

**MINUTES OF MEETING  
BEACON TRADEPORT  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Beacon Tradeport Community Development District was held on May 26, 2016 at 10:00 a.m. at the Dolphin Mall Management Office, 11401 NW 12th Street, Miami, Florida.

Present and constituting a quorum were:

Pete Marrero	Chairman
Phil Procacci	Vice Chairman
Brett Houston	Assistant Secretary
Al Lara	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel
Raul Alessandri	District Engineer

**Segment I:**

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hernandez called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of  
the April 7, 2016 Meeting**

Mr. Hernandez: Next we have Consideration of the Minutes of the April 7, 2016 Meeting. This would be the time to make any changes, corrections, additions, or deletions. If there are none, a motion to approve them would be in order.

On MOTION by Mr. Houston seconded by Mr. Procacci with all in favor the Minutes of the April 7, 2016 Meeting were approved.

Mr. Hernandez: I kind of changed the typical order of our meeting because I believe we need to go into the workshop to discuss everything that is taking place with the city and based on that discussion, there may be some changes to one of the items I

have to present today, which is the district's proposed budget. So with that being said, we can move into the workshop at this time.

**Segment II: Workshop Section**

**~Update and Discussion of Status of Projects and Road Improvements**

There was a brief discussion on the current status of the projects and road improvements for N.W. 17<sup>th</sup> Street, N.W. 14<sup>th</sup> Street, and N.W. 110<sup>th</sup> Avenue, the interlocal agreement, and the ordinance with the City of Sweetwater. District Counsel indicating he was still coordinating with the city on revising the ordinance and interlocal agreement.

**Segment III:**

**THIRD ORDER OF BUSINESS**

**Authorization or Approvals  
Requiring Board Action for Items  
Discussed During the Workshop**

Mr. Hernandez: Let's enter back to the regular meeting under Segment III. We still have the same quorum. There are no items requiring action from the board so we can move on to the next item.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution  
#2016-02 Approving the Proposed  
Fiscal Year 2017 Budget and  
Setting the Public Hearing**

Mr. Hernandez: Item #4, before we go to Resolution #2016-02, we can look at the proposed budget. The only changes we are going to be seeing in this proposed budget will affect the Dolphin Mall and that has to do with the increase in the landscaping. The district receives assessments and we separate that into two separate line items. The only taxpayers at this point that are paying outside of the tax bill, the operations and maintenance costs, is the Dolphin Mall. So it is easy for us to recognize what the amount that is being levied is the one that is listed in the revenue, the second line item, special assessment off-roll, which relates specifically to the Dolphin Mall. In the past, it was \$105,000 but this year it needs to go up to \$132,000. The reason for that is the extra cost for the holiday decorations.

Mr. Marrero: So this is the annual assessment?

Mr. Hernandez: Yes, the annual assessment for the operations and maintenance, which is the one I send you a direct bill.

Mr. Marrero: So this will affect this year's assessment for 2016?

Mr. Hernandez: Correct. It is for the one you typically pay sometime in August or September. Other than that, the remainder of the property owners will be able to continue with the same level of services with no increases. At the same time, based upon the prior discussions that we have, what I am going to be doing is creating a line item in the operational budget to allocate all of the funds pertaining to the potential issuance of bonds related to the road construction so the board and anyone else can keep track as to how the funds are being used. Any questions? Pages 3 through 5 intend to define what the line items are meant for. Page 6 gives a description of the budget funds that have been maintained as reserves and what is available. Page 7 shows the obligation for the Series 2012 Bonds. Page 8 shows the amortization schedule for that series of bonds. Page 9 shows the Series 2014 and the last page shows the amortization for the Series 2014. So as you can see, the only change compared to the prior year is the small increase in the Dolphin Mall area, and I have already explained the reason for that. With that being said, does anyone have any questions with regards to the proposed budget?

Mr. Houston: The maturity dates are obviously different. One is 2025 and one is 2029 on the two series.

Mr. Hernandez: At the time they did the refinancing for the industrial side, not only did we do the refinancing, but we also reduced the time on the commercial side and they maintained it up to 2029.

Mr. Houston: So after 5/25 it will just be maintenance?

Mr. Hernandez: For the industrial side, yes, unless you were to define a need to have any additional bonds to be issued for a particular specific reason. The other part I want the board to know is the proposed budget only means a cap as to what will be the maximum amount we can assess. This will not be final until we have a public hearing at least 60 days from today and at that time we are going to adopt the budget. With that

indication being made, let's move on to the resolution. Resolution #2016-02 sets the meeting as to when the board is going to have the public hearing to adopt the final budget. The parcel that is going to receive an increase will also receive a letter being sent by the district explaining the reason of the increase and then they will have the option to attend the meeting to provide any comments they may have in regards to the increase. Based on the 60 day requirement, the earliest we would be able to set the public hearing would be July 28<sup>th</sup> or August 25<sup>th</sup>; whichever date works best for the supervisors. The suggestion from staff is to do it on August 25<sup>th</sup> so we have the latest time and any changes that we may see from the city and we will be able to adjust the final budget if necessary.

Mr. Houston: Is the assessment incorporated in what you are proposing or not?

Mr. Hernandez: It will be incorporated based on the presentation I just made. There will be a line item indicating the total amount that was collected, including this part, and it will show there will be zero assessment for this year.

Mr. Marrero: It looks like Al and I will not be here on August 25<sup>th</sup>.

Mr. Hernandez: We could do it on September 1<sup>st</sup>. That would be the next option.

Mr. Pawelczyk: He has to run an ad anyway so you can do it whenever. It doesn't even have to be on a Thursday.

Mr. Hernandez: Will September 1<sup>st</sup> work for you guys?

Mr. Marrero: Sure.

Mr. Lara: Yes.

Mr. Hernandez: What about you, Brett and Phil?

Mr. Houston: Yes.

Mr. Procacci: I won't be anywhere else then.

Mr. Hernandez: Okay so the suggestion based on the discussion that the meeting for the adoption of the budget is going to be on September 1<sup>st</sup>, same time as we regularly meet, which is 10:00 a.m., same place, the Dolphin Mall Management Office, 11401 NW 12th Street, Miami, Florida. With that being said, unless anyone any changes or comments, a motion to approve Resolution #2016-02 would be in order at this time.

On MOTION by Mr. Lara seconded by Mr. Procacci with all in favor Resolution #2016-02 Approving the Proposed Fiscal Year 2017 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on September 1, 2016 at 10:00 a.m. at the Dolphin Mall Management Office, 11401 NW 12th Street, Miami, Florida.

**FIFTH ORDER OF BUSINESS**

**Discussion of Procedures for Landowners Election – November 3, 2016**

Mr. Hernandez: The next item we have is Discussion of Procedures for Landowners Election. This coming November, November 3<sup>rd</sup>, there are going to be three seats up for election. Those seats are currently occupied by Al Lara, Brett Houston, and Pete Marrero. At that time, the landowners and property owners will have the ability to exercise their voting rights, meaning they will have one vote per acre or fraction of an acre that they own. What we have included in the packages under Section V contains a sample of what will be the agenda for that landowners meeting. At the same time, there is also a copy of the proxy, which is the document that will allow the property owner to appoint whomever they want to exercise their voting rights, followed by the example of the official ballot, and once again, those three seats are Seats #1, #2, and #4 and they will be up for election. Each property owner will be able to vote one vote per acre or fraction of acre and at the end the two individuals who receive the largest number of votes will serve four year terms and the one who comes in third will serve a two year term. And last is the instructions as to how the advertisement will be placed, letting anyone within the district know that the election is going to be taking place on November 3<sup>rd</sup>, as well as the time and place. With all of this being presented, does anyone have any questions? Not hearing any questions, we can move on.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney – Discussion of 2016 Legislative Session Memorandum**

Mr. Hernandez: Staff Reports. Mr. Pawelczyk?

Mr. Pawelczyk: I will be brief as I can be. The memo in your package, I will go over very briefly and if you have questions, let me know. It really doesn't pertain to you

as supervisors. It is more operational. This is just the legislative update. The first is 2016-20. This requires us to include that bold language in our contracts with service providers, whether they be landscapers, security personnel, aquatics maintenance providers, etc. It basically notifies the contractor that Luis and GMS is your records custodian for public records purposes and that public records requests need to go through him and notifies them of the ramifications if they don't provide the records to Luis when he requests them. That is in essence what that does. There were people out there going after the landscape provider asking them to send all their records to the CDD and a landscape provider just ignored it and then all the sudden they get hammered with attorney's fees because they didn't respond. So this just puts them on notice as to what the law is and basically says if you get one of these, let Luis know because he is the records custodian, and also let the requester know that Luis is the records custodian and they should forward all requests to him regarding the district. The second law is more about website updates. You know we have a website. This provides additional items that must be included on the website or for a longer period of time. The proposed budget, finalized budgets, public facilities report prepared by Juan Alvarez's office, and it sets forth certain timeframes. The one thing that impacts most districts is our agendas will now have to be included on the website at least seven days in advance of the meeting. This law is scheduled to take into effect on October 1<sup>st</sup>. I know GMS is already kind of implementing these changes so they will be in place before that. Then 2016-55 just adds special districts to the definition so that they can be included as a financially disadvantaged small community as defined in the Small Community Sewer Construction Assistance Act. This will never impact this district because in my estimation at least as long as I am alive it will never be a financially disadvantaged community. This does have some impact on other districts some of which may be half complete or the developer leaves and it provides options for those communities to get their utilities in place or corrected. In Miami WASA handles the sewer so it really won't impact us at all. There are two other items of legislation. One I will mention and provide a memo later, but it deals with mergers of districts. If this district were adjacent to another district, and both districts wanted to merge, they could

do so and representation from both boards would be allocated to those districts depending on the size of the district. So it basically encourages districts that are adjacent to one another and have similar services they are providing to merge for economies of scale. It requires public hearings in both districts before that happens. It just kind of makes it a little easier for a merger to occur, but I don't think that is anything that this district or any district neighboring you is considering at this time. That is it on the legislative update and that is all I have.

Mr. Hernandez: Are there any questions? Not hearing any, we can move on.

**B. Engineer**

Mr. Hernandez: Raul?

Mr. Alessandri: We have been coordinating with the mall on certain improvements and we are not really ready to present anything, but we are gathering data on existing conditions that are coming up and in some cases we have alternatives that we are working on. The major things are the entrances and the speed tables to slow traffic around the ring road. One other thing I started looking at lately is the question of the sidewalks for pedestrians around N. W. 17<sup>th</sup> Street. I am continuing to research that because we need to find out why there is a bus stop on the N. W. 17<sup>th</sup> Street entrance. I am not sure why that is there. I put a call in to the county, and we are discussing possibly relocating that.

Mr. Houston: So going back to when we were doing 17<sup>th</sup> as a standalone, we were going to be doing sidewalks. That is something you guys want, I assume?

Mr. Alessandri: I don't know that you necessarily want sidewalks on 17<sup>th</sup> into the mall at that point. There was a proposal a couple years ago on a possibility of another sidewalk that would cut through the greenspace south of 17<sup>th</sup>.

Mr. Marrero: Yes, but things have changed a little bit. We were very concerned because of IKEA opening and all of our concerns never really materialized. IKEA's opening impacted us probably a lot less than I ever imagined. Maybe for the first three weeks it was a little busier, but after that it really hasn't impacted us at all. If anything, I think during the holiday season, we probably impact them a little bit because of so much

action, but that was the rationale behind it. We had a lot of concerns that just never materialized and I think now we are looking to scale back and are looking at some things that really need to be addressed. One thing that I will probably get with you, Raul, or with Juan, is to look at any additional crosswalks that we may need on the property like near Texas de Brasil or just east of that. We are looking at strategic improvements that make sense, but a lot of those concerns are gone that we initially had.

Mr. Houston: My concern of what is going to happen in the future, I think you are going to have a lot more pedestrian traffic coming from the other side of 112<sup>th</sup> to you. You are aware of that I am sure once that hotel opens there will be a lot more people walking over there.

Mr. Marrero: Yes.

Mr. Procacci: And on 17<sup>th</sup> Street, too, where you can get through to the mall.

Mr. Marrero: Correct.

Mr. Hernandez: Not only that, once you have the finalized road, people coming from 107<sup>th</sup> will start walking. Right now they see a road that is not built so no one is going to take that route.

Mr. Marrero: Right. I think our priorities have shifted from what we thought were going to be crucial issues to others, and I think that is a good point.

Mr. Houston: You see it now even with the bad road they are walking so you can imagine once you get sidewalks and the hotels and even with my projects people will walk over to the mall for lunch. So there will be a lot of pickup within the next four to five years. Right now they are sort of at risk walking with the way some of the drivers are over there. So I think the safety of the pedestrians is going to be important.

Mr. Hernandez: That is a concern so if you can help us with that, that would be awesome. Anything else to report other than what you have already presented?

Mr. Alessandri: No.

### **C. Manager**

Mr. Hernandez: Under Manager, I have nothing to report at this time and unless anyone has any questions, we can move forward to the next item.



**SEVENTH ORDER OF BUSINESS      Financial Reports**

- A. Approval of Check Register**
- B. Balance Sheet and Income Statement**

Mr. Hernandez: The next item is the Financial Reports. You will find those under Section VII, which has the check register and the balance sheet and income statement. Unless anyone has any questions, a motion to approve those would be in order.

On MOTION by Mr. Marrero seconded by Mr. Houston with all in favor the check register and the balance sheet and income statement were approved.

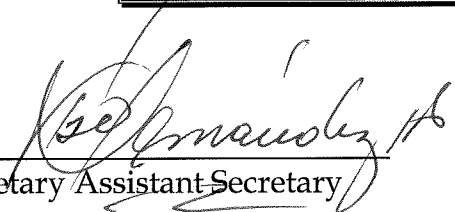
**EIGHTH ORDER OF BUSINESS      Supervisors      Requests      and  
Audience Comments**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS      Adjournment**

Mr. Hernandez: If there is no other district business to discuss, a motion to adjourn the meeting would be in order.

On MOTION by Mr. Houston seconded by Mr. Marrero with all in favor the meeting was adjourned.

  
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Secretary Assistant Secretary

  
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Chairman/ Vice Chairman