MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING
AGENDA

May 16, 2018

Miami World Center Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

May 9, 2018

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Miami World Center Community Development District

Dear Board Members:

A Regular Meeting of the Miami World Center Community Development District's Board of Supervisors will be held on Wednesday, May 16, 2018 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. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Consideration of Resolution 2018-04, Approving the District's Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

4. Consideration of Advance Funding Agreement for FPL Master Lighting Services Agreement

5. Consideration of Recommendation(s) to Award *(support documentation available upon request)*
   - RTA No. 010 Revision 02

6. Ratification of Coastal/Tishman Change Order *(support documentation available upon request)*

7. Approval of Unaudited Financial Statements as of March 31, 2018

8. Approval of March 21, 2018 Regular Meeting Minutes

9. Staff Reports
   A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
   B. District Engineer: *Kimley-Horn and Associates, Inc.*

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

i. NEXT MEETING DATE: June 20, 2018 at 11:00 A.M.

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

Call-in number: 1-888-354-0094
Conference ID: 2144145

Sincerely,

Craig Wrathell
District Manager

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Miami World Center Community Development District (**"District"**) prior to June 15, 2018, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (**"Fiscal Year 2018/2019"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 15, 2018

HOUR: 11:00 A.M.

LOCATION: Greenberg Traurig, P.A.
333 S.E. 2nd Ave., 44th Floor
Room 44-008
Miami, Florida 33131

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

ATTEST:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Exhibit A

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019
PROPOSED BUDGET
PREPARED MAY 9, 2018

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
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MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019

	Fiscal Year 2018				
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Actual and Projected	Proposed FY 2019 Budget
REVENUES					
Off-roll assessments	$ 297,666	$ -	$ 236,595	$ 236,595	$ 1,001,059
Developer contribution	-	47,861	-	47,861	-
Total revenues	297,666	47,861	236,595	284,456	1,001,059
EXPENDITURES					
Professional & administration					
Supervisors	12,000	1,000	6,000	7,000	8,000
FICA	918	76	456	532	612
District engineer	15,000	8,339	6,661	15,000	12,500
General counsel	40,000	2,037	37,963	40,000	40,000
District manager	50,000	25,000	25,000	50,000	50,000
Accounting O&M	3,500	1,750	1,750	3,500	4,500
Debt service fund accounting	15,000	7,500	7,500	15,000	15,000
O&M methodology	-	2,737	-	2,737	-
Assessment roll services	20,000	10,000	10,000	20,000	20,000
Arbitrage rebate calculation	1,500	-	750	750	750
Audit	8,500	3,500	5,000	8,500	8,500
Postage	1,000	34	966	1,000	1,000
Insurance - GL, POL	12,000	10,710	-	10,710	11,781
Legal advertising	1,500	321	1,179	1,500	1,500
Miscellaneous- bank charges	950	152	598	750	750
Website	615	616	-	616	616
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Annual district filing fee	175	175	-	175	175
Trustee	8,500	3,500	2,000	5,500	5,500
Total professional & admin	194,158	78,947	107,323	186,270	184,184

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019

	Fiscal Year 2018				
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Actual and Projected	Proposed FY 2019 Budget
Field operations					
Janitorial services	-	-	-	-	175,000
On-site field management	5,000	-	20,000	20,000	50,000
Security services	10,000	-	-	-	300,000
Landscape services	15,000	-	3,000	3,000	75,000
Road cleaning	-	-	-	-	7,500
Pest control	-	-	-	-	2,100
Waste removal	-	-	-	-	4,000
Telephone/internet	500	-	500	500	5,000
Street light services	-	-	5,334	5,334	64,000
Utilities					
Electricity	25,000	-	1,083	1,083	13,000
Irrigation	7,500	-	2,500	2,500	10,700
Stormwater drain inspections/cleanout	10,000	-	-	-	4,000
Copier lease	262	-	262	262	700
Repairs & maintenance					
General	3,000	-	-	-	10,000
Electrical	1,500	-	-	-	2,500
Grounds	3,000	-	-	-	5,000
Irrigation	1,700	-	-	-	2,500
Plant tree replacement	5,000	-	-	-	10,000
Road repair	2,000	-	-	-	4,000
Sidewalk/paver repair	2,000	-	-	-	7,500
Signage	-	-	-	-	1,000
Golf cart	-	-	-	-	2,500
Holiday lighting	-	-	-	-	25,000
Licenses and permits	-	-	-	-	375
Contingency	3,000	-	3,000	3,000	18,500
Insurance: property	8,500	-	1,000	1,000	8,500
Office equipment	-	-	-	-	1,000
Office supplies	546	-	546	546	7,500
Total field operations	103,508	-	37,225	37,225	816,875
Total expenditures	297,666	78,947	144,548	223,495	1,001,059
Net increase/(decrease) of fund balance	-	(31,086)	92,047	60,961	-
Fund balance - beginning (unaudited)	-	(60,961)	(92,047)	(60,961)	-
Fund balance - ending (projected)	$ -	$ (92,047)	$ -	$ -	$ -

