MIAMI DDA
DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA
Board of Directors Meeting

Alyce Robertson Conference Room
201 South Biscayne Blvd., Suite 2600
Miami, FL 33131

Wednesday, June 17, 2026
9:00 a.m.

BOARD MEMBERS

BOARD MEMBERS IN ATTENDANCE:
Commissioner Ralph "Rafael" Rosado, Chairman
Commissioner Vicky Lopez
Suzanne Amaducci
Jose Bermudez
Maryam Laguna Borrego
Jarred Diamond
Martu Freeman-Parker
Arva Suzanne Graham Gibson
Patrick Goddard
Nicolas "Nick" Katz
Cristina Palomo
Gary Ressler
Melissa Tapanes Llahues

BOARD MEMBERS ON ZOOM:
T. Spencer Crowley, III
Chris Hodgkins
Amal Solh Kabbani

BOARD MEMBERS ABSENT:
Jose Mallea

STAFF MEMBERS IN ATTENDANCE:
Christina Crespi, Miami DDA CEO/Executive Director;
Jihan "Gigi" Soliman, City Attorney's Office;
Liliana Collazo, Miami DDA;
Michaeljohn "MJ" Green, Miami DDA Chief of Economic Development & Strategy;
Elvira Manon, Miami DDA Executive Board Secretary;
Maximo Venturini, Miami DDA;
and others as reflected on the sign-in and Zoom sign-in reports.

1. WELCOME

- Welcome – Chairman Ralph "Rafael" Rosado, Commissioner District 4, City of Miami
  Before public comment, Chairman Rosado announced that the Judge Steve Leifman Center item had passed the Miami-Dade County Commission unanimously. He noted that the Miami DDA Board and the Miami City Commission had previously adopted unanimous resolutions of support, thanked Commissioner Vicky Lopez for her leadership, and stated that future funding discussions may return to the Board. He connected the need for the center to recent downtown public safety and mental health concerns, including a recent assault downtown involving an individual described during the meeting as mentally unstable and a repeat offender. Chairman Rosado also reported that he would be meeting with the new police chief, that new police leadership would be assigned downtown, and that downtown policing strategy, hotspots, and Miami DDA funding levels would be further reviewed.
- Roll Call & Public Comment – Elvira Manon, Miami DDA Executive Board Secretary
  Lori Bowen, a resident of 50 Biscayne, addressed the Board regarding the future direction of the Miami DDA. Ms. Bowen stated that the agency needed a break from the recent controversy and that the new director should focus on change, measurable goals, and visible impact. She urged the Miami DDA to focus on security, the unhoused population, sanitation, and services for residents of the Central Business District before emphasizing economic development. Ms. Bowen recommended that the Miami DDA set annual goals for the agency and Executive Director, publish performance against those goals, develop appropriate KPIs, and ensure that resident-funded programs visibly serve their communities.

  Billy Corbin addressed the Board regarding the Executive Director matter and the recent public process. Mr. Corben criticized the manner in which the Executive Director matter had been handled, alleged bullying, threats, and intimidation, and urged the Board to seek outside counsel. Mr. Corben criticized the City Attorney's Office and called for removal of Chairman Rosado from the Miami DDA Board.

  James Torres, President of the Downtown Neighbors Alliance, addressed the Board regarding safety, mental health, and downtown priorities. Mr. Torres referenced prior statements by Chairman Rosado and Commissioner Vicky Lopez at a community meeting following a downtown attack and called on the Board to shift at least $1.2 million toward public safety and mental health-related problems downtown. He criticized proposed funding for Flagler Street activation police costs while, in his view, insufficient attention was being paid to resident safety. He requested that a safety item be placed on a future agenda.

  Dr. Loubna Noureddin, co-founder and CEO of Mind Market, addressed the Board virtually. Dr. Noureddin stated that Mind Market had served the Miami DDA for approximately four years as advisors, coaches, and trainers, beginning in 2022 when the Board invited the firm to assist with staff engagement. She stated that her team included behavioral science doctors, master certified coaches, professional coaches, and experienced leaders. Dr. Noureddin said the organization had seen significant improvement in staff retention, engagement, collaboration, and productivity, and that data had been provided to the Miami DDA. She urged the Board to consider the impact of its words, bring humanity, dignity, and respect into the room, stop comments and insults not founded in data, and use KPIs to assess performance.

  There being no further public comment in the room or online, the Board proceeded to the Executive Director Report.

2. CEO & EXECUTIVE DIRECTOR REPORT

- Executive Report May 2026 – Christina Crespi, Miami DDA CEO/Executive Director
  CEO and Executive Director Christina Crespi presented the Executive Director Report for May 2026 by subdistrict.

For Brickell, Ms. Crespi reported that the quality-of-life team trimmed and maintained six blocks of landscaping, collected 269 bags of trash, removed 84 instances of graffiti, addressed seven illegal dumping cases, and pressure washed 14 blocks. She reported nine community engagements related to homelessness, 11 unhoused engagements, two persons served, two individuals assisted by Hermanos de la Calle, five ambassador client referrals, two Lazarus Project assists, 44 dog-waste bags distributed, and 137 SAFE blocks. Ms. Crespi also reported that the enhanced services contributor identified four clogged drains, 21 bulk trash issues, three street sign issues, 16 public right-of-way graffiti issues, eight private graffiti issues, seven street light outages, and two downed traffic signs. In urbanism, she reported that the Sidewalk by Sidewalk initiative was using the Fulcrum app and had surveyed 760 businesses. The business development team held five events in Brickell.

For the Central Business District, Ms. Crespi reported that the team trimmed and maintained 11 blocks, collected 2,361 bags of trash, removed 79 instances of graffiti, addressed 17 illegal dumping cases, and pressure washed 33 blocks. She reported 26 community engagements and assistance to 13 unhoused individuals, two Hermanos de la Calle referrals, five encampment cleanups, 24,313 ambassador hospitality assists, 546 safety walks, 34 dog-waste bags distributed, and 26 incidents reported. She stated that the 2050 Master Plan work was moving forward, with Siskindovich, Stratus, and Miami DDA staff following up on the CBD walking tour with City of Miami Planning and Public Works staff. She also reported that the downtown circulator pilot had provided 27,542 completed rides and served 42,846 passengers over 27 months, and that FDOT funding continued to be collected.

Ms. Crespi reported that Section D of the Flagler Street Beautification project had opened to vehicular traffic during the Fan Fest period. She stated that the Arts and Culture and Marketing and Communications teams were supporting FIFA Fan Fest at Bayfront Park, primarily during nighttime hours due to heat, and that ambassadors continued to cover the Fan Fest. She reported approximately 35,000 visitors during the prior weekend and noted that downtown businesses were being patronized by event attendees. She also reported nine business development events in the CBD.

For the Arts and Entertainment District, Ms. Crespi reported that the team collected 319 bags of trash, removed eight instances of graffiti, addressed four illegal dumping cases, conducted 20 community engagements, held 21 unhoused engagements, served six people, made three Hermanos de la Calle referrals, made seven ambassador referrals, and had one Lazarus Project assist. Ambassadors completed 1,046 hospitality assists, 42 safety walks, and 111 business contacts. In urbanism, Ms. Crespi reported continued Biscayne Neighborhood Association coordination regarding the Baywalk connection past the Charter Club condominium at 600 NE 36th Street and efforts to program, design, and activate Biscayne Park at 150 NE 19th Street. She also reported that the Miami DDA sponsored free Second Saturdays at PAMM on May 9, with approximately 2,000 attendees, and that business development held three events in the Arts and Entertainment District.

Ms. Crespi further reported that the Downtown Ambassador RFP remained under cone of silence and that staff hoped to receive a recommendation from procurement the following month. She stated that the DDA team had received training on the Fulcrum app. She reported that Commissioner Pardo secured $2 million for Fort Dallas Park and that staff had discussed recent developments with the Miami River Commission, including cleanup and future renovations. She also reported that the Miami River Marine Patrol had been discussed at Urbanism, including illegal charters, patrol staffing gaps, no-wake and idle-speed enforcement, and potential budget recommendations. Ms. Crespi reported that, as of June 4, 2026, the Permit Clinic had held 155 clinics, assisted 1,043 businesses, obtained 101 certificates of use, and obtained 101 business tax receipts. She stated that ACE grants and DCCG grants were expected to open in July.

Following the report, Board Members discussed the FIFA Fan Fest, the Pitbull pop-up concert, downtown crowds, bar and business activity, cleanliness, orderliness, and the positive economic impact on downtown businesses. Board Members encouraged others to visit the Fan Fest and noted that the activation was drawing thousands of visitors to downtown.

3 PRESENTATION/DISCUSSIONS

- **June 8th CEO/Executive Directors' Offer for Separation Agreement**

  Chairman Rosado provided prepared remarks regarding the Executive Director matter. Chairman Rosado stated that his approach and tone at the prior Board meeting may have shocked some members and apologized if his manner of carrying out his responsibilities did not foster trust and collaboration. He stated that multiple concerns had been raised over several months regarding leadership, workplace culture, executive presence, attendance, staff availability, donated leave time, ticket and event access, gift disclosures, a September 2025 employee evaluation, and the level of intervention by the Chairman's office in agency work. He stated that his goal was to determine a path forward, continue seeking a fair, reasonable, and amicable resolution, protect the agency, respect everyone involved, and allow the Miami DDA to focus on its mission.

  Board Member Amal Solh Kabbani stated that she remained troubled by the delivery at the prior meeting but thanked Chairman Rosado for his remarks. Mrs. Kabbani moved to approve the Executive Director separation agreement. The City Attorney's Office asked whether she was referring to the June 8 offer provided to the Board by Ms. Crespi's attorney. Mrs. Kabbani confirmed that she was. The City Attorney's Office summarized the June 8 offer as including an expert consulting agreement for a seven-month period at Ms. Crespi's current rate of pay with continued insurance coverage, among other terms.

  Board Member Gary Ressler raised a point of privilege and objected to the process, stating that he believed the Chairman had breached neutrality and that the full Board was not the appropriate venue to negotiate employee issues. Mr. Ressler criticized the City Attorney's Office handling of the matter, argued that the good-faith negotiation directed by the Board had not occurred, and stated that the matter should be handled through a committee with counsel. Mr. Ressler moved that Executive Director Christina Crespi be placed on immediate paid administrative leave, with all rights and benefits of a full-time employee, pending completion of negotiations of a separation agreement to be led by an ad hoc committee chaired by Maryam Laguna Borrego with participation by Nicolas "Nick" Katz and Amal Solh Kabbani and an attorney representing the Miami DDA.

  The Board discussed the motion extensively. Board Members raised concerns regarding process, Board governance, the lack of an internal human resources function, whether the Board was qualified to perform an HR or investigative role, whether outside counsel, a labor attorney, or an HR professional should be involved, whether the Annual Review Committee process had sufficiently investigated the allegations, and whether the matter should be resolved promptly to reduce disruption to staff and the organization. Several Board Members thanked staff for continuing to perform the agency's work despite the turmoil.

  Ms. Crespi responded that, in her view, the allegations had been addressed during the June 10 Annual Review Committee meeting, including issues relating to time records, donated time, gift disclosures, and policies under review. She stated that Mind Market's work was not limited to coaching her individually, but included coaching for other members of the Miami DDA team and multiple strategy sessions with the full staff. Ms. Crespi stated that she believed the 360 comments read publicly reflected one or two negative respondents and did not reflect the broader staff comments or progress being made.

  Board Member Suzanne Amaducci stated that she had reviewed documents and believed the Board had not been used appropriately. She discussed concerns relating to Family and Medical Leave Act leave, negative leave balances, donated time, ticket policies, leadership, absenteeism unrelated to protected leave, and the need for policies to be brought to the Board. Mrs. Amaducci stated that she supported a separation agreement but believed some proposed terms were too rich and that a consulting agreement might not be in the best interest of the organization. She suggested a hard date such as December 31 and stated that the Board should protect the agency while recognizing Ms. Crespi's years of service.

Board Member Melissa Tapanes Llahues described prior organizational culture work, including Mind Market engagements beginning in 2022, strategic retreats in 2024, and a retreat in 2026. Mrs. Tapanes Llahues stated that issues regarding DDA culture, lack of policy, and insufficient Executive Director updates to the Board had persisted for years. She stated that recent meetings had revealed gaps in policies, issues involving advice from counsel, and concerns regarding transparency and communication. She agreed that Ms. Crespi had served the agency to the best of her capacity and should receive a fair and reasonable separation, but stated that certain terms in the June 9 materials were inconsistent with her understanding of private and public sector norms and the facts established by the Annual Review Committee.

Board Member Amal Solh Kabbani asked Board Members to consider whether the Board would be in the same predicament if the agency had not been publicly attacked and expressed concern that the Board might be playing into the hands of outside critics. Board Member Chris Hodgkins stated that the Board needed to behave as a deliberative body, follow the process it had set at the prior meeting, hear proposals, discuss them maturely, and consider governance training. Board Member Patrick Goddard stated that the agency appeared to lack a human resources function and suggested that a labor attorney and HR professional be involved in determining how to end the matter professionally.

Commissioner Vicky Lopez stated that serious allegations typically warrant an independent audit or outside professional review. Commissioner Lopez stated that, if concerns came to the Chair or any Board Member, the first step should have been to bring them to the Board, which could then determine whether to hire outside counsel or an independent auditor. She stated that Board Members had become de facto HR, auditors, and legal counsel and that the process had been flawed. Commissioner Lopez apologized to Ms. Crespi, on her own behalf as a Board Member, for any anxiety or harm caused by the flawed process, while noting that the underlying concerns may or may not be true. She emphasized that process matters and that the Board should ensure a better process in the future.

After extended discussion, Mr. Ressler's motion was narrowed and bifurcated. The portion relating to creation of an ad hoc committee was not ultimately carried forward as the operative action. The Board proceeded first on the issue of administrative leave. A motion was made by Vicky Lopez and seconded by Nick Katz to place Ms. Crespi on paid administrative leave for up to one month while the matter was addressed. The motion passed by voice vote with no opposition stated in the transcript.

Following the administrative leave vote, the Board considered appointment of an Acting Executive Director. A motion was made by Nick Katz and seconded by Gary Ressler to appoint Michaeljohn "MJ" Green as Acting Executive Director. The motion passed by voice vote with no opposition stated in the transcript.

The Board then considered beginning a search process for a permanent Executive Director. A motion was made by Vicky Lopez and seconded by Melissa Tapanes to authorize the Acting Executive Director to contract with an executive search firm within the next 30 days to conduct an executive search, with the authorization capped at $50,000. The motion passed by voice vote with no opposition stated in the transcript.

The Board also discussed the absence of a CFO and the need for budget-season support. A motion was made by Gary Ressler and seconded by Melissa Tapanes to retain Larry Spring and Achievement Consulting Group on a temporary basis for CFO support in an amount up to $25,000. Board Members discussed the City Manager's Office offer to provide budget staff support, the need to advertise the CFO position, and concerns regarding process and optics. The motion passed.

Board Members also discussed the need for an internal and external transition plan, including communication to staff, residents, businesses, and City partners; the scope of the Acting Executive Director's immediate priorities; and how the organization would operate during the transition. No separate vote was recorded on the transition plan discussion.

Counteroffer Regarding Executive Director Separation

The Board then returned to the separation proposal. Board Members discussed the June 8 or June 9 offer from Ms. Crespi's counsel, the limits of Florida law on severance payments, whether the statutory reference to imminent litigation required a filed lawsuit or could include threatened litigation, whether a shade session was available, and whether the City Attorney's Office or outside counsel should negotiate on behalf of the Miami DDA. Kevin Jones from the City Attorney's Office stated that the City Attorney's Office would not recommend a settlement exceeding statutory severance limits unless there was litigation, and that the office interpreted litigation for those purposes as a lawsuit that had been filed. Others disagreed with that interpretation, stating that imminent litigation can mean a likely or threatened lawsuit.

The Board discussed the difference between the offer from Ms. Crespi's counsel and what the City Attorney's Office viewed as permissible statutory severance, including the possibility of a consulting agreement for a transition period, severance thereafter, insurance coverage, handling of PTO or time-related issues, waiver of claims, and exclusion of certain requested items. Board Members discussed that any counteroffer would need to be accepted by Ms. Crespi and her counsel and would return for final approval if necessary.

A motion was made by Board Member Melissa Tapanes Llahues and seconded by Amaducci to make a counteroffer to Ms. Crespi. The motion, as clarified during discussion, included: (1) an expert consulting agreement through September 30, 2026, at Ms. Crespi's current rate of pay, including continued insurance coverage, for transition assistance through the end of the fiscal year and budget season; (2) a 20-week severance agreement at Ms. Crespi's current rate of pay, including continued insurance coverage; (3) a waiver and release of claims and the other language from the City Attorney's Office response, including resolution of any PTO, vacation, sick leave, or time-related issues in a manner acceptable to the parties; and (4) no payment of the requested retirement-plan loan payoff, no payment for unearned vacation or sick time through December 31, 2026 beyond any accrued benefits to which Ms. Crespi is otherwise entitled, and no annual evaluation bonus. The counteroffer was understood to be subject to final legal drafting and acceptance by Ms. Crespi.

The motion to authorize the counteroffer passed by voice vote with no nays stated in the transcript. Ms. Crespi's counsel stated that the counteroffer would not be accepted at the meeting and that further discussion with counsel would be required.

- **Temporary Soccer Mini Pitch Build Out, Chairman Ralph "Rafael" Rosado, Commissioner District 4, City of Miami/Michaeljohn "MJ" Green, Chief of Economic Development & Strategy, Miami DDA**
  Michaeljohn "MJ" Green presented the temporary soccer mini-pitch build-out and related Flagler Street activation item. Mr. Green explained that, although staff had previously indicated that the temporary mini-pitch would not move forward, conversations with the Chairman's office, the City Manager, police, and Lost Boy Dry Goods reopened the possibility of moving forward on a shorter schedule. Staff expected the activation to open around June 27 and continue during the later, more competitive portion of the World Cup schedule.

  Mr. Green stated that Lost Boy Dry Goods had submitted its permit and had been working with police and other parties on the activation. Staff explained that the Board agenda included an item authorizing up to $100,000 for police/security services, but staff expected actual police costs could be closer to approximately $60,000, with the Miami DDA potentially sharing costs with Lost Boy Dry Goods. Staff noted that the exact police cost had not yet been provided and that Lost Boy Dry Goods would be responsible for costs above the Miami DDA's approved contribution.

Board Members discussed frustration that police/security costs remained unclear despite months of planning and questioned why a city agency that the Miami DDA already supports financially could not provide clearer cost estimates or stronger coordination. Members discussed prior estimates as high as approximately $400,000, later reduced by shortening the activation period and narrowing deployment. Staff and representatives discussed possible police staffing ranges, including a high-end deployment of one lieutenant and eight officers and a low-end deployment of one lieutenant and four officers, with estimated costs discussed in the approximate range of $42,000 to $65,000. Members emphasized that the Miami DDA should only be paying for safety at street closures and intersections, not for general policing of the event, and requested stronger negotiation and clarity on how funds would be used.

The Board also discussed the broader challenge of activating Flagler Street, including the cost-prohibitive nature of repeated street closures and the potential need for a year-round street closure or other long-term solution. Board Members also discussed deficiencies in the Light Up Flagler Street installation, including lights and medallions that were not functioning or visible at night, the need to hold vendors accountable, concerns regarding the Paint Up / Lease Up / Fix Up or similar Flagler program, construction conditions behind grates at 777, and the need for urgent action before additional FIFA-related visitors arrived.

Board Members discussed the value of the temporary soccer mini-pitch as a community activation, a way to engage visitors and residents with soccer, and a possible complement to the Lost Boy Dry Goods activation. Staff clarified that the temporary pitch had a prior Airbnb contribution of approximately $20,000, but that the most recent estimate for the build-out was approximately $40,000 to $50,000 due to timing and World Cup-related premiums. The Board discussed covering the delta with Miami DDA funds, subject to a cap, and completing the pitch in time for the activation.

A separate motion was made by Board Member Nicolas "Nick" Katz to move forward with the temporary soccer mini-pitch, using the approximately $20,000 Airbnb contribution and authorizing the Miami DDA to cover up to an additional $35,000 in costs, with the understanding that the build-out should be completed in time for the activation. The motion was seconded by Suzanne Amaducci and passed by voice vote, with no opposition stated.

4 LEGISLATIVE ITEM(S)

4A. APPROVAL OF MINUTES – May 27, 2026 - Miami DDA Board of Directors Meeting.

The Board considered the minutes of the May 27, 2026 Miami DDA Board of Directors meeting. Board Member Melissa Tapanes Llahues stated that she had submitted comments to the clerk and that certain excerpts on pages 7 and 8 of the draft minutes were not consistent with her recollection, specifically regarding the separation agreement discussion and whether there was confusion about who initiated the separation agreement. Board Member Gary Ressler stated that he did not share that recollection and requested that the clerk review the meeting video and conform the minutes to the recording.

After discussion, the Board agreed to defer approval of the May 27, 2026 minutes to the next meeting so the clerk could review the meeting video and provide any needed revisions or clarification.

4B. RESOLUTION 43/2026

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("DDA") OF THE CITY OF MIAMI, FLORIDA URGING THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS ("BCC") TO ADVANCE COMMUTER

RAIL SERVICE IN THE NORTHEAST CORRIDOR OF THE STRATEGIC MIAMI AREA RAPID TRANSIT ("SMART") PLAN AND ENCOURAGE THE MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION (“TPO”) AND MIAMI-DADE COUNTY (“COUNTY”) TO MAKE FUNDING THE NORTHEAST CORRIDOR OF THE SMART PLAN A TOP PRIORITY.
The Board considered Resolution 43/2026, urging the Miami-Dade Board of County Commissioners to advance commuter rail service in the Northeast Corridor of the Strategic Miami Area Rapid Transit (SMART) Plan and encouraging the Miami-Dade Transportation Planning Organization and Miami-Dade County to make funding the Northeast Corridor a top priority.

Staff stated that the item came from the Urbanism Committee and had been brought forward by Board Member Patrick Goddard. Staff explained that the Miami DDA had supported the SMART Plan in 2017 and that the Northeast Corridor was one of the pillars of that plan. The item was recommended for approval.

A motion was made by Gary Ressler and seconded by Vicky Lopez to approve Resolution 43/2026. The motion passed by voice vote with no opposition stated in the transcript.

4C. RESOLUTION 44/2026

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI, FLORIDA (“MIAMI DDA”) AUTHORIZING THE CEO/EXECUTIVE DIRECTOR TO APPROPRIATE AND ALLOCATE FUNDS IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND DOLLARS ($100,000.00) FOR POLICE SERVICES/SECURITY SERVICES AT THE FLAGLER STREET WORLD CUP ACTIVATION LOCATED AT DOWNTOWN MIAMI AT EAST 100 BLOCK OF FLAGLER STREET, BETWEEN NE 1ST AND NE 2ND AVENUE FOR FIFA ADJACENT ACTIVATIONS.\

The Board considered Resolution 44/2026, authorizing the CEO/Executive Director to appropriate and allocate funds in an amount not to exceed $100,000 for police services/security services at the Flagler Street World Cup activation located on the east 100 block of Flagler Street between NE 1st Avenue and NE 2nd Avenue for FIFA-adjacent activations.

The substance of the discussion occurred together with the temporary soccer mini-pitch discussion under Item 3. The Board discussed Lost Boy Dry Goods, the FIFA Fan Fest, the World Cup-related activation, police staffing estimates, the uncertainty surrounding police costs, the need for clearer coordination with the City, and the importance of supporting downtown businesses while protecting the Miami DDA from open-ended or unjustified costs.

A motion was made by Board Member Gary Ressler and seconded by Maryam Laguna Borrego to approve an allocation not to exceed $100,000 for police/security services, with the Executive Director directed to negotiate the scope and costs. The motion passed by voice vote, with Board Member Amal Solh Kabbani opposed.

4D. RESOLUTION 45/2026

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI, FLORIDA (“MIAMI DDA”) SUPPORTING THE CITY OF MIAMI (“CITY”) EFFORTS TO REVISE CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF MIAMI, FLORIDA IN ORDER TO CREATE DEFINITIONS OF GREENSPACE, REQUIREMENTS FOR GREENSPACE, PROVIDE GREENWAY PUBLIC BENEFITS, AND

CREATE A PARKS AND OPEN SPACE TRUST FUND THAT WILL ASSIST THE CITY IN FUNDING THE CREATION AND MAINTENANCE OF PUBLIC OPEN SPACES.

The Board considered Resolution 45/2026, supporting City of Miami efforts to revise Chapter 62 of the City Code to create definitions of greenspace, requirements for greenspace, greenway public benefits, and a Parks and Open Space Trust Fund to assist with funding the creation and maintenance of public open spaces.

Sam Maldonado from the City of Miami Planning and Zoning Department appeared to present the proposed greenway amendments. Staff explained that the purpose of the amendments was to secure additional funding for construction and maintenance of segments of the Miami Loop, including the Ludlam Trail, the Underline, the Baywalk, the Miami Riverwalk, and related greenway corridors. Mr. Maldonado stated that the amendments had been under development for approximately seven to eight months and were scheduled for the next City Commission agenda.

Board Member Gary Ressler objected to hearing the item at the full Board before it had been reviewed by the Urbanism Committee. He stated that the item should first go to committee for discussion and recommendation, even if that required deferral at the City Commission. Chairman Rosado noted that the item was his item at the City Commission and stated that it could be deferred. Board Members discussed scheduling an earlier Urbanism Committee meeting to review the matter.

A motion was made by Board Member Gary Ressler and seconded by Vicky Lopez to defer Resolution 45/2026 until the item had gone through the Urbanism Committee. The motion passed by voice vote with no opposition stated in the transcript.

4E. RESOLUTION 46/2026

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF MIAMI, FLORIDA, AUTHORIZING THE CEO/EXECUTIVE DIRECTOR TO ESTABLISH A PROPOSED MILLAGE RATE FOR THE DOWNTOWN DEVELOPMENT DISTRICT OF THE CITY OF MIAMI, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027 AT 0.3800 MILLS.

The Board considered Resolution 46/2026, authorizing the CEO/Executive Director to establish a proposed millage rate for the Downtown Development District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 at 0.3800 mills.

Staff reported that the Finance Committee met on June 8 and discussed the proposed millage rate. The prior year’s millage rate was 0.3900 mills, and the recommended rate of 0.3800 mills would reduce the millage while resulting in an approximate $30,000 revenue difference. Staff explained that the reduction was intended to maintain the budget near the prior year’s revenue level while recognizing increased taxable value.

Board Members discussed the proposed reduction in light of possible future state-level ad valorem tax changes and the risk that future revenues could decline. Members discussed whether the Board should keep the proposed millage flat until there was more information, whether the Miami DDA could later reduce the millage but not increase it above the maximum rate submitted to the County, and whether reserves could be used to address budget needs. Staff clarified that the proposed millage rate must be set for submission to the Miami-Dade County Property Appraiser and Tax Collector and that the budget itself could be adjusted later in the process. Members also discussed the optics of lowering the millage and the broader trend of government agencies preparing to live with reduced revenues.

A motion was made by Board Member Amal Solh Kabbani and seconded by Gary Ressler to approve Resolution 46/2026 establishing the proposed millage rate at 0.3800 mills. The motion passed by voice vote with no opposition stated in the transcript.

5. ATTACHED DOCUMENTS

- Financial Report –May 2026
- Event Calendar

6. NEW BUSINESS

7. MEETING ADJOURNMENT

Next Miami DDA Board Meeting Date: Friday, July 17, 2026 – 9:00 a.m.