



**CITYPLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JUNE 21, 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
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
Conference Room of Lewis Longman & Walker, P.A.,
360 S. Rosemary Avenue, Suite 1100
West Palm Beach, Florida 33401
REGULAR BOARD MEETING
June 21, 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. April 22, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Amendment to the Property Management Agreement.....Page 5
 - 2. Consider Amendment to the Plaza Lease Agreement.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Publication Date
2024-06-11

Subcategory
Miscellaneous Notices

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 June 21, 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 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 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
6/11/24 10258240

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 22, 2024

A. CALL TO ORDER

District Manager Michael McElligott called the April 22, 2024, Regular Board Meeting of the CityPlace Community Development District to order at 4:00 p.m. 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 April 12, 2024, as legally required.

C. ESTABLISH A QUORUM

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

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

Hale Johnson with Related Companies was also present.

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. March 1, 2024, Regular Board Meeting

Mr. McElligott presented the minutes of the March 1, 2024, Regular Board Meeting and without comment, Mr. Travers **moved**, and Mr. Grady seconded that the minutes of the March 1, 2024, Regular Board Meeting be approved, as presented. That **motion** carried **4 to 0**.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2023-03 – Adopting a Fiscal year 2023/2024 Proposed Budget

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 22, 2024

Mr. McElligott introduced Resolution No. 2024-01, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented the 2024/2025 Proposed Budget. Mr. McElligott explained that previously the Board has approved an O&M Methodology allowing the Board the option to have the O&M Assessments collected on the property tax bill, or to continue to collect via a direct bill since the property is still under the ownership of a main developer. However, due to higher-than-expected excess revenue from the CRA, it was expected that there would be no regular O&M assessment needed for next year. Hale Johnson pointed out that there would still be funding being done by the developer for the palladium expenses that the developer pays directly for the District which show up as a passthrough on the budget. There was a long discussion on the mechanism that could be used to reduce some of the developer funding for those Palladium expenses with the excess revenues. Mr. McElligott and Mr. Capko said they would look into the best way to achieve this and get back to Mr. Johnson. Mr. McElligott said that since this would only affect the passthrough numbers and not the regular assessments of the District, the Board can approve this budget as presented and we can make updates to the final budget to show any changes to the passthroughs. After some discussion, Mr. Tuma made a **motion** to approve Resolution No. 2024-1 as presented and set the Public Hearing date for the Final Budget to be July 22, 2024, at 4pm, Mr. Grady seconded, and the **motion** carried **4-0**.

2. Consider Approval of the Third Amendment to the Property Management Agreement

Mr. Johnson and Mr. Capko explained that the current agreement recently expired, and this amendment is primarily just to extend the agreement. After a brief discussion, Mr. Tuma made a **motion** to approve the Third Amendment to the Property Management Agreement, Mr. Grady seconded, and the **motion** carried **4-0**.

3. Discussion Regarding Required Ethics Training

Mr. McElligott and Mr. Capko explained that due to changes in the Florida Statutes, CDD Board members are now going to be required to do 4 hours of ethics training annually. The requirement begins this year, meaning all the Board members will need to complete the 4 hours before the end of the current calendar year. Mr. McElligott informed the Board members that on the SDS, Inc. website, under the "Links" tab, there are 2 links to videos, each 2 hours long, that combined will fulfil the requirement. These videos were watch and confirmed to meet the requirements by another law firm SDS, Inc. deals

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 22, 2024

with on other CDDs. Mr. McElligott explained that on Board members Form 1 the complete next year, in 2025, there will be a box they will need to check to confirm they completed the 4 hours ethics training.

I. ADMINISTRATIVE MATTERS

Mr. Capko updated the Board that the first reading at the City for CityPlace CDD's boundary amendment will be next week.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:34 pm. on a **motion** from Mr. Grady, seconded by Mr. Tuma, and the **motion** carried **4 to 0**.

Secretary/Assistant Secretary

Chair/Vice-Chair

**CONSIDER AMENDMENT TO THE
PROPERTY MANAGEMENT AGREEMENT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

**CONSIDER AMENDMENT TO THE
PLAZA LEASE AGREEMENT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**