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES
Professional & administration

Supervisors	$ 8,000
Statutorily set at $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year. The District anticipates twelve meetings and all five Board Members receiving fees.	
FICA	612
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	12,500
Kimley-Horn and Associates will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	40,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	50,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Accounting O&M	4,500
Debt service fund accounting	15,000
Assessment roll services	20,000
Fishkind & Associates, Inc., will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	8,500
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Postage	1,000
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	11,781
The District carries general liability and public officials liability insurance. The limit of liability is set at $5,000,000 for general liability and $5,000,000 for public officials liability.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.	
Miscellaneous- bank charges	750
Bank charges and other miscellaneous expenses incurred during the year.	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Website	616
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee	5,500
Annual fees paid for services provided as trustee, paying agent and registrar.	
Field operations	
Janitorial services	175,000
Pressure cleaning, painting, cleaning and minor repairs to CDD infrastructure, amenities and facilities.	
On-site field management	50,000
Contract with a professional property manager.	
Security services	300,000
Contract for professional security services for CDD owned common areas and property.	
Landscape services	75,000
Landscape maintenance services for 2 plus acres of green space and streetscape	
Road cleaning	7,500
Anticipate County and City owning roads but CDD to maintain for aesthetics.	
Pest control	2,100
Waste removal	4,000
Telephone/internet	5,000
Cell phones for field operations staff.	
Street light services	64,000
AEL Autobahn LED equipment supplied by FPL including light fixtures, brackets, poles and lamps.	
Utilities	
Electricity	13,000
Electricity for fountains, lighting, and etc.	
Irrigation	10,700
Contract with professional irrigation company to maintain CDD's irrigation system.	
Stormwater drain inspections/cleanout	4,000
Periodic inspections and maintenance for stormwater drains and culverts.	
Copier lease	700
Copier for field operations staff.	
Repairs & maintenance	
General	10,000
General repairs and maintenance.	
Electrical	2,500
Electrical repairs.	
Grounds	5,000
Repairs and maintenance to CDD property.	
Irrigation	2,500
Irrigation repairs.	
Plant tree replacement	10,000
Plant annuals and/or replace dying/diseased trees and plants.	
Road repair	4,000
Minor road repairs such as paver replacement or filling minor potholes.	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Sidewalk/paver repair	7,500
Repairs and maintenance to CDD sidewalks and pavers.	
Signage	1,000
Repairs and signage replacement.	
Golf cart	2,500
Maintenance costs associated with golf cart for field operations contractor.	
Holiday lighting	25,000
Holiday lighting throughout the District on CDD property.	
Licenses and permits	375
Contingency	18,500
Insurance: property	8,500
Office equipment	1,000
Office supplies	7,500
Total expenditures	$ 1,001,059

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2019

	Fiscal Year 2018				
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Revenue & Expenditures	Proposed FY 2019 Budget
REVENUE					
Interest	$ -	$ 59,191	$ 59,191	$ 118,382	$ -
Total revenue	-	59,191	59,191	118,382	-
EXPENDITURES					
Interest	4,488,070	2,604,964	1,883,106	4,488,070	3,766,213
Total expenditures	4,488,070	2,604,964	1,883,106	4,488,070	3,766,213
Other fees & charges					
Costs of issuance	-	1,065	-	1,065	-
Total other fees & charges	-	1,065	-	1,065	-
Total expenditures	4,488,070	2,606,029	1,883,106	4,489,135	3,766,213
Net increase/(decrease) in fund balance	(4,488,070)	(2,546,838)	(1,823,915)	(4,370,753)	(3,766,213)
Beginning fund balance (unaudited)	17,098,612	15,133,400	12,586,562	15,133,400	10,762,647
Ending fund balance (projected)	$12,610,542	$12,586,562	$10,762,647	$ 10,762,647	6,996,434

Use of fund balance:	
Debt service reserve account balance (required)	(4,945,020)
Principal and Interest expense - November 1, 2019	(1,883,106)
Projected fund balance surplus/(deficit) as of September 30, 2019	$ 168,308

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2017			2,604,963.65	2,604,963.65	74,065,000.00
5/1/2018			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2018			1,883,106.25	1,883,106.25	74,065,000.00
5/1/2019			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2019			1,883,106.25	1,883,106.25	74,065,000.00
5/1/2020			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2020	1,150,000.00	4.000%	1,883,106.25	3,033,106.25	72,915,000.00
5/1/2021			1,860,106.25	1,860,106.25	72,915,000.00
11/1/2021	1,195,000.00	4.000%	1,860,106.25	3,055,106.25	71,720,000.00
5/1/2022			1,836,206.25	1,836,206.25	71,720,000.00
11/1/2022	1,240,000.00	4.000%	1,836,206.25	3,076,206.25	70,480,000.00
5/1/2023			1,811,406.25	1,811,406.25	70,480,000.00
11/1/2023	1,290,000.00	4.000%	1,811,406.25	3,101,406.25	69,190,000.00
5/1/2024			1,785,606.25	1,785,606.25	69,190,000.00
11/1/2024	1,345,000.00	4.750%	1,785,606.25	3,130,606.25	67,845,000.00
5/1/2025			1,753,662.50	1,753,662.50	67,845,000.00
11/1/2025	1,405,000.00	4.750%	1,753,662.50	3,158,662.50	66,440,000.00
5/1/2026			1,720,293.75	1,720,293.75	66,440,000.00
11/1/2026	1,475,000.00	4.750%	1,720,293.75	3,195,293.75	64,965,000.00
5/1/2027			1,685,262.50	1,685,262.50	64,965,000.00
11/1/2027	1,545,000.00	4.750%	1,685,262.50	3,230,262.50	63,420,000.00
5/1/2028			1,648,568.75	1,648,568.75	63,420,000.00
11/1/2028	1,620,000.00	5.125%	1,648,568.75	3,268,568.75	61,800,000.00
5/1/2029			1,607,056.25	1,607,056.25	61,800,000.00
11/1/2029	1,700,000.00	5.125%	1,607,056.25	3,307,056.25	60,100,000.00
5/1/2030			1,563,493.75	1,563,493.75	60,100,000.00
11/1/2030	1,785,000.00	5.125%	1,563,493.75	3,348,493.75	58,315,000.00
5/1/2031			1,517,753.13	1,517,753.13	58,315,000.00
11/1/2031	1,880,000.00	5.125%	1,517,753.13	3,397,753.13	56,435,000.00
5/1/2032			1,469,578.13	1,469,578.13	56,435,000.00
11/1/2032	1,975,000.00	5.125%	1,469,578.13	3,444,578.13	54,460,000.00
5/1/2033			1,418,968.75	1,418,968.75	54,460,000.00
11/1/2033	2,075,000.00	5.125%	1,418,968.75	3,493,968.75	52,385,000.00
5/1/2034			1,365,796.88	1,365,796.88	52,385,000.00
11/1/2034	2,185,000.00	5.125%	1,365,796.88	3,550,796.88	50,200,000.00
5/1/2035			1,309,806.25	1,309,806.25	50,200,000.00
11/1/2035	2,295,000.00	5.125%	1,309,806.25	3,604,806.25	47,905,000.00
5/1/2036			1,250,996.88	1,250,996.88	47,905,000.00
11/1/2036	2,410,000.00	5.125%	1,250,996.88	3,660,996.88	45,495,000.00
5/1/2037			1,189,240.63	1,189,240.63	45,495,000.00
11/1/2037	2,535,000.00	5.125%	1,189,240.63	3,724,240.63	42,960,000.00
5/1/2038			1,124,281.25	1,124,281.25	42,960,000.00
11/1/2038	2,665,000.00	5.125%	1,124,281.25	3,789,281.25	40,295,000.00
5/1/2039			1,055,990.63	1,055,990.63	40,295,000.00
11/1/2039	2,805,000.00	5.125%	1,055,990.63	3,860,990.63	37,490,000.00
5/1/2040			984,112.50	984,112.50	37,490,000.00
11/1/2040	2,945,000.00	5.250%	984,112.50	3,929,112.50	34,545,000.00
5/1/2041			906,806.25	906,806.25	34,545,000.00
11/1/2041	3,100,000.00	5.250%	906,806.25	4,006,806.25	31,445,000.00
5/1/2042			825,431.25	825,431.25	31,445,000.00
11/1/2042	3,265,000.00	5.250%	825,431.25	4,090,431.25	28,180,000.00
5/1/2043			739,725.00	739,725.00	28,180,000.00
11/1/2043	3,435,000.00	5.250%	739,725.00	4,174,725.00	24,745,000.00

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2044			649,556.25	649,556.25	24,745,000.00
11/1/2044	3,615,000.00	5.250%	649,556.25	4,264,556.25	21,130,000.00
5/1/2045			554,662.50	554,662.50	21,130,000.00
11/1/2045	3,805,000.00	5.250%	554,662.50	4,359,662.50	17,325,000.00
5/1/2046			454,781.25	454,781.25	17,325,000.00
11/1/2046	4,005,000.00	5.250%	454,781.25	4,459,781.25	13,320,000.00
5/1/2047			349,650.00	349,650.00	13,320,000.00
11/1/2047	4,215,000.00	5.250%	349,650.00	4,564,650.00	9,105,000.00
5/1/2048			239,006.25	239,006.25	9,105,000.00
11/1/2048	4,435,000.00	5.250%	239,006.25	4,674,006.25	4,670,000.00
5/1/2049			122,587.50	122,587.50	4,670,000.00
11/1/2049	4,670,000.00	5.250%	122,587.50	4,792,587.50	-
Total	**74,065,000.00**		**83,504,388.71**	**157,569,388.71**	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

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MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

5

Coastal TISHMAN

Recommendation to Award (RTA)

To:	Bibiana Tabares – Miami World Center	**Date:**	April 2, 2018
From:	David Echezarreta – Coastal Tishman/JV		
Cc:	Kevin Davis / Jim Scarpace – Coastal Tishman/JV	**CDD RTA No**:	010 Revision 02
Re:	CDD Electrical		

This RTA is submitted to request the approval of Coastal Tishman/JV to award the installation of the CDD Electrical scope at Miami World Center. The base contract scope will include Electrical CDD areas.

Our Recommendation is based on the following:

1. Subcontract Bid Amount of $1,771,326. Below is a summary of the bid results:

GMP Allowance Amount – Site Lighting	$1,927,262.
South Florida Electrical Consultant Inc. Bid*	$1,771,326.
Budget Transfer to Buyout Savings Cost Code	$155,936.
Other Bidders:	
Tri-City Electrical	$2,034,185.
Dyna Electric Corp	$2,859,581.

2. Documents in this RTA's scope of work:
   a. ELECTRICAL LIGHTING PLAN & NARRATIVE (CDD: PLAT 1 & PLAT 2): CDD Bulletin #15 Rev B - Electrical Plans Coastal Tishman received 10.10.17
   b. ELECTRICAL FIXTURE LOCATION AND CONDUIT LAYOUT & NARRATIVE (CDD: PLAT 1 & PLAT 2): CDD Bulletin #15 Rev B - Electrical Plans - CT rcvd stamp 10.10.2017
3. Proposals Include CDD REQUEST FOR INFORMATION (RFI) #: 49 thru 139
4. South Florida Electric Consultant Inc. final bid includes Light Fixture cost savings of **$106,768**. (see attached Exhibit) for the cost variance between Bulletin #15 Rev B Light Fixtures and Bulletin #20 Light Fixtures Package. Savings is based on Bulletin 15B quantity takeoff only. The credit does not include delivery and sales tax.
5. Qualifications and Assumptions:
   a. Price includes allowances for certain items not specified at the time of the bid as follows:

LED Lighting Fixture	458 lf	$19,581.
LED Drivers	10 ea.	$1,000.
Step Down Transformers (5)	5 ea.	$2,500.
Concrete Bases per pole (54)	54 ea.	$21,600.
GFI Outlets Waterproof Housing and Mounting Post	91 ea.	$2,275.
ALLOWANCE SUBTOTAL:		$46,956,

Coastal
TISHMAN

b. A standard handhole (not shown in plans) for each light pole has been included in the base bid.
c. Roadway Maintenance to include sweeping and Water Truck only as needed for area of South Florida Electrical work not for sitewide maintenance of areas not affected by this scope
d. Erosion Control only includes maintaining, moving or replacing of existing erosion control in areas of work disturbed by South Florida Electric scope of work.

6. Due to not having approved drawings from all jurisdictional agencies, this is Coastal Tishman's best analysis on the scope of work being bought.
7. Exclusions:
   a. FPL Poles, handholes, wire and conduit to be supplied by Florida Power and Light. South Florida Electric will provide installation of handholes, conduit and pull string only. FPL to install pole and install wire to complete the installation.

Based on the foregoing, this RTA is to record final approval by Square Edge Inc. and Miami World Center to award this work to South Florida Electrical Consultant in the amount of $1,771,326. defined above and in the attachments. Please acknowledge by signing below.

Recommended for Acceptance
Coastal Tishman/JV

4/2/18
David Echezarreta / Kevin Davis Date

Approval of Award
Square Edge, Inc.

4/24/18
Glenn Fidje Date

Approval of Award
Kimley-Horn & Associates, Inc.

4-11-18
District Engineer Date

Approval of Award
Miami World Center Community Development District

CDD Chair / Vice-Chair Date

Attachments:

A. Budget Re-Allocation – Contract vs Bid
B. Coastal Tishman Bidders Leveling Sheet
C. Proposal by South Florida Electrical Consultant.
D. Proposal by Tri-City Electric
E. Proposal by Dyna Electric Corp
F. Drawing Log
G. CDD Budget Allowance Allocation
H. MWC CDD - Electrical Fixture Cost Savings 4-2-2018

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

6

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

7

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2018

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2018

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	$ 5,065	$ -	$ -	$ 5,065
Investments				
Reserve	-	4,978,941	-	4,978,941
Capitalized interest	-	7,589,449	-	7,589,449
Construction	-	-	28,069,733	28,069,733
Construction reserve[1]	-	-	2,000,000	2,000,000
Cost of issuance	-	18,172	-	18,172
Retainage subaccount	-	-	1,008,861	1,008,861
Due from Developer	13,149	-	-	13,149
Assessments receivable	223,249	-	-	223,249
Interest receivable	-	16,227	33,537	49,764
Total assets	$ 241,463	$ 12,602,789	$ 31,112,131	$ 43,956,383
LIABILITIES				
Accounts payable	$ 89,730	$ -	$ -	$ 89,730
Retainage payable	-	-	109,081	109,081
Accrued wages payable	1,000	-	-	1,000
Accrued taxes payable	382	-	-	382
Developer advance	6,000	-	-	6,000
Total liabilities	97,112	-	109,081	206,193
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	236,398	16,227	33,537	286,162
Total deferred inflows of resources	236,398	16,227	33,537	286,162
FUND BALANCES				
Restricted for:				
Debt service	-	12,586,562	-	12,586,562
Capital projects	-	-	28,969,513	28,969,513
Metro Mover[1]	-	-	2,000,000	2,000,000
Unassigned	(92,047)	-	-	(92,047)
Total fund balances	(92,047)	12,586,562	30,969,513	43,464,028
Total liabilities, deferred inflows of resources and fund balances	$ 241,463	$ 12,602,789	$ 31,112,131	$ 43,956,383

[1]Reserve for Metro Mover.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Off-roll assessments	$ -	$ -	$ 297,666	0%
Developer contribution	-	47,861	-	N/A
Total revenues	-	47,861	297,666	16%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	1,000	12,000	8%
FICA	76	76	918	8%
District engineer	4,362	8,339	15,000	56%
General counsel	377	2,037	40,000	5%
District manager	4,167	25,000	50,000	50%
Accounting O&M	292	1,750	3,500	50%
Debt service fund accounting	1,250	7,500	15,000	50%
O&M methodology	2,737	2,737	-	N/A
Assessment roll services	-	10,000	20,000	50%
Arbitrage rebate calculation	-	-	1,500	0%
Audit	1,500	3,500	8,500	41%
Postage	7	34	1,000	3%
Insurance - GL, POL	-	10,710	12,000	89%
Legal advertising	-	321	1,500	21%
Miscellaneous- bank charges	27	152	950	16%
Website	-	616	615	100%
Dissemination agent	250	1,500	3,000	50%
Annual district filing fee	-	175	175	100%
Trustee	-	3,500	8,500	41%
Total professional & administrative	16,045	78,947	194,158	41%

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2018

	Current Month	Year to Date	Budget	% of Budget
Field operations				
On-site field management	-	-	5,000	0%
Security services	-	-	10,000	0%
Landscape services	-	-	15,000	0%
Telephones	-	-	500	0%
Utilities				
Electricity	-	-	25,000	0%
Irrigation	-	-	7,500	0%
Stormwater drain inspections/cleanout	-	-	10,000	0%
Copier lease	-	-	262	0%
Repairs & maintenance	-	-		
General	-	-	3,000	0%
Electrical	-	-	1,500	0%
Grounds	-	-	3,000	0%
Irrigation	-	-	1,700	0%
Plant tree replacement	-	-	5,000	0%
Road repair	-	-	2,000	0%
Sidewalk/paver repair	-	-	2,000	0%
Contingency	-	-	3,000	0%
Insurance: property	-	-	8,500	0%
Office supplies	-	-	546	0%
Total field operations	-	-	103,508	0%
Excess/(deficiency) of revenues over/(under) expenditures	(16,045)	(31,086)	-	
Fund balance - beginning	(76,002)	(60,961)	-	
Fund balance - ending	$(92,047)	$ (92,047)	$ -	

**These items will be realized when bonds are issued.
***These items will be realized the year after the issuance of bonds.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest & miscellaneous	$ 107	$ 59,191	-	N/A
Total revenues	107	59,191	-	N/A
EXPENDITURES				
Interest	-	2,604,964	4,488,070	58%
Cost of issuance	-	1,065	-	N/A
Total expenditures	-	2,606,029	4,488,070	58%
Excess/(deficiency) of revenues over/(under) expenditures	107	(2,546,838)	(4,488,070)	
Fund balance - beginning	12,586,455	15,133,400	17,098,612	
Fund balance - ending	$ 12,586,562	$ 12,586,562	$ 12,610,542	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2018

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	$ 12,986	$ 99,999
Total revenues	12,986	99,999
EXPENDITURES		
Capital outlay	721,876	1,544,874
Total expenditures	721,876	1,544,874
Excess/(deficiency) of revenues over/(under) expenditures	(708,890)	(1,444,875)
Fund balance - beginning	31,678,403	32,414,388
Fund balance - ending	$ 30,969,513	$ 30,969,513

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

8

MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

A Regular Meeting of the Miami World Center Community Development District's Board of Supervisors was held on Wednesday, March 21, 2018 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	Vice Chair
Joseph DiCristina	Assistant Secretary
Stephen Colamarino	Assistant Secretary
Peter Brown *(via telephone)*	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Aaron E. Buchler	District Engineer
Michael Pawelczyk	General Counsel
Bibiana Tabares	Construction Manager

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FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:12 a.m. Supervisors Chiste, DiFiore, DiCristina and Colamarino were present, in person. Supervisor Brown was attending via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors Stephen Colamarino [Seat 3], Joe DiCristina [Seat 4] and Cora DiFiore [Seat 5] (*the following to be provided in a separate package)***

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Colamarino, Mr. DiCristina and Ms. DiFiore. The Board Members were already familiar with the following items.

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Financial Disclosure Forms

i. Form 1: Statement of Financial Interests

ii. Form 1X: Amendment to Form 1, Statement of Financial Interests

iii. Form 1F: Final Statement of Financial Interests

D. Form 8B – Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2018-01, Canvassing and Certifying the Results of the Landowners' Election**

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Ms. Cerbone presented Resolution 2018-01. The results of the Landowners' Election were as follows:

Stephen Colamarino	10 Votes	Seat 3	4-Year Term
Cora DiFiore	7 Votes	Seat 5	4-Year Term
Joe DiCristina	5 Votes	Seat 4	2-Year Term

On MOTION by Ms. DiFiore and seconded by Mr. Chiste, with all in favor, Resolution 2018-01, Canvassing and Certifying the Results of the Landowners' Election, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2018-02, Electing Officers of the District**

Ms. Cerbone presented Resolution 2018-02. Ms. DiFiore nominated the existing slate of officers, as follows:

Chair	John Chiste
Vice Chair	Cora DiFiore
Secretary	Craig Wrathell

Treasurer	Craig Wrathell
Assistant Secretary	Joseph DiCristina
Assistant Secretary	Stephen Colamarino
Assistant Secretary	Peter Brown
Assistant Secretary	Cindy Cerbone
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Ms. DiFiore and seconded by Mr. Chiste, with all in favor, Resolution 2018-02, Electing the Officers of the District, as nominated, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2018-03, Authorizing the Chair or Vice Chair of the Board of Supervisors, Subject to Specified Conditions, to Execute Certain Governmental Applications, Plats, Authorizations, Instruments, and Other Related Documents Associated With Efforts By Property Owners to Plat and Develop Property Within the District; and Providing for an Effective Date**

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Ms. Cerbone presented Resolution 2018-03. It is common for Districts in the development phase to authorize the Chair and Vice Chair to execute documents prior to Board approval, subject to District Staff's review, with those documents, contracts, etc., then presented for ratification, at the next meeting. This process would prevent project delays. Mr. Pawelczyk noted that it is not necessary to have the Board ratify all things executed and the Chair or Vice Chair could choose to have it presented for approval, prior to execution.

On MOTION by Mr. Chiste and seconded by Mr. Colamarino, with all in favor, Resolution 2018-03, Authorizing the Chair or Vice Chair of the Board of Supervisors, Subject to Specified Conditions, to Execute Certain Governmental Applications, Plats, Authorizations, Instruments, and Other Related Documents Associated With Efforts By Property Owners to Plat and Develop Property Within the District; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Ratification of Recommendation(s) to Award (*support documentation available upon request*)**

The Recommendation to Award (RTA) documents were presented for ratification.

A. RTA No. 004 Revision 02 – Florida Safety Contractors, Inc. – Traffic Signalization, Phase 2.

B. RTA No. 004 Revision 03 – Under Power Construction Corp. – Traffic Signalization, Phase 2.

Ms. Tabares stated this contract was due to the prior subcontractor's lack of performance.

C. RTA No. 005 Revision 01 – Jaffer Well Drilling – Drainage Well

D. RTA No. 006 Revision 02 – UCC Group, Inc. – Water Features (Luma Drop-Off)

E. RTA No. 007 Revision 00 – BrightView Landscaping – Landscape and Irrigation

F. RTA No. 008 Revision 01 – Giannetti Contracting Corp. – Block G Sewer Upgrade

G. RTA No. 009 Revision 01 – UCC Group – CDD Hardscape

Mr. DiCristina asked if the Luma Drop-Off location was in the public right-of-way (ROW). Mr. Buchler stated the location is on CDD property; it is in a public open space but not in a public, City or County ROW. In response to the question of whether the CDD maintains the Private Improvement Area (PIA), Mr. Buchler replied no.

On MOTION by Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, the Recommendations to Award, as described, were ratified.

EIGHTH ORDER OF BUSINESS **Ratification of Coastal/Tishman Change Orders *(support documentation available upon request)***

Mr. Buchler presented the following Coastal/Tishman Change Orders:

A. Change Order Number 016 – Crediting Change Orders #56, pertaining to Florida Power & Light (FPL) NE 10th Street conduit redirection, and #48 pertaining to cut and caps not performed.

B. Change Order Number 019 – Crediting Change Orders #44, pertaining to Bull 5 for no utilities after 12" GV into former Block E, and #60, pertaining to Bull 2 for water and sewer lateral scope deletion.

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C. Change Order Number 020 – Crediting Change Orders #66, pertaining to TCG removal of 6" reinforced concrete, asphalt and permit renewal, and #67, pertaining to Bull 9 for Block G scope of services deletion.

Ms. Tabares stated the subcontractors at each building would submit their invoices for Block G services directly to the CDD.

D. Change Order Number 021 – Crediting Change Order #69, pertaining to transfer of costs not used by the subcontractor and/or GC to a new cost savings/allowance cost code.

Ms. Tabares stated that, instead of reallocating credits back to the contingency fee, an additional line item, "new cost savings/allowance cost", was created to prevent being charged fees twice. The fee rates for credits are 4% and 7% for expenses.

E. Change Order Number 022 – Credits to Change Order #68 pertaining to G&S allowance not used by subcontractor. Same as above.

F. Change Order Number 023 – Crediting Change Order #62 pertaining to Builders Risk Policy, Phase 1 and Phase 2.

G. Change Order Number 024 – Crediting Change Order #73 pertaining to bond costs for water and sewer conveyance.

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On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, Coastal/Tishman Change Orders 016 and 019 through 024, as described, were ratified.

NINTH ORDER OF BUSINESS **Ratification of Conveyance Package Submittal for Off-Site Miami-Dade Water and Sewer Department Agreement**

Mr. Pawelczyk stated the water and sewer conveyance package was submitted and accepted by the County.

On MOTION by Mr. DiCristina and seconded by Mr. Chiste, with all in favor, the Conveyance Package for the Off-Site Miami-Dade Water and Sewer Department Agreement and submittal, were ratified.

TENTH ORDER OF BUSINESS **Consideration of City of Miami Tree-Permit-Planting Covenants Running with the Land and Tree Protection Bond (*in substantial form*)**

A. 705 N. Miami Ave

Ms. Tabares stated that, since the Tree Permit Planting Covenant No. 18-032 was located in the area of the Plat 2 ROW and was tied to a private area, the permit was assigned to Miami A/I Commercial Association Holdings LLC. This was to plant all the trees around that area and is a requirement from the City to issue a permit. Another issue was related to the Tree Protection Bond. Mr. Pawelczyk stated that, since the CDD is a local government, a bond should not be required to ensure improvements are maintained. If it is required, it raises the question of how to fund it and would require adding it to the budget. The goal is for the City to understand that that the CDD is a Special Taxing District, to avoid posting a bond. Mr. Pawelczyk suggested creating a map indicating the landscape areas, which would help when bidding out the landscape project. Discussion ensued regarding the possible cost if the District must post a bond. Mr. Pawelczyk stated that the goal is a Master Agreement, once the project is completed, that lists the areas that would be maintained by the CDD.

B. 1001 NE 1 Ave

Ms. Tabares stated Tree Permit Planting Covenant No. 18-047 was necessary because its location, at NE 1st Avenue and 10th Street, conflicted with the drainage installation.

On MOTION by Mr. DiCristina and seconded by Ms. DiFiore with all in favor, the City of Miami Tree-Permit-Planting Covenants Running with the Land and Tree Protection Bond, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of FPL Energy Services, Inc., Agreement Instruments (*in substantial form*)**

A. Master Lighting Services Agreement

B. Statement of Work No. 1

C. Supplemental Terms and Conditions for Pole Attachment

Ms. Cerbone stated this matter could be deferred to the next meeting, if necessary. Ms. Tabares stated that the FPL team had no issues with the comments from Ms. Cerbone and Mr.

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Pawelczyk. FPL was revising the documents to include the comments and Staff would review the final version. The District cannot start work until the documents are signed. Mr. Pawelczyk stated the CDD was not in a bargaining position, in terms of early termination fees specified in the documents. He was initially concerned about the CDD being required to have insurance policies covering auto, employees and worker's compensation, as the District only carries public liability insurance but Ms. Tabares advised that FPL was willing to change that requirement, as long as the CDD's insurance was similar to the City's insurance. His understanding was that FPL was willing to include in the Agreement that the District is a local government and protected by sovereign immunity, which auditors want in all agreements. The Agreement also contains a confidentiality section, which states the Agreement must be kept confidential, to the extent required by the public records laws. Mr. Chiste stated the Board looks to the District Manager and District Counsel to review these types of documents before presenting them for approval. Mr. Pawelczyk agreed and stated, subject to the changes discussed, he approved the legal form of the document. Ms. Cerbone stated that District Management was okay with the documents, subject to recognizing the tax exempt status and inclusion of an amortization schedule for the early termination clause.

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On MOTION by Mr. Chiste and seconded by Mr. Colamarino with all in favor, the FPL Energy Services, Inc., Agreement Instruments, in substantially final form, as discussed, were approved.

TWELFTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of January 31, 2018**

Ms. Cerbone distributed and presented revised Unaudited Financial Statements as of January 31, 2018. Line items were added under "Assets" and "Fund Balances" to capture the $2 million Capital Projects Fund obligation, relating to the Metro Mover. All Requisitions relating to the Metro Mover would be reviewed by Ms. Cerbone or Mr. Wrathell. Off-roll Assessment revenue collections were at 0%, due to Fishkind and Associates, Inc. having to reissue the assessment invoices. Payments for October, December and March were expected in the next couple of weeks. The Expenditure section was revised; figures noted in the "General fund accounting" line item were transferred over to the "Debt service fund accounting" line item. In

response to a question, Ms. Cerbone stated the first principal debt service payment would be in November, 2020.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the Unaudited Financial Statements as of January 31, 2018, were approved.

THIRTEENTH ORDER OF BUSINESS Approval of Minutes

A. September 20, 2017 Public Hearing and Regular Meeting

B. November 7, 2017 Landowners' Meeting

Ms. Cerbone presented the September 20, 2017 Public Hearing and Regular Meeting Minutes and the November 7, 2017 Landowner's Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Colamarino and seconded by Mr. Chiste, with all in favor, the September 20, 2017 Public Hearing and Regular Meeting Minutes and the November 7, 2017 Landowners' Meeting Minutes, as presented, were approved.

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FOURTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

There being nothing additional to report, the next item followed.

B. District Engineer: *Kimley-Horn and Associates, Inc.*

Mr. Buchler stated the project construction was well underway, as noted by the various packages that were awarded.

- **Amendment #2 to Contract**

******This item was an addition to the agenda.******

Mr. Buchler stated that this was related to lighting and electrical engineer services to transfer funds between categories and indicates a decrease to the sub-consultant task and an increase in the coordination categories, as well as redefining their descriptions; the total cost did not change.

On MOTION by Mr. Chiste and seconded by Mr. DiFore, with all in favor, the Amendment # 2 to Contract, was approved.

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

i. NEXT MEETING DATE April 18, 2018 at 11:00 A.M.

Ms. Cerbone stated that the next meeting will be held on April 18, 2018 at 11:00 a.m., at this location. If the April meeting is cancelled, the proposed Fiscal Year 2019 budget would be presented during the May meeting.

FIFTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

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

SIXTEENTH TWELFTH ORDER OF BUSINESS Public Comments

There being no public comments, the next item followed.

SEVENTEENTH 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 11:57 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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336 _____ _____
337 Secretary/Assistant Secretary Chair/Vice Chair

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