



**CITYPLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
DECEMBER 8, 2023
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
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AGENDA
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
360 S. Rosemary Avenue, Suite 1100
West Palm Beach, Florida 33401
REGULAR BOARD MEETING
December 8, 2023
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. October 23, 2023 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Request from CityPlace Retail LLC to Utilize \$2,487,500.00 in CDD Proceeds from the “Easement Agreement for C Deck” Executed May 8th, 2023 for Garage Capital Improvements within The Square.....Page 4
 - 2. Consider Request from CityPlace Retail LLC Requesting a Written Letter of Support from the CityPlace CDD Board for the East/West Towers Site Plan Submittal, Located in The Square
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the CityPlace Community Development District (the District) will hold a Regular Board Meeting (the Meeting) at 4:00 p.m. on December 8, 2023, in a Conference Room of the Offices of Lewis, Longman * Walker, P.A. located at 360 S. Rosemary Avenue, Suite 1100, West Palm Beach, Florida 33401.

The purpose of the Meeting is to take any 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 Meeting may be obtained from the Districts website (www.cityplacecdd.org) or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

One or more Supervisors may participate by telephone; therefore, at the Meeting location there will be a speaker telephone present so that interested persons can attend the 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 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 Meeting should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 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

Nov. 22, 2023 #9532622

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
October 23, 2023

A. CALL TO ORDER

District Manager Michael McElligott called the October 23, 2023, Regular Board Meeting of the CityPlace Community Development District to order at 4:27 pm at the offices of Lewis Longman & Walker, P.A at 360 S Rosemary Avenue, suite 1100, 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 July 25, 2023, and October 13, 2023, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chair Dennis Grady, and Supervisors Stephen Travers, and Wendy Link 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. August 23, 2023, Regular Board Meeting & Public Hearing Minutes

Mr. McElligott presented the minutes of the August 23, 2023, Regular Board Meeting and Public Hearing and without changes, Mrs. Link **moved**, and Mr. Travers seconded that the minutes of the June 12, 2023, Regular Board Meeting be approved, as presented. The **motion** carried 3-0.

G. OLD BUSINESS

There was no old business.

H. NEW BUSINESS

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
October 23, 2023

1. Consider Resolution No. 2023-07 – Adopting a Fiscal year 2022/2023 Amended Budget

Mr. McElligott introduced Resolution No. 2022-04, entitled:

RESOLUTION NO. 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR
2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER
189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott presented the 2022/2023 Amended Budget. After a brief discussion, Mrs. Link **moved** approval of Resolution No. 2023-07 as presented, Mr. Travers seconded, and the **motion** carried **3-0**.

I. ADMINISTRATIVE MATTERS

Mr. McElligott and Mr. Capko reminded the Board of the newly required ethics training that will start next year. They said they will come back to the Board with suggestions on where to take the 4-hour class at a later date.

J. BOARD MEMBER COMMENTS

There were no Board member comments.

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K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:33 pm. on a **motion** from Mrs. Link, seconded by Mr. Travers, and the **motion** carried **3-0**.

Secretary/Assistant Secretary

Chair/Vice-Chair



CityPlace Community Development District

Garage Repair Project Proposal

December 8, 2023

Executive Summary

- The purpose of this presentation is to discuss the proposed use of \$2,487,500.00 in proceeds to be received from the Easement Agreement For C Deck as executed by the CityPlace Community Development District on May 8th, 2023. CityPlace Retail LLC proposes these funds be utilized for required garage repairs which are currently in-process for the A, B, and D garages.

Ownership Summary:

- A & D Garages: CDD air-rights / ground lease through 2026
- B Garage: CDD air-rights / ground lease through 2046
- C Garage: CityPlace Retail LLC executed exclusive easement for exclusive use of C Garage through 2046 for ~\$2.5MM



Garage Assessment & The Proposed Project

- In 2022, Alanna Buick and Bers (“AB & B”; waterproofing consultant) + Frank W. Neal & Associates (“FWN & A”; structural engineer consultant) conducted an assessment of the A, B, C, and D garages followed by a proposed set of project specifications and scope of work.
- The Proposed Project’ Budget of **\$3,650,000.00** includes the following scope across the A, B, and D garages:
 - Structural remediation and restoration to make repairs to various structural connecting points
 - Repairing spalling concrete
 - Replacing failed caulking
 - Installing new expansion materials
 - Adding drains
 - Retrofitting LED lighting (A & D Only)
 - Painting (D Only)
 - Electrical maintenance (D Only)
 - New elevator lobby lights (D Only)
 - Exit signs (D Only)
- CityPlace Retail LLC proposes reimbursement of the **\$1,709,424.58** in paid to date / pending payments as well as future reimbursement of costs up to the exhaustion of the \$2,487,500.00 in aforementioned funds. Formal documentation requesting said funds will be submitted at a later date.

Contractor	Contract	PTD / Pending	Outstanding	Scope of Work
Structural Preservation Systems	1,902,807	1,228,195	674,612	Structural Repairs Contractor
Western Specialty Contractors	789,567	122,123	667,444	Waterproofing Contractor
Chuck's Painting	578,263	231,305	346,958	Painting Contractor
AB & B (FWN & A is a Subcontractor)	188,652	111,800	76,852	Waterproofing / Structural Consultants
Ocean Electric Services	38,154	-	38,154	Lighting Contractor
Subtotal - Major Contracts	3,497,444	1,693,424	1,804,020	
Non-Contract / Other	152,556	16,000	136,556	Ad Hoc Work / Contingency
Total Budget	3,650,000	1,709,424	1,940,576	