

1 **MINUTES OF MEETING**

2 **CITY CENTER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the City Center Community Development
5 District was held on Tuesday, August 10, 2021 at 1:01 p.m. at the Ramada, 43824 Highway 27, Davenport,
6 Florida, with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Cleveland called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Noah Breakstone	Board Supervisor, Chairman
11	Kevin Mays	Board Supervisor, Assistant Secretary
12	Michael Osborne	Board Supervisor, Assistant Secretary

13 Also present were:

14	Chris Cleveland	District Manager, DPFG Management & Consulting
15	David McInnes	District Manager, DPFG Management & Consulting
16	Tracy J. Robin (<i>via phone</i>)	District Counsel, Straley, Robin & Vericker

17 *The following is a summary of the discussions and actions taken at the August 10, 2021 City Center CDD*
18 *Board of Supervisors Regular Meeting.*

19 **SECOND ORDER OF BUSINESS – Audience Comments**

20 There were no members of the public in attendance at the meeting.

21 **THIRD ORDER OF BUSINESS – Administration Items**

22 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular
23 Meeting Held June 8, 2021

24 On a MOTION by Mr. Breakstone, SECONDED by Mr. Osborne, WITH ALL IN FAVOR, the Board
25 approved the Minutes of the Board of Supervisors Regular Meeting Held June 8, 2021, for the City
26 Center Community Development District.

27 B. Exhibit 2: Consideration for Acceptance – The June 2021 Unaudited Financial Report

28 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board
29 accepted the June 2021 Unaudited Financial Report for the City Center Community Development District.

30 **FOURTH ORDER OF BUSINESS – Business Items**

31 A. Exhibit 3: Consideration & Adoption of **Resolution 2021-04**, Designating Meeting Dates, Times,
32 & Location

33 On a MOTION by Mr. Mays, SECONDED by Mr. Breakstone, WITH ALL IN FAVOR, the Board adopted
34 **Resolution 2021-04**, Designating Meeting Dates, Times, & Location, for the City Center Community
35 Development District.

36 B. **Fiscal Year 2021-2022 Budget Public Hearing**

37 ➤ Open the Public Hearing

38 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board
39 approved the opening of the **Fiscal Year 2021-2022 Budget Public Hearing**, for the City Center
40 Community Development District.

- 41 ➤ Exhibit 4: Presentation of the FY 2021-2022 Budget
- 42 ➤ Public Comments
- 43 There being none, the next item followed.
- 44 ➤ Close the Public Hearing

45 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board
46 approved the closing of the **Fiscal Year 2021-2022 Budget Public Hearing**, for the City Center
47 Community Development District.

48 C. Exhibit 5: Consideration & Adoption of **Resolution 2021-05**, Adopting the Fiscal Year 2021-2022
49 Budget

50 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board adopted
51 the **Resolution 2021-05**, Adopting the Fiscal Year 2021-2022 Budget, for the City Center Community
52 Development District.

53 D. Exhibit 6: Consideration of Developer Funding Agreement

54 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board
55 approved the Developer Funding Agreement, for the City Center Community Development District.

56 Following the motion, Mr. Breakstone requested to see the Developer Funding Agreement on the
57 Tax Roll next year.

58 E. Exhibit 7: Consideration & Adoption of **Resolution 2021-06**, Providing for the Collection &
59 Enforcement of Special Assessments for Fiscal Year 2021-2022

60 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board adopted
61 **Resolution 2021-06**, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year
62 2021-2022, for the City Center Community Development District.

63 F. Exhibit 8: Consideration of Supervisor D'Ambrosio Resignation

64 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board
65 accepted the Resignation of Supervisor D'Ambrosio from the Board of Supervisors, for the City Center
66 Community Development District.

67 G. Discussion to Determine How to Choose New Supervisor

68 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board
69 approved the appointment of Kevin Kramer to the Board of Supervisors, to be sworn in at the next meeting,
70 for the City Center Community Development District.

- 71 ➤ Exhibit 9: Oath of Office and Form 1

72 This item was tabled to the next meeting.

73 H. Exhibit 10: Ratification of Debris Removal Agreement with Polk County

74 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board
75 approved the ratification of the Debris Removal Agreement with Polk County for the City Center
76 Community Development District.

77 **FIFTH ORDER OF BUSINESS – Staff Reports**

78 A. District Manager

79 There being none, the next item followed.

80 B. District Attorney

81 There being none, the next item followed.

82 C. District Engineer

83 There being none, the next item followed.

84 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

85 There being none, the next item followed.

86 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

87 There being none, the next item followed.

88 **EIGHTH ORDER OF BUSINESS – Adjournment**

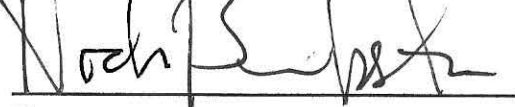
89 Mr. Cleveland asked for final questions, comments, or corrections before requesting a motion to
90 adjourn the meeting. There being none, Mr. Breakstone made a motion to adjourn the meeting.

91 On a MOTION by Mr. Breakstone, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board
92 adjourned the meeting for the City Center Community Development District.

93 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
94 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
95 *including the testimony and evidence upon which such appeal is to be based.*

96 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
97 meeting held on DEC 14th, 2021.

98 
Signature


Signature

99 CHRIS CLEVELAND
Printed Name

NOAH BREAKSTONE
Printed Name

100 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman