

**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 13, 2025 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:

Joseph Padula
Alex Miranda
Jennifer Skordilis
Daniel Kron

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas (via telephone)
Ginger Wald
John Oglesby (via telephone)
Deborah Samuel

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Parking Whisperer
Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:03 p.m.

Supervisors Padula, Miranda, Skordilis and Kron were present. Supervisor Kasoker was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: EV Consulting

Mr. Rom distributed a fact sheet from Parking Whisperer and introduced Mr. Oglesby.

Ms. Samuel stated the Florida Power & Light (FPL) portion of the project is complete. Upon the resignation of the previous EV vendor, she contacted Mr. Oglesby, who located, reviewed and evaluated several EV vendors.

Mr. Oglesby stated he contacted eight EV charging groups, all of whom are accredited and licensed to do business in Florida. Due to changes in the environment, only three companies responded with proposals and, of those three, two were deemed active and responsive. The respondents are “City Vitae,” a Florida-based company, and “XLR8,” a Colorado-based company. Mr. Oglesby stated both companies have been in business for quite some time and were questioned about the cost to the driver, the type and number of chargers that they would install, if they agreed with the goal of expanding what will be a very successful amenity program, at no cost to the District.

Mr. Oglesby discussed the difference between the proposers in terms of providing discounted areas to retail customers, office customers and residents; projected Kilowatt hour; projected need for chargers; and total units projected. City Vitae is committed to providing 24 chargers and XLR8 will provide up to 11. He recommended engaging City Vitae for the EV chargers. He asked the Board’s permission to inform the #2 bidder that they finished second and to continue courting them, in case negotiations stall with the #1 ranked company.

Mr. Oglesby responded to questions regarding if a Request for Proposals (RFP) was advertised, if the two vendors considered submitted proposals, if both visited the District and if there is initial hardware planned for the south garage.

Ms. Wald described the District’s previous experiences with Tesla and FPL and stated, although the CDD is not in the business of providing the EV chargers, it has and will continue to facilitate the provision of that service, as long as there is no cost to the CDD.

Mr. Padula stated the next step would be to approve the City Vitae proposal and authorize District Counsel to negotiate and then draft the contract.

<p>On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor, accepting the Consultant’s recommendation to engage City Vitae, authorizing District Counsel to proceed with negotiations and, if successful, draft a form of</p>
--

agreement for EV chargers, and authorizing the Chair or Vice Chair to execute, was approved.

Mr. Oglesby will obtain the name of an Administrator at City Vitae and forward the contact information and all other applicable documents to Ms. Wald for her to follow up with the vendor.

Mr. Oglesby left the call.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2025/2026 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 2025-03. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Discussion ensued regarding the reason for the substantial increase in janitorial expenses, the "NE 29th St infrastructure" line item at \$40,000, drain and wells cleaning, capital projects, reserve funds and staggered assessments.

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 12, 2025 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of

Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Rom presented Resolution 2025-04. The following change will be made to the Fiscal Year 2026 meeting schedule:

DATE: Cancel November 2025 meeting.

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Mr. Rom presented Resolution 2025-05. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid.

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office

Mr. Rom presented Resolution 2025-06.

On MOTION by Mr. Padula and seconded by Mr. Miranda, with all in favor, Resolution 2025-06, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office, was adopted.

EIGHTH ORDER OF BUSINESS**Discussion: Stormwater Management System Memo 2025**

Ms. Wald presented the Memorandum regarding the Stormwater System legal requirements update. The memo is comprehensive and lists new permit requirements for special districts. It was drafted to provide Management with a summary of the changes in Miami-Dade County and the State and to make sure that they are coordinating with the District Engineer to facilitate the cleanout of stormwater systems and when accepting a new stormwater management system from a Developer.

NINTH ORDER OF BUSINESS**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted that there was one finding that applies to the Enterprise Fund. Mr. Rom read the following into the record:

Page 40: "Management Response: The net position deficit is attributable to the fact that depreciation occurs at a faster rate than the current principal reduction payments on the bonds. As well, the District has a strong cash position as revenues substantially exceed expenses less depreciation, which is a non-cash item."

Page 43: "In our opinion, Midtown Miami Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023."

A. Consideration of Resolution 2025-02, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, Resolution 2025-02, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

TENTH ORDER OF BUSINESS

Ratification of Owner Authorization Letter for Filing of a Major Use Special Application for Property Located at 2997 N Miami Avenue, Miami Florida

Mr. Rom presented the Owner Authorization Letter for Filing of a Major Use Special Application for Property Located at 2997 N Miami Avenue, Miami Florida.

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the Owner Authorization Letter for Filing of a Major Use Special Application for Property Located at 2997 N Miami Avenue, Miami Florida, was ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of December 10, 2024 Regular Meeting Minutes

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the December 10, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH 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. She discussed the status of various improvement projects.

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.

- **Ethics Training for Supervisors**

Ms. Wald reminded the Board Members to file Form 1 by July 1, 2025 and to complete the required four hours of ethics training by the December 31, 2025. Staff will forward the ethics training memorandum to the Board, along with the link for filing Form 1.

C. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **NEXT MEETING DATE: June 10, 2025 at 2:00 PM**
 - **QUORUM CHECK**

The June 10, 2025 meeting will be cancelled.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor's requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the meeting adjourned at 3:01 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary




Chair/Vice Chair