

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

The Board of Supervisors of the Midtown Miami Community Development District held a Public Hearing and Regular Meeting on September 9, 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	Chair
Alex Miranda	Vice Chair
Jennifer Skordilis	Assistant Secretary
Daniel Kron	Assistant Secretary

Also present:

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC
Ginger Wald	District Counsel
John Oglesby (via telephone)	Parking Whisperer
Deborah Samuel	Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:08 p.m.

Supervisors Padula, Miranda and Kron were present. Supervisor Skordilis was not present at roll call. Supervisor Kasoker was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ **Consideration of Parking Consultant Recommendations**

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

Mr. Oglesby, of Parking Whisperer, recalled that the Board previously considered EV charging proposals from City Vitae and XLR8 and decided to engage City Vitae. Unfortunately, the vendor was unwilling to proceed because they do not believe it is financially viable unless they are allowed to install the devices in the north garage on Level 2, which has been a non-starter from the beginning. He then engaged XLR8, in an effort to install EV chargers in at least one of the garages by year's end. He then supplied District Counsel with the most up-to-date insurance recommendations, which will be provided by XLR8 representatives, and Ms. Wald prepared the EVaaS Site Host Agreement. XLR8 has the option to add additional chargers but they can only do so with the express written approval of the Board.

Mr. Oglesby reviewed the numbers and type of chargers that will be installed in the north and south garages and stated, aside from Board approval, the only other item needed is a certification from Florida Power & Light (FPL) for the electricity component. In the interim, XLR8 is reviewing protocols and providing weekly updates. The contract is comprehensive and unchanged from when it was previously presented. He noted that there are no out-of-pocket costs to the CDD at any time. The rate cannot be changed without the Board's approval. The recommendation is for the Board to approve the EVaaS Charging Station Site Host Agreement and the XLR8 Proposal.

- **EVaaS Charging Station Site Host Agreement**

Ms. Wald presented a draft Charging Station Site Host Use Agreement and stated it has undergone several revisions. She reviewed the changes in verbiage from prior drafts, including the language under Terms (Section 8), Default (Section 12) and Termination (Section 31). She discussed her issues with the termination clause, common area usage, a private portion of the garage, the COREAs, the need to include the insurance clause and exhibits in the Agreement and a possible increase in the CDD's insurance premium.

Discussion ensued regarding vendor exclusivity, the ten-year term, the termination clause, EV charger installation process, digital signage, the attached exhibits and whether to approve the EVaaS Agreement.

- **XLR8 America Chargers Summary Proposal**

Mr. Rom asked if Board approval is needed for the XLR8 proposal. Mr. Oglesby stated the proposal would be added as an exhibit to the contract. He recommended including an additional exhibit of the XLR8 specifications to the EVaaS Charging Station Site Host Agreement.

Asked if it is different from Exhibit B, Mr. Oglesby stated he did not believe so and this is an additional level of detail.

On MOTION by Mr. Kron and seconded by Mr. Miranda, with all in favor, the Charging Station Site Host Agreement, EVaaS Solutions Owned Charging Stations, in substantial final form, including the XLR8 Proposal as Exhibit E, was approved.

Mr. Oglesby thanked the Board and left the call.

- **Consideration of Raptor Vac-Systems Proposal [Storm Drain Maintenance]**

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

Mr. Rom presented the Raptor Vac-Systems Proposal for Storm Drain Maintenance.

On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor, the Raptor Vac-Systems Proposal for Storm Drain Maintenance, was approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-07, Ratifying the Actions of the District Manager in Re-Setting the Date of the Fiscal Year 2025/2026 Budget Public Hearing; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2025-07.

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, Resolution 2025-07, Ratifying the Actions of the District Manager in Re-Setting the Date of the Fiscal Year 2025/2026 Budget Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2025-08. He reviewed the proposed Fiscal Year 2026 budget. Assessment levels will remain the same.

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Padula and seconded by Mr. Miranda, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date e

Mr. Rom presented Resolution 2025-09.

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties

and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Raptor Vac-Systems
Proposal [Storm Drain Maintenance]**

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

**Consideration of Parking Consultant
Recommendations**

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

**Consideration of Goals and Objectives
Reporting FY2026 [Section 189.0694,
Florida Statutes - Special Districts
Performance Measures and Standards
Reporting]**

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

**On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the
Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and
Standards, were approved.**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

**On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor,
authorizing the Chair to approve the findings related to the 2025 Goals and
Objectives Reporting, was approved.**

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2025**

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

TENTH ORDER OF BUSINESS**Approval of May 13, 2025 Regular Meeting Minutes**

On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor, the May 13, 2025 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, 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.

Ms. Wald reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

C. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **1,906 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: October 14, 2025 at 2:00 PM**
 - **QUORUM CHECK**

The October 14, 2025 meeting will be cancelled.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor's requests.

FOURTEENTH 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



Joseph Rohr

Chair/Vice Chair