



THE CITY OF MIRAMAR BUSINESS INDUSTRY DEVELOPMENT CONSTRUCTION & PROFESSIONAL SERVICES ADVISORY BOARD MEETING MINUTES

JUNE 9, 2026

1:00 P.M.

A meeting of the City of Miramar's Economic Development & Housing (EDH) Department's Business Industry Development (BID) Construction & Professional Services Advisory Board took place at 1:03 p.m. on Tuesday, June 9, 2026, 2nd floor, Engineering Conference Room W-201L, EDH Department, 2200 Civic Center Place, Miramar, FL 33023.

1 & 2 CALL TO ORDER/ATTENDANCE

The following board members were present:

Chairperson Denise Brown, President, DPX Construction Management
Amaury Genao, Turner Construction Company
Garrie Harris, CEO, Alpha 1 Staffing
Vernon Williams, Brigcon Construction Services

The following board members were absent:

Vice Chairperson Robert Washington, Instructor, Carpenters & Pile Drivers Union (Excused)
Mac Alabre, CEO, Lien Library Inc., FIU (Excused)
Dorothy Brown-Alfaro, Jador Intl. Corp. (Excused)
Vernon Dooling, Minority Builders (Excused)
Ken Frazier (Excused)

A quorum was not achieved.

Other persons present:

Dr. Karen Hollis, BID Liaison
Marisela Sanchez, BID Coordinator

City Attorney Jordan Gary
Abigail Nunez, Intern, Brigcon

3. ATTENDANCE/SIGN-IN SHEET

Dr. Hollis mentioned that the absent board members communicated with her regarding the reason for their absence prior to the present meeting.

4. APPROVAL OF MINUTES: Review/Approval/Signing of Past Minutes:

- Regular meeting minutes of March 10, 2026
- Regular meeting minutes of April 14, 2026
- Regular meeting minutes of May 12, 2026

Deferred to the next board meeting.

5. MIRAMAR COVE CONTRACTOR FAIR

- June 10, 2026 (9:00 a.m. to 11:00 a.m.)

Dr. Hollis stated that the subject event would be held in the Commission Chambers, distributing a flyer for the board's perusal; she asked the board members present if they would attend the event. For board members who had yet to register, they could scan the QR code on the flyer to do so; as of the Monday, June 8, 258 businesses registered to attend the event. She noted pre-networking would begin on June 10 from 8:00 a.m., and Stiles Construction would be in attendance, bringing six members of their team, and she would present a bid overview to allow additional firms to get more information on the BID Program. Along with the videos, there would be a list of invitations to bid on various projects, copies of which would be placed in the information folders and/or provided to attendees. They would try to get to the fair before 9:00 a.m. to do some networking, as well as making available pre-qualification applications, for which flyers would be available, so firms wishing to be pre-qualified with Stiles could do so. Dr. Hollis stated there would be a contractor question session for Stiles; at the beginning of the event, she would ask businesses to write their questions down, and as the Commission Chambers were available until 1:00 p.m., there would be a hard stop for questions. In the event all questions asked were not answered, she would give them to Stiles, so they could respond accordingly. She said the Stiles team would have a table at the rear of the room at which the team would respond to business inquiries.

6. OLD BUSINESS:

- a. Brown Bag Wednesdays - FSB Bonding - June 10, 2026 (12:00 p.m. to

2:00 p.m.)

Dr. Hollis indicated this event continues, and for this month it would take place in combination with the Miramar COVE Contractor Fair. She said the speaker of the subject event was Gladys Keith, noting that bonding was not a technical skill to teach, but a service to obtain, and Ms. Keith sought to have access to as many businesses as possible who were interested in taking part in the contractor fair and/or bidding on one of the Miramar COVE projects. It seemed fitting to have Ms. Keith's event scheduled during the contractor fair. This event usually takes place at the Miramar Police Headquarters, but as the number those registering increased, it soon outgrew that venue, so it was moved to a larger area in the building, and, again, quickly outgrew the larger space. She said the Commission Chambers held 250 people, but it was normal for 50 to 60 percent of those who registered to attend on the day of the event, so staff anticipated about 150 attendees, but they prepared 200 folders. Dr. Hollis indicated that after the Q&A session, Stiles would review their bonding requirements, and then Ms. Keith would speak. Ms. Keith's portion would be information on such issues as credit repair; as much of the information she needs to help individual businesses get bonds was personal and could not just be presented in an open forum. In every folder prepared, there would be an FSB questionnaire asking for the information needed; the title of the presentation was "Let's get you bondable." She remarked that Ms. Keith provided staff with her PowerPoint presentation that would be made available to every attendee. Notification was sent out to the 28 individuals who registered for the FSB Bonding presentation, inviting them to attend the contractor fair before the bonding event. Dr. Hollis said that at the conclusion of both events, lunch would be served at the Miramar Police Headquarters. She mentioned there were three summer interns working with EDH, and they would assist city staff with navigating attendees across the street from the Chambers to the Police Headquarters building.

Mr. Williams asked if it was possible to attend the events remotely.

Dr. Hollis answered no.

Mr. Williams restated his concerns from the previous meeting regarding the misinformation on the contractor fair flyer. He believed this would be satisfactorily addressed at the fair on June 10.

Dr. Hollis added that on September 17, 2026, the City would hold a pre-qualification with Stiles, where they would release a list of bids for phase two. She mentioned that after telling Stiles about many businesses informing her of the difficulty contacting Stiles about the COVE project, she worked with Stiles to hold the subject contractor fair, so they could respond to questions, etc. directly. Additionally, after the prequalification, it was important not to stop there, as this



would be a long-term project; she intimate that she wished to schedule another event for phase two of the project, to which they agreed, so she secured the date of September 17, 2026, at the Miramar Cultural Center (MCC).

Mr. Genao asked if there was any expectation or effort regarding the utilization of local businesses behind the subject project based on its scope and volume, and its impact on the City of Miramar.

Dr. Hollis thought this an excellent question for Stiles at tomorrow's event, as this was not a City of Miramar project, so the City had no control in that area; the City was hosting the event to raise awareness among local and small businesses in the Tri-county area.

Chairperson Brown thought the board should, as a group, ask the question of Stiles utilizing Miramar's local businesses on the subject project. She would happily ask the question on the board's behalf.

7. NEW BUSINESS

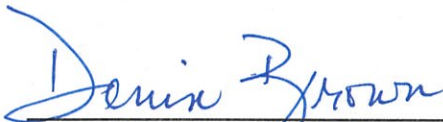
- BID 2026 Connect to Grow Business Expo

8. ANNOUNCEMENT & OPEN DISCUSSION

9. ADJOURNMENT:

Next meeting: Tuesday, July 14, 2026, @ 1:00 p.m.

The meeting was adjourned at 1:31 p.m.



Denise Brown, Chairperson
DB/cp

