

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

A Public Hearing and Regular Meeting of the Miami World Center Community Development District's Board of Supervisors was held on **Wednesday, September 20, 2017 at 11:00 a.m.**, at the offices of **Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131.**

Present at the meeting were:

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

Also present were:

Cindy Cerbone	District Manager
Michael Pawelczyk	General Counsel
Dr. Hank Fishkind (<i>via telephone</i>)	Fishkind & Associates
Bibiana Tabares	Construction Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:11 a.m. Supervisors Chiste, Colamarino, DiCristina and Brown were present, in person. Supervisor DiFiore was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Assessment
Methodology Report of Annual
Operations and Maintenance Expenses,
Updated August 17, 2017**

Dr. Hank Fishkind, of Fishkind & Associates (Fishkind), recalled that, at the previous meeting, the Board requested an amendment to the Methodology Report, with respect to the issuance of building permits. Until permits were issued, the operations and maintenance (O&M)

budget would be divided by the Equivalent Residential Units (ERUs), shown on Pages 3 and 4 of the Methodology Report, and, following issuance of the permits, the budget would be separated between “Professional and Administrative” charges and “Field Services”. The Professional and Administrative charges would be allocated to all land uses and the Field Services would be allocated to those that were permitted because they would benefit, directly. Dr. Fishkind stated that there were no other changes to the Methodology Report and took questions from the Board.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the Assessment Methodology Report of Annual Operations and Maintenance Expenses, Updated August 17, 2017, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Coastal/Tishman Change Orders *(support documentation available upon request)*

- A. **Number 017**
- B. **Number 018**

Ms. Cerbone presented Coastal/Tishman Change Orders Number 017 and Number 018.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, Coastal/Tishman Change Orders Number 017 and Number 018, previously executed by the Chair, were ratified.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Levy of Non Ad Valorem Assessments for Operations and Maintenance

- A. **Affidavit/Proof of Publication**

Ms. Cerbone presented the proof of publication for today’s Public Hearing and Regular Meeting.

- B. **Consideration of Resolution 2017-18, Imposing Special Assessments for Operations and Maintenance and Adopting an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2017-18. The following changes were made:

Section 3, Item B: Change “February 1, 2018” to “March 1, 2018”

Section 3, Item B: Change “May 1, 2018” to “June 1, 2018”

Mr. Pawelczyk stated that the Governor issued an emergency order allowing Management to take a lesser approach with respect to notification; the notice was published on September 5, due to Hurricane Irma, pursuant to the emergency order of the Governor. Management also abided by all other provisions in the emergency order with respect to notice, including posting it on the CDD website. In response to a Board Member’s request for further clarification, Ms. Cerbone stated that, since the Board previously requested an updated Methodology Report, a second public hearing was scheduled to cover the assessment portion.

*****Ms. Cerbone opened the Public Hearing.*****

No members of the public spoke.

*****Ms. Cerbone closed the Public Hearing.*****

Mr. Chiste asked if the assessment roll was the same as the items in Table 2 in the Methodology Report. Ms. Cerbone confirmed that it was the same but, if a permit was obtained 60 days prior to publication of the budget, Management would be required to update the assessment rolls.

On MOTION by Mr. Brown and seconded by Mr. Chiste, with all in favor, Resolution 2017-18, Imposing Special Assessments for Operations and Maintenance and Adopting an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, as amended, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-19,
Adopting the Annual Meeting Schedule
for Fiscal Year 2017/2018**

Ms. Cerbone presented Resolution 2017-9. With proper advance notice, the schedule could be amended and meeting dates could be changed to accommodate the Board.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Resolution 2017-19, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-16, Acknowledging that Certain Proceeds of the Miami World Center Community Development District Special Assessment Bonds, Series 2017 Shall Be Allocated Towards and Reserved for a Portion of the Costs of Constructing the Freedom Tower Metro Mover Station, as Described in the Engineer’s Report, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2017-16. Mr. Pawelczyk stated that Zom Development Inc. (ZOM), the Developer, would purchase property within the District and, under a private Development Agreement with MWC Holdings, ZOM would build a portion of the metro mover station. Under that deal, \$2 million of the bond proceeds would be allocated to reimburse ZOM, once the project was completed. ZOM wanted an acknowledgement, from the District, that the funds would be paid, after completion of the project. In response to a question, Mr. Pawelczyk stated that the builder would convey the metro mover station to the District and the District would then convey it to the County. A joinder was attached to the Resolution stating that Miami World Center Holdings, LLC would sign and acknowledge that the \$2 million was for the metro mover station. Mr. Chiste requested adding a separate line item in the financial statements regarding the project so it could be monitored. Ms. Cerbone confirmed that the line item would be added.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Resolution 2017-16, Acknowledging that Certain Proceeds of the Miami World Center Community Development District Special Assessment Bonds, Series 2017 Shall Be Allocated Towards and Reserved for a Portion of the Costs of Constructing the Freedom Tower Metro Mover Station, as Described in the Engineer’s Report, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of July 31, 2017

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2017. Subsequent financials would contain a notation of the reserve for the \$2 million and Resolution 2017-16 in the Capital Projects Fund.

On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, the Unaudited Financial Statements as of July 31, 2017, were approved.

NINTH ORDER OF BUSINESS

Approval of August 16, 2017 Public Hearing and Regular Meeting Minutes

Ms. Cerbone presented the August 16, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections. The following change was made:

Line 220 and throughout: Change “Powelczyk” to “Pawelczyk”

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, the August 16, 2017 Public Hearing and Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. NEXT MEETING DATE October 18, 2017 at 11:00 A.M.

The next meeting will be held on October 18, 2017 at 11:00 a.m., at this location.

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 Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, the meeting adjourned at 11:36 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Cindy Carbone

Secretary/Assistant Secretary



Chair/Vice Chair