



**CITYPLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 1, 2024
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
March 1, 2024
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. December 8, 2023 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Requisition No. 1 to Reimburse CityPlace Retail LLC \$2,487,500.00 in CDD Proceeds from the “Easement Agreement for C Deck” Executed May 8, 2023 for Completed Garage Capital Improvements within The Square Paid by CityPlace Retail LLC.....Page 5
- 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 March 1, 2024, 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 discussion 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 ensure 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
2/22/24 9864401

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
December 8, 2023

A. CALL TO ORDER

District Manager Michael McElligott called the December 8, 2023, Regular Board Meeting of the CityPlace Community Development District to order at 4:00 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 November 22, 2023, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chair Dennis Grady, and Supervisors Stephen Travers, Wendy Link, and Mark Pratt 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.

Also in Attendance were Jordan Rathlev and Hale Johnson with Related Companies

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. McElligott noted that Mr. Pratt had be previously appointed to the Board but had not yet attended any Board meetings. As such, Mr. McElligott administered the Oath of Officer, and reviewed the Board Responsibilities with Mr. Pratt so that Mr. Pratt may now fully participate as a Board member. It was the consensus of the Board to leave the current Organization of the Board in place with the addition of Mr. Pratt as an assistant secretary.

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. October 23, 2023, Regular Board Meeting

Mr. McElligott presented the minutes of the October 23, 2023, Regular Board Meeting, and without changes, Mr. Travers **moved**, and Mr. Pratt seconded that the minutes of the October 23, 2023, Regular Board Meeting be approved, as presented. The **motion** carried 4-0.

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
December 8, 2023

G. OLD BUSINESS

There was no old business.

H. NEW BUSINESS

1. Consider Request from CityPlace Retail LLC to Utilize the \$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

Mr. McElligott reminded the Board of previous conversations and actions to approve the Easement Agreement. Today’s request will formalize the intended use of the funds that will be received by the District as a result of the previously approved Easement Agreement. Mr. Johnson from related Companies, went over the improvements and repairs to the garage that have been completed and for which the reimbursement is being requested for. After some discussion, Mr. Pratt **moved** approval of Request from CityPlace Retail LLC to Utilize the \$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 subject to receipt of the funds by the CDD from the Easement sale and completion of the Garage Improvements. Mr. Travers seconded, and the **motion** carried **4-0**.

2. Consider Request from CityPlace Retail LLC Requesting a Written Letter of Support from CityPlace CDD Board for the East/West Towers Site Plan Submittal, Located in The Square

Mr. Rathlev gave a description of the project which will include 2 new buildings to be constructed where the movie theater property is located. A similar letter has been approved by the Chamber of Commerce. These letters will go to the Planning Board for their December 19, 2023, meeting. After some discussion, Mr. Travers **moved** approval of Letter of Support requested by CityPlace Retail LLC subject to final legal review, and to authorize the Board Chair, Mr. Grady, to sign the letter and speak on behalf of the Board at the December 19, 2023, Planning Board meeting. Mr. Pratt seconded, and the **motion** carried **4-0**.

I. ADMINISTRATIVE MATTERS

There were no administrative matters.

J. BOARD MEMBER COMMENTS

There were no Board member comments.

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
December 8, 2023

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:11 pm. on a **motion** from Mr. Travers, seconded by Mr. Pratt, and the **motion** carried 4-0.

Secretary/Assistant Secretary

Chair/Vice-Chair

**CONSIDER APPROVAL OF REQUISITION NO. 1
TO REIMBURSE CITYPLACE RETAIL LLC
\$2,487,500.00 IN CDD PROCEEDS FROM THE
“EASEMENT AGREEMENT FOR C DECK”
EXECUTED MAY 8TH, 2023 FOR COMPLETED
GARAGE CAPITAL IMPROVEMENTS WITHIN
THE SQUARE PAID BY CITYPLACE RETAIL LLC**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**