



**CITYPLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MAY 13, 2022
4:00 P.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
SPECIAL BOARD MEETING
May 13, 2022
4:00 p.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. September 24, 2021 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2021/2022 Proposed Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Miscellaneous Notices



Published in The Palm Beach Post on May 3, 2022

Location

Palm Beach County, Florida

Notice Text

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL BOARD MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the CityPlace Community Development District (the District) will hold a Special Board Meeting at 4:00 p.m. on May 13, 2022, in a Conference Room of The Chamber of Commerce of the Palm Beaches located at 401 North Flagler Drive, West Palm Beach, Florida 33401.

The purpose of the meeting is to take all action on matters which may properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law relating to community development districts.

A copy of the Agenda for the Special Board Meeting may be obtained from the District s website (www.cityplacecdd.org) or by contacting the District Manager at (561) 6304922 and/or toll free at 1-877-737-4922.

One or more Supervisors may participate by telephone; therefore, at the Special Board Meeting location there will be a speaker telephone present so that interested persons can attend the Special Board Meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

If any person decides to appeal any decision made with respect to any matter considered at this Special Board Meeting, 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 this Special Board Meeting should contact the District Manager at (561) 630-4922 and/or toll free at 1877-737-4922 prior to the date of the meeting.

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

CityPlace Community Development District

www.cityplacecdd.org

May 3, 2022 #7223249

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
September 24, 2021

A. CALL TO ORDER

District Manager Michael McElligott called the September 24, 2021, Regular Board Meeting of the CityPlace Community Development District to order at 4:05 pm at the Chamber of Commerce of the Palm Beaches, 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 September 3, 2021, and September 10, 2021, as legally required.

C. ESTABLISH A QUORUM

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

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

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 24, 2021, Regular Board Meeting

Mr. McElligott presented the minutes of the May 24, 2021, Regular Board Meeting and without changes, Mr. Travers **moved**, and Mr. Tuma seconded that the minutes of the May 24, 2021, Regular Board Meeting be approved, as presented. The **motion** carried 3-0.

G. OLD BUSINESS

There was no old business.

H. NEW BUSINESS

1. Consider Resolution No. 2021-03 – Amending Public Hearing Date for Final Budget

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
September 24, 2021

Mr. McElligott introduced Resolution No. 2021-03, entitled:

RESOLUTION NO. 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AMENDING RESOLUTION NO. 2021-01 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2021/2022 FINAL BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDED AN EFFECTIVE DATE.

Mr. McElligott explained that this resolution was necessary due to having to change the originally approved public hearing date set forth by the Board at the previous meeting. After a brief discussion, Mr. Tuma **moved** approval of Resolution No. 2021-03 as presented, Mr. Travers seconded, and the **motion** carried 3-0.

2. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Meeting Schedule

Mr. McElligott introduced Resolution No. 2021-04, entitled:

RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDED AN EFFECTIVE DATE.

Mr. McElligott presented the proposed 2021/2022 meeting schedule. After a brief discussion, Mr. Tuma **moved** approval of Resolution No. 2021-04 as presented, Mr. Grady seconded, and the **motion** carried 3-0.

3. Consider Resolution No. 2021-05 – Adopting a Fiscal year 2020/2021 Amended Budget

Mr. McElligott introduced Resolution No. 2021-05, entitled:

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
September 24, 2021

**2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER
189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott presented the 2020/2021 Amended Budget. After a brief discussion, Mr. Tuma **moved** approval of Resolution No. 2021-05 as presented, Mr. Travers seconded, and the **motion** carried 3-0.

4. Consider Ratification of the Publix Zoning Support Letter

Mr. McElligott presented a letter of support for Publix Zoning that had been requested prior to the Board meeting. Mr. McElligott explained that this is similar in form to previous support letters the Board had approved, and that District Attorney Mr. Capko had reviewed the letter prior issuance.

After a brief discussion, Mr. Travers **moved** to approve the ratification of the Publix Zoning Support Letter as presented, Mr. Tuma seconded, and the **motion** carried 3-0.

I. Public Hearing

The Public Hearing was opened at 4:12 pm.

1. Proof of Publication

Mr. McElligott opened the public hearing and provided proof of publication that the Public Hearing had been published in *The Palm Beach Post* on July 23, 2021, and July 30, 2020, as legally required.

2. Receive Public Comment on Fiscal Year 2021/2022 Final Budget

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

3. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2021/2022 Final Budget

Mr. McElligott introduced Resolution No. 2021-06, entitled:

RESOLUTION NO. 2021-06

**A RESOLUTION OF THE CITYPLACE COMMUNITY DEVELOPMENT
DISTRICT ADOPTING A FISCAL YEAR 2021/2022 BUDGET.**

After a brief discussion by the Board, Mr. Tuma **moved** approval of Resolution No. 2021-06, as presented, seconded by Mr. Grady. The **motion** carried 3-0.

The Public Hearing was closed at 4:15 pm.

I. ADMINISTRATIVE MATTERS

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
September 24, 2021

There were no additional administrative matters.

J. BOARD MEMBER COMMENTS

There was discussion among the Board for the need to fill the Board vacancy to help with getting quorums.

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K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:17 pm. on a **motion** from Mr. Tuma, seconded by Mr. Grady and the **motion** carried 3-0.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the CityPlace Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2022 at 4:00 p.m. in the Chamber of Commerce of the Palm Beaches, 401 North Flagler Drive, West Palm Beach, Florida 33401, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 13th day of May, 2022.

ATTEST:

**CITYPLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

CityPlace
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (2012)
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (2018)

PROPOSED BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Assessments - Administrative	501,392
Excess Revenue Funds	300,000
Assessments - Maintenance	2,242,570
Parking Revenue	5,045,160
Sponsor & Promotion Revenue	108,300
Rental Income	45,000
Tenant CAM Reimbursement	662,900
Other Income	0
Interest Income	0
TOTAL REVENUES	\$ 8,905,322
EXPENDITURES	
ADMINISTRATIVE/MAINTENANCE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	5,000
Management Fee	42,192
Legal	38,000
Audit Fees	6,800
Arbitrage Rebate Fee	1,300
Insurance - Liability	53,900
Insurance - Garages	330,000
Legal Advertising	1,750
Bank Service Charges	425
Miscellaneous	1,500
Postage	250
Office Supplies	700
Dues & Subscriptions	175
Trustee Fees	10,000
Continuing Disclosure Fee	2,000
Website Management	2,000
Roadway & Sidewalk Maintenance	300,000
TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES	\$ 801,392
Palladium CDD Property MAINTENANCE EXPENDITURES	
Parking Expenses	1,925,000
Administrative	325,000
Payroll	763,500
Professional Fees	270,000
Sweeping and Cleaning	370,000
Utilities	750,000
Insurance	165,000
Landscaping And Irrigation	172,900
Contracted Services	160,000
Repairs & Maintenance	175,000
Security	1,950,000
Marketing	600,000
Management Fee	200,000
Plaza CDD Property	
Plaza Entertainment	250,000
Signage	27,530
TOTAL MAINTENANCE EXPENDITURES	\$ 8,103,930
TOTAL EXPENDITURES	\$ 8,905,322
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Assessments - Administrative	175,848	384,266	501,392	CDD Expenditures Less Excess Revenue Funds & Interest
Excess Revenue Funds	290,457	288,222	300,000	Excess Revenue Funds Payment
Assessments - Maintenance	1,313,291	2,242,570	2,242,570	No Change From 2021/2022 Budget
Parking Revenue	3,576,167	5,045,160	5,045,160	No Change From 2021/2022 Budget
Sponsor & Promotion Revenue	0	108,300	108,300	No Change From 2021/2022 Budget
Rental Income	364	45,000	45,000	No Change From 2021/2022 Budget
Tenant CAM Reimbursement	145,873	662,900	662,900	No Change From 2021/2022 Budget
Other Income	0	0	0	
Interest Income	68	180	0	Projected At \$15 Per Month
TOTAL REVENUES	\$ 5,502,068	\$ 8,776,598	\$ 8,905,322	
EXPENDITURES				
ADMINISTRATIVE/MAINTENANCE EXPENDITURES				
Supervisor Fees	1,200	5,000	5,000	Projected At Five Meetings Per Year
Payroll Taxes (Employer)	92	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	5,000	5,000	No Change From 2021/2022 Budget
Management Fee	40,404	40,968	42,192	CPI Adjustment
Legal	23,053	40,000	38,000	FY 21/22 Expenditure Through 3/31/22 Was \$4,711
Audit Fees	6,600	6,700	6,800	Accepted Amount For FY 2021/2022 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2021/2022 Budget
Insurance - Liability	46,260	47,000	53,900	Insurance Estimate
Insurance - Garages	327,069	205,000	330,000	Insurance Estimate
Legal Advertising	2,019	1,750	1,750	No Change From 2021/2022 Budget
Bank Service Charges	333	425	425	No Change From 2021/2022 Budget
Miscellaneous	275	1,500	1,500	No Change From 2021/2022 Budget
Postage	105	250	250	No Change From 2021/2022 Budget
Office Supplies	449	700	700	No Change From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	9,361	12,000	10,000	\$2,000 Decrease From 2021/2022 Budget
Continuing Disclosure Fee	1,000	2,500	2,000	\$500 Decrease From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Roadway & Sidewalk Maintenance	213,165	300,000	300,000	FY 21/22 Expenditure Through 4/30/22 Was \$141,106
TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES	\$ 674,860	\$ 672,668	\$ 801,392	
Palladium CDD Property				
MAINTENANCE EXPENDITURES				
Parking Expenses	1,373,713	2,000,000	1,925,000	\$75,000 Decrease From 2021/2022 Budget
Administrative	205,882	350,000	325,000	\$25,000 Decrease From 2021/2022 Budget
Payroll	750,364	613,500	763,500	\$150,000 Increase From 2021/2022 Budget
Professional Fees	134,408	295,000	270,000	\$25,000 Decrease From 2021/2022 Budget
Sweeping and Cleaning	101,429	450,000	370,000	\$80,000 Decrease From 2021/2022 Budget
Utilities	608,178	775,000	750,000	\$25,000 Decrease From 2021/2022 Budget
Insurance	55,461	165,000	165,000	No Change From 2021/2022 Budget
Landscaping And Irrigation	91,150	197,900	172,900	\$25,000 Decrease From 2021/2022 Budget
Contracted Services	43,253	170,000	160,000	\$10,000 Decrease From 2021/2022 Budget
Repairs & Maintenance	56,135	185,000	175,000	\$10,000 Decrease From 2021/2022 Budget
Security	723,132	2,000,000	1,950,000	\$50,000 Decrease From 2021/2022 Budget
Marketing	592,168	400,000	600,000	\$200,000 Increase From 2021/2022 Budget
Management Fee	200,000	200,000	200,000	No Change From 2021/2022 Budget
Plaza CDD Property				
Plaza Entertainment	91,378	275,000	250,000	\$25,000 Decrease From 2021/2022 Budget
Signage	9,044	27,530	27,530	No Change From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 5,035,695	\$ 8,103,930	\$ 8,103,930	
TOTAL EXPENDITURES	\$ 5,710,555	\$ 8,776,598	\$ 8,905,322	
EXCESS/ (SHORTFALL)	\$ (208,487)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2012) BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
Interest Income	594	100	100	Projected Interest For 2022/2023
Tax Incremental Revenues	4,494,622	4,494,622	4,557,965	Projected 2023 TIF - 2022 TIF Was \$4,557,965
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
Total Revenues	\$ 4,495,216	\$ 4,494,722	\$ 4,558,065	
EXPENDITURES				
Principal Payments	3,195,000	3,360,000	3,530,000	Principal Payment Due In 2023
Interest Payments	1,090,250	846,500	674,250	Interest Payments Due In 2023
Excess Revenue Funds Payment	290,457	288,222	353,815	Estimated Excess Debt Collections Due To General Fund
Total Expenditures	\$ 4,575,707	\$ 4,494,722	\$ 4,558,065	
Excess/ (Shortfall)	\$ (80,491)	\$ -	\$ -	

Series 2012 Bond Refunding Information

Original Par Amount =	\$39,890,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2012		
Maturity Date =	May 2026		
Par Amount As Of 1/1/22 =	\$18,610,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2018) BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	0	Projected Interest For 2022/2023
Tax Incremental Revenues	0	0	0	TIF For Series 2018 Will Commence In 2026
Developer Contributions	0	0	0	
Total Revenues	\$ -	\$ -	\$ -	
EXPENDITURES				
Principal Payments	0	0	0	No Principal Payment Due In 2023
Interest Payments	0	0	0	No Interest Payment Due In 2023
Excess Revenue Funds Payment	0	0	0	Estimated Excess Debt Collections Due To General Fund
Total Expenditures	\$ -	\$ -	\$ -	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2018 Bond Principal & Interest Payments Will Commence In 2026
When Bond Converts In 2026, New Principal Amount Will Be \$56,420,000

Series 2018 Bond Information

Original Par Amount =	\$41,954,466	Annual Principal Payments Due =	May 1st
Interest Rate =	3.65% - 4.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2018		
Maturity Date =	May 2046		
Par Amount As Of 1/1/22 =	\$41,954,466		