



**CITYPLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 14, 2017
8:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.cityplacecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
Chamber of Commerce of the Palm Beaches
401 North Flagler Drive
West Palm Beach, Florida 33401
REGULAR BOARD MEETING
November 14, 2017
8:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. August 11, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 6
 - 2. Annual Audit – Consider and Approve 2-Year Renewal Option – Grau & Associates.....Page 11
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 10/23/2017 and last date of Publication 10/23/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

CITYPLACE CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000239316
Ad Cost:	\$244.24
Paid:	\$0.00
Balance Due:	\$244.24

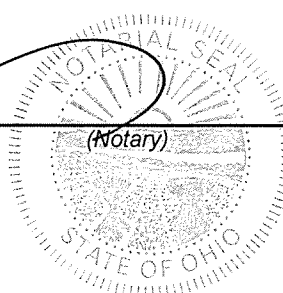
Signed

(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 24th day of October, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

(Notary)



VICKY LEE FLANNERY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-16-2022

Please see Ad on following page(s).

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2501 BURNS RD
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**CITYPLACE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the City Place Community Development District will hold Regular Meetings in the Conference Room of The Chamber of Commerce of the Palm Beaches, 401 North Flagler Drive, West Palm Beach, Florida 33401 at 8:30 a.m. on the following dates:

**November 14, 2017
February 9, 2018
May 11, 2018
August 10, 2018**

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**CITYPLACE COMMUNITY
DEVELOPMENT DISTRICT
www.cityplacecdd.org**

**PUBLISH: THE PALM BEACH POST
10-23 / 2017**

0000239316-01

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
August 11, 2017

A. CALL TO ORDER

District Manager Lennart Lindahl called the August 11, 2017, Regular Board Meeting of the CityPlace Community Development District to order at 8:49 a.m. at the Chamber of Commerce of the Palm Beaches located at 401 North Flagler Drive, West Palm Beach, Florida 33401.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 28, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chair Dennis Grady and Supervisors Ken Tuma and Wendy Sartory Link constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Lennart Lindahl (for Michael McElligott) from Special District Services, Inc. and District Counsel Bill Capko of Lewis Longman & Walker, P.A.

Newly elected Supervisor Joe Ianno accepted the Oath of Office and was welcomed as a new member to the Board of Supervisors.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. May 12, 2017, Regular Board Meeting

Mr. Grady presented the minutes of the May 12, 2017, Regular Board Meeting and without comment, Ms. Sartory Link **moved** and Mr. Tuma seconded that the minutes of the May 12, 2017, Regular Board Meeting be approved, as presented. The **motion** carried 4-0.

G. Public Hearing on the Fiscal Year 2017/2018 Final Budget

Mr. Lindahl opened the public hearing and provided proof of publication that the Public Hearing had been published in *The Palm Beach Post* on July 21, 2017, and July 28, 2017, as legally required.

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
August 11, 2017

Mr. Lindahl presented the budget after which there was no public comment.

Mr. Lindahl introduced Resolution No. 2017-03, entitled:

RESOLUTION NO. 2017-03

**A RESOLUTION OF THE CITYPLACE COMMUNITY DEVELOPMENT
DISTRICT ADOPTING A FISCAL YEAR 2017/2018 BUDGET.**

Ms. Sartory Link **moved** approval of Resolution No. 2017-03, Mr. Ianno seconded and the **motion** carried 4-0.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

Mr. Lindahl introduced Resolution No. 2017-04, entitled:

RESOLUTION NO. 2017-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE
COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR
MEETING SCHEDULE FOR FISCAL YEAR 2017/2017 AND SETTING THE
TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDED AN
EFFECTIVE DATE.**

Mr. Lindahl presented the proposed 2017/2018 meeting schedule after which there was discussion about moving the November 10, 2017, meeting date to November 14, 2017, because Veterans Day is on November 10, 2017. Ms. Sartory Link **moved** approval of Resolution No. 2017-04, as amended, Mr. Ianno seconded and the **motion** carried 4-0.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. BOARD MEMBER COMMENTS

There were no Board Member comments.

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
August 11, 2017

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 8:58 a.m. on a **motion** from Mr. Tuma, seconded by Ms. Sartory Link and the **motion** carried 4-0.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the CityPlace Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 14th day of November, 2017.

