

**MINUTES OF MEETING  
MIAMI WORLD CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

Two (2) Public Hearings and a Regular Meeting of the Miami World Center Community Development District's Board of Supervisors were held on **Wednesday, October 7, 2015 at 2:00 p.m.**, at the offices of **Greenberg Traurig, P.A., 333 S.E. 2<sup>nd</sup> Ave., 44<sup>th</sup> Floor, Room 44-020, Miami, Florida 33131.**

**Present were:**

John Chiste ( <i>via telephone</i> )	Chair
Stephen Colamarino	Assistant Secretary
Joseph DiCristina	Assistant Secretary
Cora DiFiore	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Gerry Knight	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 2:13 p.m., and noted, for the record, that Mr. Colamarino, Mr. DiCristina and Ms. DiFiore were present, in person. Mr. Chiste was attending via telephone. Mr. Eisner was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Comments and  
Objections on Adoption of Fiscal Year  
2014/2015 Budget**

Mr. Wrathell recalled that, approximately 60 days ago, a proposed budget was presented for Fiscal Year 2015, which concluded on September 30, 2015, and Fiscal Year 2016, which commenced on October 1, 2015.

**A. Affidavit of Publication**

Mr. Wrathell presented the affidavit of publication for today’s Public Hearing, which was properly advertised.

**B. Consideration of Resolution 2016-1, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning on the District’s Date of Establishment of July 24, 2015, and Ending September 30, 2015**

Mr. Wrathell presented Resolution 2016-1 for the Board’s consideration. He indicated that the proposed budget was an exhibit to the resolution.

Mr. Wrathell noted that, on Page 1, under “Revenues”, “Developer contributions” will be changed to “Landowner contributions”. On Page 2, under “Insurance - GL, POL”, General Liability and Directors’ and Officers’ Liability insurance coverage was increased from \$3 million to \$5 million.

Mr. Wrathell stated that the District is currently landowner funded; however, at some point, the District will utilize scheduled funding agreements, with the other entities, for their proportionate share of costs.

Mr. Wrathell advised that Supervisor fees were included in the Fiscal Year 2015 budget. General Counsel fees for Fiscal Year 2015 and 2016 were budgeted with the assumption that the District will proceed with financing; therefore, some expenses are higher.

**\*\*\*Mr. Wrathell opened the Public Hearing.\*\*\***

No members of the public spoke.

**\*\*\*Mr. Wrathell closed the Public Hearing.\*\*\***

**On MOTION by Mr. Colamarino and seconded by Ms. DiFiore, with all in favor, Resolution 2016-1, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning on the District’s Date of Establishment of July 24, 2015 and Ending September 30, 2015, as amended, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2015/2016 Budget**

**A. Affidavit of Publication**

Mr. Wrathell presented the affidavit of publication for today’s Public Hearing.

**B. Consideration of Resolution 2016-2, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2015 and Ending September 30, 2016**

Mr. Wrathell presented Resolution 2016-2 for the Board's consideration. He indicated that the proposed budget was an exhibit to the resolution.

Mr. Wrathell noted that the same modifications would be made to the Fiscal Year 2016 budget with regard to "Landowner contributions" and "Insurance - GL, POL".

Mr. Wrathell referred to Page 1 and stated that, since the budget is landowner funded, conservative amounts were budgeted so that the landowner funds actual incurred expenses only. With regard to items with asterisks, Mr. Wrathell explained that the Fiscal Year 2016 budget assumed that bonds would be issued and expenses were budgeted for one full year; however, based on yesterday's meeting with landowner representatives, bonds will not be issued for at least one year so many of the expenses with asterisks will not be applicable until that time.

**\*\*\*Mr. Wrathell opened the Public Hearing.\*\*\***

No members of the public spoke.

**\*\*\*Mr. Wrathell closed the Public Hearing.\*\*\***

**On MOTION by Mr. Colamarino and seconded by Ms. DiFiore, with all in favor, Resolution 2016-2, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2015 and Ending September 30, 2016, as amended, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2016 Annual Meeting Schedule**

Mr. Wrathell stated that, at this time, Management is not recommending the adoption of an annual meeting schedule.

Mr. Wrathell advised that, at yesterday's meeting, the landowners asked the Board to consider scheduling a Board Meeting. He proposed a meeting date of Tuesday, November 3, 2015 at 2:00 p.m., at this location.

**On MOTION by Mr. DiCristina and seconded by Mr. Colamarino, with all in favor, scheduling a Special Meeting for November 3, 2015 at 2:00 p.m., at this location, and authorization for Staff to advertise, accordingly, was approved.**

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2016-3, Authorizing District Counsel to File a Petition with Miami-Dade County, Florida to Contract the Boundaries of the District, Pursuant to Section 190.046, Florida Statutes; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2016-3 for the Board's consideration.

Mr. Knight stated that the developer asked District Counsel to prepare a petition to contract the boundaries of the District, removing Parcels G-2, G-3 and N. He explained that Parcels G-2 and G-3 are in the south part of the District's boundaries, north of 6<sup>th</sup> Street and south of the railroad right-of-way (ROW). Parcel N is on the north end of the District boundaries, at the corner of N.E. 11<sup>th</sup> Street and N.E. 1<sup>st</sup> Avenue. Mr. Knight advised that, in order to remove the parcels, a petition must be filed, which is submitted to the Miami-Dade County Board of County Commissioners, for adoption of an ordinance amending the District's boundaries.

Mr. Knight was advised of an additional parcel, the U-Haul parcel that might be added to the District boundaries; if the information is ready prior to filing the petition to contract the boundaries, it will be added. If so, Mr. Knight would want the resolution to read "to adjust" rather than "contract"; therefore, he asked the Board to adopt the resolution but authorizing District Counsel to amend the resolution to provide for the addition of another parcel, if necessary.

Mr. Chiste asked if Mr. Knight was referring to the first or second sketch in Exhibit A. Mr. Knight clarified that the first sketch showed Parcels G-2 and G-3; the second showed Parcel N. Mr. Chiste asked if the removal will be reflected in the Methodology. Mr. Knight replied affirmatively. Mr. Chiste inquired about the percentage of acreage to be removed. Mr. Knight replied 1.273 acres; the District boundaries are now almost 24 acres and, following the contraction, the boundaries will be 22.6 acres, plus or minus.

**On MOTION by Ms. DiFiore and seconded by Mr. DiCristina, with all in favor, Resolution 2016-3, Authorizing District Counsel to File a Petition with Miami-Dade County, Florida to Contract the Boundaries of the District, Pursuant to Section 190.046, Florida Statutes; and Providing for an Effective Date, and authorization for Staff to amend the resolution if an additional parcel is added to the District’s boundaries, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Financing Matters (*deferred from 8/27/15 meeting*):**

**A. Revised Engineer’s Report**

This item was deferred.

**B. Revised Master Assessment Methodology Report**

This item was deferred.

**EIGHTH ORDER OF BUSINESS**

**Consider Adoption of Resolutions (*deferred from 8/27/15 meeting*):**

**A. Resolution 2015-21, Relating to the Proposed Issuance of Special Assessment Bonds, Series 2015A-1; Indicating the Location, Nature and Estimated Total Cost of Those Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Total Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Rescinding Resolution 2015-16; Providing for Publication of this Resolution; and Providing for an Effective Date**

This item was deferred.

**B. Resolution 2015-22, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment Lien (Relating to Special Assessment Bonds, Series 2015A-1) on Certain Property Within the District Generally Described as the Miami World Center Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Rescinding Resolution 2015-17; and Providing for an Effective Date**

This item was deferred.

**C. Resolution 2015-23, Relating to the Proposed Issuance of Special Assessment Bonds, Series 2015A-2; Indicating the Location, Nature and Estimated Total Cost of Those Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing**

**the Portion of the Estimated Total Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Rescinding Resolution 2015-19; Providing for Publication of this Resolution; and Providing for an Effective Date**

This item was deferred.

- D. Resolution 2015-24, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment Lien (Relating to Special Assessment Bonds, Series 2015A-2) on Certain Property Within the District Generally Described as the Miami World Center Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Rescinding Resolution 2015-20; and Providing for an Effective Date**

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Minutes**

- A. August 6, 2015 Organizational Meeting**
- B. August 27, 2015 Special Meeting**
- C. September 16, 2015 Landowners' Meeting**
- D. September 16, 2015 Public Hearing and Regular Meeting**

Mr. Wrathell presented the August 6 Organizational Meeting, August 27 Special Meeting, September 16 Landowners' Meeting and September 16, 2015 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Colamarino and seconded by Ms. DiFiore, with all in favor, the August 6 Organizational Meeting, August 27 Special Meeting, September 16 Landowners' Meeting and September 16, 2015 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no report, the next item followed.

**B. District Engineer (Interim)**

There being no report, the next item followed.

**C. District Manager**

There being no report, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.


**THIRTEENTH ORDER OF BUSINESS**


**Adjournment**

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair