

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, July 12, 2022 at 1:07 p.m. at the Ramada, 43824 Highway 27, Davenport,  
6 Florida.

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

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

9 Present and constituting a quorum were:

10 Kevin Mays	Board Supervisor, Vice Chairman
11 Michael Osborn	Board Supervisor, Assistant Secretary
12 Kevin Kramer	Board Supervisor, Assistant Secretary

13 Also present were:

14 David McInnes	District Manager, DPFM Management & Consulting
15 Tracy J. Robin	District Counsel, Straley Robin Vericker
16 Michael C. Eckert ( <i>via phone</i> )	Kutak Rock LLP
17 Mark Wilson ( <i>via phone</i> )	District Engineer, Kimley Horn
18 Randall Hodge	Board appointee
19 Nadar Khatib	Board appointee

20 *The following is a summary of the discussions and actions taken at the July 12, 2022 City Center CDD*  
21 *Board of Supervisors Regular Meeting.*

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

23 There being none, the next item followed.

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

- 25 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular  
26 Meeting Held June 14, 2022

27 On a MOTION by Mr. Kramer, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board approved  
28 the Minutes of the Board of Supervisors Regular Meeting Held June 14, 2022, for the City Center  
29 Community Development District.

- 30 B. Exhibit 2: Consideration for Acceptance – The May 2022 Unaudited Financial Report

31 On a MOTION by Mr. Mays, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board accepted  
32 the May 2022 Unaudited Financial Report for the City Center Community Development District.

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

- 34 A. Exhibit 3: Consideration and Adoption of **Resolution 2022-06**, Terminating Agreements with City  
35 Center Holdings LLC

36 Mr. Robin advised that this Resolution had been requested by the landowner. Mr. Robin noted that  
37 this would not take effect until the remaining 05 and 07A series bonds had been cancelled, which  
38 was a process set and ready to go. In response to Supervisor questions about anticipated timelines,  
39 Mr. Eckert advised that he expected for the document to be executed within the next 7-14 days.

40 On a MOTION by Mr. Kramer, SECONDED by Mr. Mays, WITH ALL IN FAVOR, the Board adopted  
 41 **Resolution 2022-06**, acknowledging the termination of any and all agreements with the District and City  
 42 Center Holdings LLC, including certain agreements with US Bank as the trustee/additional party, and  
 43 authorizing the Chair or Vice Chair to sign, for the City Center Community Development District.

44 B. Exhibit 8: Authorization for Acceptance of Assignment of Outdoor Advertising Lease to the  
 45 District

46 **This item, originally Item D under Business Items, was presented out of order.**

47 Mr. McInnes stated that this authorization involved the District assuming a lease and all associated  
 48 responsibilities related to a portion of land with a billboard, where the District would become the  
 49 recipient for lease payments.

50 On a MOTION by Mr. Mays, SECONDED by Mr. Kramer, WITH ALL IN FAVOR, the Board accepted  
 51 the Assignment of Outdoor Advertising Lease to the City Center Community Development District.

52 C. Acceptance of Supervisor Resignations

53 Mr. Robin explained that, since three Supervisors were present at the meeting which was the  
 54 minimum needed for a quorum, the Board would need to undergo a process with appointing a new  
 55 Supervisor replacement, then accepting a resignation of a current Board member, followed by the  
 56 appointment of a second new Board member allowing another current Board member to resign.

57 Mr. Mays nominated Randall Hodge to the vacant Seat #2, previously occupied by Mr. Onorato.  
 58 Mr. Hodge was administered the Oath of Office.

59 Nadar Khatib was nominated to the vacant Seat #4, formerly occupied by Mr. Osborn. Mr. Khatib  
 60 was administered the Oath of Office.

61 On a MOTION by Mr. Mays, SECONDED by Mr. Hodge, WITH ALL IN FAVOR, the Board accepted  
 62 the resignations of Supervisors Kramer, Osborn, Onorato, and Breakstone, for the City Center Community  
 63 Development District.

64 D. Appointment of New Supervisors

65 > Exhibit 4: Oath of Office

66 > Exhibit 5: Form 1

67 Mr. McInnes noted that Form 1 needed to be filed with new Board members' local  
 68 Supervisor of Elections within the next 30 days, if they did not currently serve on another  
 69 Board needing the Form.

70 > Exhibit 6: New Supervisors Information Sheet

71 > Exhibit 7: Sunshine Law & Code of Ethics

72 Mr. McInnes and Mr. Robin provided an overview of the Sunshine Law which Supervisors  
 73 were subject to as elected officials in the State of Florida. Mr. McInnes recommended that  
 74 Supervisors create a separate email account for District-related business and  
 75 communications.

76 Mr. Hodge and Mr. Khatib opted to waive compensation.

77 E. Exhibit 9: Consideration and Adoption of **Resolution 2022-07**, Designating Officers

78 Mr. Hodge offered to serve as Chair of the Board following the resignation of the previous Chair,  
79 which the Board came to a consensus on.

80 On a MOTION by Mr. Mays, SECONDED by Mr. Hodge, WITH ALL IN FAVOR, the Board adopted  
81 **Resolution 2022-07**, Designating Officers for the City Center Community Development District.

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

83 A. District Manager

84 Mr. McInnes noted that approximately 15 vehicles had been towed due to violations of parking  
85 policy, and that sticker notices had been placed on a subsequent wave of vehicles. Mr. McInnes  
86 additionally noted that the next meeting would be the District’s budget adoption meeting. In  
87 response to a Supervisor question, Mr. McInnes stated that ensuring a quorum for this meeting was  
88 critical, though rescheduling was possible.

89 B. District Attorney

90 Mr. Robin stated that he had contacted the County regarding the Board’s authorization of the  
91 withdrawal of the petition to amend the District’s boundaries, and that he would provide updates  
92 as they came.

93 C. District Engineer

94 Mr. Wilson stated that he had followed up with Polk County, which had indicated that they were  
95 still interested with taking over ownership of Grandview Parkway, and that following recent  
96 discussions, they did not appear to be interested in also accepting Posner Boulevard. Mr. Wilson  
97 explained that this would turn over maintenance and operations of the roadways to the County. Mr.  
98 McInnes suggested that this be a discussion topic for the next meeting’s agenda. Mr. Robin added  
99 that the most current map that they had been working on could be provided as part of these  
100 discussions with the Board.

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

102 There being none, the next item followed.

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

104 There being none, the next item followed.

105 **EIGHTH ORDER OF BUSINESS – Adjournment**

106 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to  
107 adjourn the meeting. There being none, Mr. Hodge made a motion to adjourn the meeting.

108 On a MOTION by Mr. Hodge, SECONDED by Mr. Khatib, WITH ALL IN FAVOR, the Board adjourned  
109 the meeting at 1:42 p.m. for the City Center Community Development District.

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

113 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
114 **meeting held on August 9, 2022 .**

David C. McInnes

Rolando Albino Sanchez

Signature

Signature

116

David C. McInnes

Rolando Albino Sanchez

Printed Name

Printed Name

117 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman