

**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 October 15, 2024 at 11:00 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
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)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:03 a.m.

Supervisors DiFiore, Bouskila and Anzola were present. Supervisor Chiste attended via telephone. Supervisor DiCristina was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion: Formal Protest of Intended Award to United Services, Inc.

Mr. Rom recalled that, at the last meeting, the contract for porter and pressure washing services was awarded to United Services, Inc. (USI). Staff notified all the proposers

and subsequently received a formal Protest of Intended Award to USI from General Facility Care LLC (GFC), dated September 23, 2024, on the grounds that their proposal did not meet specified staffing requirements of 157.50 porter service hours per week, as detailed in Addendum #2.

As such, Staff re-reviewed all the responses and also determined that USI failed to meet the staffing requirement; discrepancies among all the respondents to the RFP were noted.

FOURTH ORDER OF BUSINESS

Consideration of Informal Proceeding of Protest

Mr. Rom stated that Staff sent notification via email and FedEx to all the respondents announcing that a formal protest was received and, as per the Rules of Procedure, Staff set a date, time and location for an informal proceeding; the respondents were notified at least 15 days prior to the protest proceeding.

Referencing a handout, Mr. Rom stated the Board has the option of holding a formal protest hearing or re-advertising the Request for Proposals (RFP). Staff's recommendation is to re-advertise the RFP.

Ms. Wald stated step one for the informal proceeding is for the Board to make the determination that there is no disputed issue of material fact. The issue that was raised, as stated by the District Manager, is a protest that the requirements listed in the RFP were not met. Staff is not disputing this based upon re-reviewing all the responses to the RFP. Subsequently, the Board will have to decide the best course of action. Ms. Wald recommended an examination of Staff's review and noting which respondents did not meet the requirements.

Discussion ensued regarding GFC, Addendum #2 and the bidders that failed to meet the staffing requirement.

On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, making the determination that there is no issue of material fact with regard to the protest, was approved.

Ms. Wald stated, based upon Staff’s re-review and determination that all bidders failed to meet all the requirements, the recommendation is to reject all the bids and publicize a new RFP with specific staffing requirements of porter service hours per week.

On MOTION by Mr. Bouskila and seconded by Mr. Anzola, with all in favor, rejecting all bids received and proceeding by advertising a new RFP with the stated number of porter service hours per week listed therein, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Crestwood Services, Inc. Service Agreement (Porter and Pressure Washing Services – Month to Month)

Mr. Rom presented the Crestwood Services, Inc. Service Agreement for Porter and Pressure Washing Services, for ratification. This is to ensure that services continue, on a month-to-month basis with the current vendor, until a new contract is awarded.

On MOTION by Mr. Bouskila and seconded by Ms. DiFiore, with all in favor, the Crestwood Services, Inc. Service Agreement for month-to-month Porter and Pressure Washing Services until a new contract is awarded, was ratified.

Mr. Rom noted that November 19, 2024 is too close to the timeline for the new RFP to be advertised and presented to the Board; therefore, Staff will schedule the next meeting for December 17, 2024, at which the responses to the RFP will be considered.

- **Consideration of the FA Retail LLC proposal for On-Site Field Management Services**
This item was an addition to the agenda.

Referencing a handout, Mr. Rom presented the FA Retail LLC proposal for On-Site Field Management Services and stated the proposal objectives and services align with the scope of work of JLL, the current on-site management company.

Ms. Wald pointed out the differences between the two companies and stated, based on the FA Retail LLC proposal, revisions must be made. If the Board chooses to accept the proposal, the CDD would enter into a contract and include an exhibit outlining the functions,

duties and obligations that specifically meet the CDD’s needs, within the Agreement, because the functions and services outlined in the FA Retail LLC proposal do not match up perfectly.

Ms. Wald noted that the current contract with JLL has a 60-day termination clause; the only way for either party to get around that would be if both parties agree to sign off on a shorter termination time. Mr. Rom stated that JLL is willing to shorten the termination time and is even agreeable to ending services on November 1, 2024. He confirmed with FA Retail LLC that they can be ready to commence on that date.

Ms. Wald stated the first motion should be to terminate the services of JLL and the second motion would be to engage the services of FA Retail LLC and leave the time open.

Discussion ensued regarding a termination date, possible issues with terminating an Agreement before finalizing the new Agreement, why a formal RFP bid process is not required for the on-site management, the scope of work and financial conflicts.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, terminating the JLL Property Management Agreement for On-Site Field Management Services, was approved.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, engaging FA Retail LLC for On-Site Field Management Services, subject to Staff and the Chair negotiating an Agreement for the same services provided by JLL, and authorizing the Chair to execute, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2024

On MOTION by Mr. Bouskila and seconded by Ms. DiFiore, with all in favor, the Unaudited Financial Statements as of August 31, 2024, was accepted.

SEVENTH ORDER OF BUSINESS

Approval of September 17, 2024 Regular Meeting Minutes

On MOTION by Mr. Bouskila and seconded by Mr. Anzola, with all in favor, the September 17, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. 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, 2024.

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

Mr. Buchler reported the following:

- Revisions to a report are underway; the report will be presented at the next meeting.
- One year ago, JLL and the Board approved an additional service for Engineering to make a few design revisions to First Avenue, within the public right-of-way (ROW) to counter-act bike lanes and other things installed by the County. Staff attended meetings with County Officials in the past month regarding the scope of work and plans. It appears that the County will approve the CDD’s plans with an additional scope; thus, he will prepare a review that will cover the scope and email it to Management for dissemination to the Board.

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

There was no report.

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

- **UPCOMING MEETING DATE: November 19, 2024 at 11:00 AM**
 - **QUORUM CHECK**

The November 19, 2024 meeting will be cancelled. The next meeting will be scheduled and be held on December 17, 2024.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bouskila and seconded by Mr. Anzola, with all in favor, the meeting adjourned at 11:38 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair