# NORTH BAY VILLAGE
# SPECIAL VILLAGE COMMISSION MEETING
# PUBLIC MEETING NOTICE

**Monday, December 1, 2025 at 4:00 PM**
**1666 Kennedy Causeway, #101, North Bay Village, FL 33141**

**(In-person and virtual via Zoom. See below for details)**

**The meeting agenda is available online at:**
https://northbayvillage-fl.gov/agendas-minutes

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

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| **ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:**<br><br>The meeting will be held in person at the physical meeting location stated above.<br>Admission to the physical meeting location is on a first-come, first-serve basis and space is limited.<br>Doors will open 30 minutes prior to the meeting start time.<br>The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC. |
| **Watch the Public Meeting:**<br>https://northbayvillage-fl.gov/videos<br>TV Channel 661<br>Facebook Live |
| **Participate in the meeting via Zoom:**<br>Meeting ID: 891 2658 3746 |
| **Listen via telephone to the Virtual Public Meeting:**<br>1-305-224-1968 or 1-929-205-6099 |
| **For technical support during the meeting, please contact:**<br>(786) 309-4991 |

## PUBLIC COMMENTS

**Public comments will be accepted by the following means:**

**IN-PERSON COMMENTS:** Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

**VIRTUAL COMMENTS:** ***Public comments will also be accepted during the meeting using the virtual meeting platform.***

**VIA E-MAIL TO:** publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

## PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

## LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. ""Lobbyist"" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term ""lobbyist"" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

**Have questions or need additional information?**

**E-mail: villageclerk@nbvillage.com**

**Call: 305-756-7171**

# North Bay Village

**OFFICIAL AGENDA**
**SPECIAL VILLAGE COMMISSION MEETING**
**1666 Kennedy Causeway, #101, North Bay Village, FL 33141**
**(In-person and virtual via Zoom. See below for details)**
**Meeting ID: 891 2658 3746**
**Monday, December 1, 2025**
**4:00 PM**

*Decorum: Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the board shall be barred from further appearance before the board by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.*

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## 1. Opening Items

*A. Call to Order*
*B. Roll Call*
*C. Pledge of Allegiance*

## 2. Discussion/Action Items

2.A. Discussion and Direction on the Village's Agreements with Project Football LLC Relating to the Community Center at Galleon Street and the TIES Fields

## 3. Public Comments

## 4. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

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**ITEM NO. 2.A**

# North Bay Village
# Recommendation Memorandum

**DATE:** December 1, 2025

**TO:** Honorable Mayor, Vice Mayor and Members of the Village Commission

**FROM:** Alba L. Chang, Village Clerk

**SPONSORED BY:** Frank Rollason, Village Manager

**SUBJECT:** Discussion and Direction on the Village's Agreements with Project Football LLC Relating to the Community Center at Galleon Street and the TIES Fields

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## RECOMMENDATION

## BACKGROUND AND ANALYSIS

Village Manager Frank Rollason and Village Attorney Haydee Sera seek the Village Commission's feedback and direction as it relates to the ongoing development of the Village's Community Center at Galleon Street.

To access/download the current Operational and Development Agreements between the Village and PFL, click on the links below:

* Development & Construction Management Agreement - Galleon St Property
* Development & Construction Management Agreement - TIES Property
* Operations and Management Agreement - Galleon St. Property
* Operations and Management Agreement - Ties Property
* Amended Joint Use Agreement with Miami-Dade County School Board

## BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

## PERSONNEL IMPACT

None