ATTEST:

**CITYPLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

City Place
Community Development District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Assessments - Administrative	123,475	100,939	100,939
Assessments - Maintenance	2,462,570	3,593,855	3,593,855
Parking Revenue	5,045,160	7,567,740	7,567,740
Sponsor & Promotion	108,300	162,450	162,450
Rental Income	45,000	67,500	67,500
Tenant CAM Reimbursement	812,900	1,219,350	1,219,350
Interest Income	120	352	352
TOTAL REVENUES	\$ 8,597,525	\$ 12,712,186	\$ 12,712,186
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	4,000	1,400	1,400
Payroll Taxes - Employer	320	107	107
Engineering	2,000	0	0
Management Fee	37,200	37,200	37,200
Legal	8,000	4,605	4,605
Audit Fees	8,400	8,400	8,400
Arbitrage Rebate Fee	950	950	950
Insurance	48,000	44,243	44,243
Legal Advertising	1,400	1,400	1,276
Bank Service Charges	350	389	389
Miscellaneous	1,200	1,000	398
Postage	250	75	64
Office Supplies	550	200	186
Dues & Subscriptions	175	175	175
Trustee Fees	8,300	6,620	6,620
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	1,500	1,500	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 123,595	\$ 109,264	\$ 108,513
MAINTENANCE EXPENDITURES			
Palladium CDD Property			
Parking Expense	2,300,000	3,450,000	3,450,000
Administrative	450,000	675,000	675,000
Payroll	713,500	1,070,250	1,070,250
Professional Fees	75,000	112,500	112,500
Sweeping and Cleaning	385,000	577,500	577,500
Utilities	825,000	1,237,500	1,237,500
Insurance	65,000	97,500	97,500
Landscaping & Irrigation	247,900	371,850	371,850
Contracted Services	170,000	255,000	255,000
Repairs & Maintenance	175,000	262,500	262,500
Security	2,100,000	3,150,000	3,150,000
Marketing	440,000	660,000	660,000
Management Fee	200,000	200,000	200,000
Plaza CDD Property			
Plaza Entertainment	300,000	450,000	450,000
Signage	27,530	41,295	41,295
TOTAL MAINTENANCE EXPENDITURES	\$ 8,473,930	\$ 12,610,895	\$ 12,610,895
TOTAL EXPENDITURES	\$ 8,597,525	\$ 12,720,159	\$ 12,719,408
EXCESS/ (SHORTFALL)	\$ -	\$ (7,973)	\$ (7,222)

Fund Balance As Of 9/30/2016	\$110,167
FY 2016/2017 Activity	(\$7,973)
Fund Balance As Of 9/30/2017	\$102,194

Note

Maintenance (Non-Management) Line Items Are Allocated At 150 Percent Of Fiscal Year 2016/2017 Budget.

AMENDED FINAL BUDGET
CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Interest Income	650	34,138	34,138
Tax Incremental Revenues	3,944,010	4,131,937	4,131,937
Tax Coverage Revenues	259,965	3,039,346	3,039,346
Total Revenues	\$ 4,204,625	\$ 7,205,421	\$ 7,205,421
EXPENDITURES			
Principal Payments	2,615,000	2,615,000	2,615,000
Interest Payments	1,589,625	1,655,000	1,655,000
Excess Revenue Payment	0	3,043,066	3,043,066
Total Expenditures	\$ 4,204,625	\$ 7,313,066	\$ 7,313,066
Excess/ (Shortfall)	\$ -	\$ (107,645)	\$ (107,645)

Fund Balance As Of 9/30/2016	\$5,407,031
FY 2016/2017 Activity	(\$107,645)
Fund Balance As Of 9/30/2017	\$5,299,386

Notes

Reserve Fund Balance = \$4,207,875*. Revenue Fund Balance = \$1,091,283*.
Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment Of \$762,125.
* Approximate Amounts

Series 2012 Refunding Bonds Information

Original Par Amount =	\$39,890,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	April 2012	Annual Interest Payments Due:
Maturity Date =	May 2026	May 1st & November 1st
Par Amount As Of 9/30/17 =	\$30,485,000	

November 14, 2017

RE: CityPlace Community Development District Auditor Renewal

At the December 12, 2014 CityPlace Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2014, 9-30-2015 and 9-30-2016 year end audits of the District with an option to perform the 9-30-2017 and 9-30-2018 audits.

The fees for the 9-30-2014 audit were \$8,000. The fees for the 9-30-2015 audit were \$8,200. And the fees for the 9-30-2016 audit were \$8,400. The proposed fees for the 9-30-2017 audit is \$8,500, which is less than the budgeted amount for audit fees for Fiscal Year 2017/2018. The proposed fee for the 9-30-18 audit is \$8,600.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2017 and 9-30-2018 audits for Grau & Associates.

Special District Services, Inc.