

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

The Board of Supervisors of the Miami World Center Community Development District held a Regular Meeting on September 17, 2024 at 11:30 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132.

Present were:

John Chiste (via telephone)	Chair
Cora DiFiore	Vice Chair
Jared Bouskila	Assistant Secretary
Joe DiCristina	Assistant Secretary
Esteban Anzola	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler (via telephone)	District Engineer
Fernando Perez	Operations (JLLA)
Giovanni Lopez	Operations (JLLA)
Paola Lamprea	Square Edge, Inc. (SEI)
Shukima Alexander	Square Edge, Inc. (SEI)
Ben Feldman (via telephone)	Developer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:33 a.m. Supervisors DiCristina, Bouskila, DiFiore and Anzola were present. Supervisor Chiste attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion: Park West Budget

This item was presented following the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

Review of Responses to RFP for Porter & Pressure Washing Services

A. Recommendation

The Board and Staff discussed the responses to the Request for Proposals (RFP) and the scoring and recommendation of JLLA Staff.

Ms. Wald discussed procedures for considering the respondents and awarding the contract and stated that the Board can choose to accept the recommendations of Staff or to complete their own evaluation and ranking. It was noted that the RFP includes a three-year renewable contract, which would commence October 1, 2024. The amount is slightly more than the previous year but within the amount budgeted for the expense.

B. Respondents

- I. General Facility Care, LLC**
- II. SFM Janitorial Services, LLC**
- III. Stockton Maintenance Group LLC (SMG)**
- IV. Total Cleaning**
- V. Triangle Services, Inc.**
- VI. United Services, Inc.**

C. Evaluation/Ranking

Staff's recommendation was to rank United Services, Inc. (United), as the #1 ranked respondent to the RFP and award the contract to United.

The Board consensus was to accept Staff's scoring, ranking and recommendation.

D. Award of Contract/Authorization to Contract with Highest Ranked Respondent

On MOTION by Mr. DiCristina and seconded by Mr. Bouskila, with all in favor, accepting Staff's ranking and recommendation to rank United Services, Inc., as the #1 ranked respondent to the RFP for Porter & Pressure Washing Services, as the Board's ranking, and awarding the contract to, United Services, Inc., were approved.

On MOTION by Mr. Bouskila and seconded by Ms. DiFiore, with all in favor, authorizing Staff to proceed with execution of the Agreement with the #1 ranked respondent to the RFP for Porter & Pressure Washing Services and proceeding with the second, third or fourth ranked respondents, depending on negotiations, to be amended as necessary, with an effective date of October 1, 2024, was approved.

On MOTION by Mr. DiCristina and seconded by Mr. Anzola, with all in favor, ranking Total Cleaning as the #2 ranked respondent, was approved.

- **Discussion: Park West Budget**

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

Mr. Buchler recommended the Park West budget be reallocated.

Mr. Feldman stated the CDD budget for all the improvements was established in 2017. Some costs were incurred immediately and some costs have not been incurred yet. Materials and labor costs have increased significantly in seven years and ongoing project management costs and legal fees have accumulated, which caused the budget for this project to increase significantly. The District Engineer and the team were able to identify locations with unfunded and overfunded improvements that can be reallocated accordingly.

Ms. Alexander and Ms. Lamprea discussed revisions to the Summary to the budget updated through July 31, 2024.

Mr. Feldman stated that there is no artwork requirement; despite previous discussions about the CDD acquiring artwork, it has since been decided that it makes the most sense for artwork to be owned in a single entity rather than requiring CDD ownership.

Mr. Rom noted that this budget is separate from the Metro Mover. He asked if there is a need for an amended District Engineer’s Report. Mr. Buchler replied affirmatively.

Ms. Wald stated that, with regard to utilization of bond funds, everything flows directly from the Engineer’s Report. Because the budget will be reallocated, a summary should be provided indicating that the District Engineer has reviewed the budget and the improvements comply with the requirements for use of bond funds.

Discussion ensued regarding when additional revenue related to new units coming online will be reflected in the budget.

Ms. Wald stated that District Management will determine in which fiscal year the changes will be reflected. Mr. Rom will advise if further Board direction is necessary.

On MOTION by Mr. Bouskila and seconded by Mr. DiCristina, with all in favor, the updated Park West Budget allocation and authorizing the District Engineer to amend the Engineer’s Report, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Plant Professionals, Inc.
Third Amendment to Services Agreement
(Holiday Lighting)**

Mr. Rom presented the Third Amendment to the Plant Professionals, Inc. Services Agreement for Holiday Lighting.

It was noted that the proposal is similar to what was installed last year.

On MOTION by Mr. DiCristina and seconded by Ms. DiFiore, with all in favor, the Third Amendment to the Plant Professionals, Inc. Services Agreement for Holiday Lighting, in the amount of \$54,684 annually for contract years 2024 through 2026, was approved.

Staff will consult Mr. Buchler in advance of installation because some trees should not be lighted, due to the likelihood of damage.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Rom presented the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives, publish an annual report on its website detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

Mr. Rom stated that District Management and District Counsel collaborated on identifying Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

Mr. Rom presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD and explained how the CDD will meet the goals.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

On MOTION by Mr. Bouskila and seconded by Mr. DiCristina, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of July 16, 2024 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. DiCristina and seconded by Mr. Bouskila, with all in favor, the July 16, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Ms. Wald discussed the requirement to complete four hours of ethics training by December 31, 2024. She discussed recent Legislation that requires every nongovernmental entity entering into a contract with a governmental entity to complete an Affidavit attesting that they do not use coercive labor practices commonly used by human traffickers when supplying labor and services to local governments.

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

C. Operations Manager: Jones Lang Lasalle Americas, Inc.

There were no District Engineer or Operations Manager reports.

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

- **UPCOMING MEETING DATE: October 15 2024 at 11:30 AM**
 - **QUORUM CHECK**

The next meeting will be held on October 15, 2024, unless cancelled.

TENTH ORDER OF BUSINESS

Public Comments

Discussion ensued about CDD review and signoff on completion of work on the Lalezarian project. Mr. Rom stated Mr. Anzola will contact Mr. Buchler. Mr. DiCristina, Mr. Buchler and Mr. Rom will review the Agreement that outlines the signoff and review process.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bouskila and seconded by Mr. DiCristina, with all in favor, the meeting adjourned at 12:14 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair