

**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 December 17, 2024 at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132.

Present:

John Chiste	Chair
Cora DiFiore (via telephone)	Vice Chair
Jared Bouskila	Assistant Secretary
Esteban Anzola	Assistant Secretary
Joe DiCristina	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)
Matt Falcone	FA Retail, LLC
Ben Feldman (via telephone)	Miami World Center

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:00 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Review of Responses to RFP for Porter & Pressure Washing Services

A. Recommendation

Mr. Rom recalled that, at a previous meeting where the Board and Staff reviewed responses to the Request for Proposals (RFP) for Porter & Pressure Washing Services, there were discrepancies, from a bid protest perspective, and Staff recommended going through the RFP process again. The RFP was re-advertised

B. Respondents

Mr. Rom stated six proposals were received and subsequently reviewed by the Operations Manager and District Staff. Ms. Wald stated all the proposals and responses were emailed well in advance of the meeting, which gave Staff an opportunity to review each proposal for recommendation purposes.

- I. General Facility Care, LLC
- II. SFM Janitorial Services, LLC
- III. American Facility Services (AFS)
- IV. Total Cleaning
- V. Triangle Services, Inc.
- VI. United Services, Inc.

C. Evaluation/Ranking

Mr. Falcone reviewed his scoring.
Ms. Thomas reviewed Management’s scores and ranking, as follows:

#1	United Services, Inc. (USI)	90.00 points
#2	Total Cleaning	86.95 points
#3	General Facility Care, LLC	86.33 points
#4	Triangle Services, Inc.	85.18 points
#5	American Facility Services (AFS)	81.60 points
#6	SFM Janitorial Services, LLC	79.35 points

Mr. Rom stated the Board can accept Staff’s scores and ranking as its own or collectively complete its own rankings individually or jointly.

Discussion ensued regarding the evaluation criteria, waiving irregularities pertaining to cost, the cost formula and the selection process.

D. Authorization to Negotiate and Finalize Contract

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, waiving the irregularities; accepting District Management's scores, ranking and recommendation to rank United Services, Inc. as the #1 ranked respondent to the RFP for Porter & Pressure Washing Services, and ranking Total Cleaning as #2, General Facility Care, LLC as #3, Triangle Services, Inc. as #4, AFS as #5 and SFM Janitorial Services, LLC as #6; and, authorizing Staff to negotiate and finalize a contract with USI, the #1 ranked respondent to the RFP, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Extending the Terms of Office of All Current Supervisors to Coincide With the General Election Pursuant to Section 190.006, *Florida Statutes*; Providing for Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2025-01.

Ms. Wald explained that, because the CDD was created in an odd year and general elections are held in even years, the Board has the option, under Chapter 190, Florida Statutes, to extend the terms of office for the Seats for one year to coincide with the General Elections.

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, Resolution 2025-01, Extending the Terms of Office of All Current Supervisors to Coincide With the General Election Pursuant to Section 190.006, *Florida Statutes*; Providing for Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Update: Supplemental Engineer's Report

Mr. Rom stated the District Engineer is still working on the Supplemental Engineer's Report.

This item was deferred.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2024

Mr. Rom presented the Unaudited Financial Statements as of October 31, 2024.

Discussion ensued regarding adopting rules and regulations related to the utilization of CDD spaces by private entities.

Ms. Wald stated that CDD funds are public funds and public funds cannot be used for private purposes.

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

SEVENTH ORDER OF BUSINESS

Approval of October 15, 2024 Regular Meeting Minutes

On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the October 15, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Referencing slides, Mr. Buchler discussed a need to re-construct and improve a drop-off area from 10th Street to the railroad tracks, installing a landscape buffer, negotiating an agreement with the County and the scope of the project.

Mr. Buchler asked for Board approval of a construction budget in the amount to \$190,000.

Discussion ensued regarding the construction project scope of work, impact of the project on the CDD, the crosswalk, the parking spaces in the travel lanes and the funding source.

Mr. Buchler will email the exhibits to Mr. Rom for dissemination to the Board. Staff will update the Supplemental Engineer's Report to include the construction design plan and costs, as discussed, and present it at the next meeting.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, appointing Mr. DiCristina to coordinate with the District Engineer and finalize a \$190,000 change order for the design and construction of the project, and authorizing the Chair and Vice Chair to execute, were approved.

On MOTION by Mr. Chiste and seconded by Mr. Anzola, with all in favor, utilizing the services of Kimley-Horn, if necessary, to review the west side improvements and assist with permitting etc., was approved.

C. Operations Manager: FA Retail, LLC

There was no report.

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

- **UPCOMING MEETING DATE: January 21, 2025 at 11:00 AM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

Chair/Vice Chair