

**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 November 3, 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
Madelyn Bello	Assistant Secretary
Al Lara	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel
Juan Alvarez	District Engineer

Segment I:

FIRST ORDER OF BUSINESS

Oath of Office for Newly Elected Supervisors at the Landowners Election (*Seats #1, #2, #4*)

Mr. Hernandez, being a Notary Public of the State of Florida administered the oath of office to Mr. Houston, Mr. Marrero, and Mr. Lara. The signed oaths will become part of the public record.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2017-01 Canvassing and Certifying the Results of the Landowners Election

Mr. Hernandez: Since all of the supervisors that were elected at the landowners meeting today have already served on the board before, there are many items and

explanations that typically I would provide, but I am going to skip and want the record to reflect that is only because the supervisors have previously served and are familiar with these items. While you are all filling out your oaths, if nothing has changed from the information we have in our records, you can indicate that and put the date. I will take care of the bottom portion as a notary. So now we have taken care of the oaths, based on the order that they were elected, Pete is in Seat #1, Brett is in Seat #2, and Al is in Seat #4. Under Organizational Matters, the first item is to consider Resolution #2017-01 Canvassing and Certifying the Results of the Landowners Election. As I indicated at the landowners meeting, Mr. Marrero received 143 votes, Mr. Houston received 143 votes, and Mr. Lara received 141 votes, meaning Mr. Marrero and Mr. Houston will serve four year terms and Mr. Lara will be serving a two year term. With those indications, a motion to approve Resolution #2017-01, which includes all of the results that I just read on the record for the district as a result of the landowners election, would be in order.

On MOTION by Ms. Bello seconded by Mr. Procacci with all in favor Resolution #2017-01 Canvassing and Certifying the Results of the Landowners Election was approved.

B. Consideration of Resolution #2017-02 Electing Officers

Mr. Hernandez: Next we have Consideration of Resolution #2017-02 Electing Officers. At this point the board has two options, either you can revise entirely the slate of officers, or you can keep the slate the same as we had prior to the landowners election. We had Pete as Chairman, Phil as Vice Chairman, and the remainder of the supervisors as Assistant Secretaries. At this point what needs to be provided is the slate of officers as to how the board wants to elect them, so that is for you to define at this time. It is appropriate for the record and so everybody is comfortable to know that all supervisors have the same powers. The only reason to have a Chairman and Vice Chairman is that those two individuals will have to sign documents that have previously been approved by the board. Typically Pete is available, so it would be good to keep him as one of them, but it is up to the board.

Mr. Procacci: Same slate.

Mr. Houston: That is fine.

Mr. Hernandez: Okay. With those indications and for clarity of the record then the Chairman will continue to be Pete Marrero, Vice Chairman will be Phil Procacci, Treasurer is Patti Powers from GMS, I am your Secretary, and the Assistant Secretaries will be Madelyn, Al, and Brett, and also from my office we recommend to appoint Rich Hans as an Assistant Secretary in the event I am not in town and something needs to be executed with the county. With those indications being made, a motion to elect the slate of officers as I just said by approving Resolution #2017-02 would be in order.

On MOTION by Mr. Procacci seconded by Ms. Bello with all in favor Resolution #2017-02 Electing Officers was approved; and the board retained the same slate of officers as read into the record by the District Manager.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
October 6, 2016 Meeting**

Mr. Hernandez: Next is Approval of the Minutes of the October 6, 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. Marrero seconded by Mr. Lara with all in favor the Minutes of the October 6, 2016 Meeting were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Agreement with
Alvarez Engineers, Inc. for
Special Projects**

Mr. Hernandez: Moving forward, next we have Consideration of Agreement with Alvarez Engineers, Inc. for Special Projects. As the board remembers, in observance of precaution, the district has advertised for the new project and as a result of that process, Mr. Alvarez was appointed to be the engineer for that project and as a result of that, you have an agreement the district will be entering into that will allow Mr. Alvarez to assist the district once again with this project. So at this point a motion to

ratify the agreement would be in order since it has already been approved, and by ratifying it, all you will be accepting that a copy of the fully executed document will be part of the record of today's meeting.

On MOTION by Mr. Houston seconded by Mr. Marrero with all in favor the agreement with Alvarez Engineers, Inc. for special projects was ratified.

A. Work Authorization No. 1 for Offsite Roads

B. Work Authorization No. 2 for Improvements to the Outer Ring Roads

Mr. Hernandez: The next item that we have is Work Authorization No. 1. Juan, if you could please discuss that with us?

Mr. Alvarez: Yes. Now that the district's roadway projects agreement has been approved, if you refer to Section 2 of that agreement, it says that each task will be authorized in writing so you have in your books Task Work Orders #1 and #2. Task Work Order #1 is behind tab A, and that is for the design and permitting of portions of 14th Street, 110th Avenue and 17th Street. This proposal was presented to the board before and is identical to what was presented before. So that is Work Order #1. Work Order #2 would be behind tab B, which is the design and permitting of the outer ring road improvements. This was also presented previously and I think approved, but now it is a formality made into Work Order #2. There is a third work order, which is not in your books, but I want to give it to you because based on meetings we had with the county, it was apparent that a traffic study for 110th Avenue, 17th Street, and 14th Street was going to be needed. I contacted Caltran Engineering, who had done a traffic study before, and they submitted a proposal to me. They are proposing to work under my firm for the CDD and their proposal is Exhibit A under Work Order #3. If it is acceptable to you, I would like to have that also approved. I think with these we have all of the consultants working with us on these projects.

Ms. Wald: So he is going to be your sub and we are not going to be retaining him directly?

Mr. Alvarez: Correct. All of the consultants will be working directly for me.

Ms. Wald: Okay. That is fine.

Mr. Houston: A little background, we met with the county and they suggested we do a traffic study, which we didn't think of before. So that is how that came up. He is doing a traffic study and it will back up how we design the road.

Mr. Marrero: That makes sense.

Mr. Hernandez: I completely agree.

Mr. Houston: In fact, the implications are that our three lanes, if the traffic study showed something different might be five lanes. That is how he put it, but we don't think it is going to be five lanes. We are pretty sure it is going to be three, but he needs a traffic study to say okay, three lanes is sufficient. So that is how it sort of came up. He needs back up on our roadway design.

Mr. Procacci: Better off finding that out now.

Mr. Houston: Yes. We are trying to get ahead of everything that could come up now because we have a very tight timeframe to get this road finished.

Ms. Wald: Okay. I would approve each work authorization individually like the agreement is written.

Mr. Hernandez: So based on that, unless anyone needs any further discussion of these items, let's consider Work Authorization No. 1 for offsite roads in the amount of \$439,347 as-presented.

On MOTION by Mr. Houston seconded by Mr. Marrero with all in favor Work Authorization No. 1 was approved in the amount of \$439,347 for the offsite roads.

Mr. Hernandez: The next one would be Work Authorization No. 2 in the amount of \$48,250 for improvements to the outer ring roads.

On MOTION by Mr. Procacci seconded by Mr. Marrero with all in favor Work Authorization No. 2 was approved in the amount of \$48,250 for improvements to the outer ring roads.

Mr. Hernandez: And the last one would be Work Authorization No. 3 in the amount of \$9,700 for the traffic study and unless anyone has any further discussion, a motion to approve it would be in order.

On MOTION by Mr. Marrero seconded by Mr. Houston with all in favor Work Authorization No. 3 was approved in the amount of \$9,700 for the traffic study.

Mr. Hernandez: Anything else you need to present, Juan?

Mr. Alvarez: That is it for the roadway project. Now we can discuss the pump station. That was approved at the last meeting, to replace the pump station and to buy an additional pump that the contractor is going to keep in his shop.

Mr. Hernandez: Correct, as a contingent plan in the event that one of those pumps is damaged.

Mr. Alvarez: And also he needs to replace or add another eight inch pipe so that it will function properly. So District Counsel prepared a small project agreement that has been accepted by Research Irrigation and I have it here with their signatures and I would like to ask the board to consider approving it.

Mr. Hernandez: What we will do, since it has already been previously approved, what we are going to do is ratify the small project agreement with Research Irrigation, and by doing so a copy of the fully executed document will become part of the district's records. So the recommendation at this point would be for a motion to ratify the small project agreement with Research Irrigation as part of the district's records.

On MOTION by Mr. Marrero seconded by Mr. Procacci with all in favor the small project agreement with Research Irrigation was ratified.

Mr. Hernandez: Anything else that you have, Juan?

Mr. Alvarez: Well now that contract has been approved, he is also negotiating a contract with the Dolphin Mall for their pump stations and the two projects are going to be done at the same time.

Mr. Hernandez: Perfect.

Mr. Marrero: Do we have a timetable at this point of when we would expect the project to start?

Mr. Alvarez: I think within 90 days. It is in the agreement, but the starting date would be contingent on whenever the Dolphin Mall wants. If you are going to delay your project for a while, then we will also.

Mr. Marrero: No, we want to move forward as soon as possible.

Mr. Alvarez: Okay. Then once he has the contract with the Dolphin Mall, then we can set the begin date.

Mr. Marrero: Perfect. I want to make sure we get moving and want them to get with you directly because I just approved it not too long ago. It should be very close to execution. Then we can give them the go ahead and have them start.

Mr. Hernandez: Perfect. I am going to be needing that, Juan, when we are done, to get it executed by the district and I will give you a copy. Anything else you need to present for the board's consideration at this point, Juan?

Mr. Alvarez: No, I think that is all I have unless anyone has any questions.

Segment II: Workshop

~Update and Discussion of Status of Projects and Road Improvements

At this time, the board entered into the workshop to discuss the items related to the projects and road improvements. The traffic study would be completed by the middle of the month so that Miami-Dade County could review it and approve the plans the district was proposing.

Segment III:

SIXTH ORDER OF BUSINESS

Authorization or Approvals Requiring Board Action for Items Discussed During Workshop

Mr. Hernandez: Back on the regular meeting record. There are no items that would require any type of motion or action from the board at this point from the workshop so we can move forward.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager

Mr. Hernandez: As Manager I just need to remind the board that we have meetings that have been said, not necessarily because we need to have them, just in the event that we need to have them. The next meeting we have scheduled would be November 17th, but at this point unless anything crazy were to happen, at least from staff, we don't know of anything that would require us to have it. So it is extremely likely the November 17th meeting will be cancelled. At the same time, we also have meetings on December 1st and December 22nd. Typically in the past unless it is necessary, we haven't had any meetings in December. The only items we have that could potentially raise a reason to have a meeting would be coming from Juan, so keep me posted because we do have those options, and if required the board can be here, but other than that, there is no intention to have a meeting just because one is scheduled. With that explanation being provided, unless anyone has any questions, I will move on.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Hernandez: The next item for the board's consideration is the Financial Reports, which is Section VIII of your agenda. Tab A contains the check register and tab B has the balance sheet and income statement. Unless anyone has any questions, a motion to approve the financials would be in order at this time.

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

NINTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Hernandez: And last but not least, unless anyone has any other business to discuss, a motion to adjourn the meeting would be in order.

On MOTION by Ms. Bello seconded by Mr. Procacci with all in favor the meeting was adjourned.


Secretary Assistant Secretary


Chairman/ Vice Chairman