purposes.

Ms. Samuel recalled that the Board previously agreed to hire a parking consultant. The consultant performed an assessment and concluded that everything is running well but provided a list of recommendations, including converting max-ride to barcode, replacing antiquated equipment, instituting Apple Pay and updating the technology by advertising a Request for Proposals (RFP).

**On MOTION by Mr. Padula and seconded by Mr. Miranda, with all in favor, proceeding with an RFP to update the CDD’s parking-related technology, was approved.**

**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.**

- **Memorandum Regarding Required Ethics Training**

Ms. Wald reviewed the Memorandum regarding the Required Ethics Training. Beginning January 2024, Supervisors must complete four hours of ethics training every year.

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

There was no report.

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

- **1,878 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: August 8, 2023 at 2:00 P.M.**
  - **QUORUM CHECK**

The next meeting will be held on August 8, 2023, unless cancelled.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Rom asked if the Board prefers tablets instead of agenda booklets, going forward. The consensus was to switch to tablets, except for one booklet to remain.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the meeting adjourned at 2:39 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair