



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

MARCH 10, 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 1:10 p.m. on Tuesday, March 10, 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:

Vice Chairperson Vernon Williams, Brigcon Construction Svcs. (Late)
Mac Alabre, CEO, Lien Library Inc., FIU
Denise Brown, President, DPX Construction Management
Vernon Dooling, Minority Builders Coalition
Amaury Genao, Turner Construction Company
Robert Washington, Instructor, Carpenters & Pile Drivers Union

The following board members were absent:

Chairperson Dorothy Brown-Alfaro, Jador Intl. Corp.
Garrie Harris, CEO, Alpha 1 Staffing (Excused)

A quorum was achieved.

Other persons present:

Assistant City Manager Shaun Gayle
Bianca Auguste, ACM Gayle's Assistant
City Attorney Jordan Gary
Dr. Karen Hollis, Chief BID Administrator
Marisela Sanchez, BID Coordinator

3. ATTENDANCE/SIGN-IN SHEET

- **Review and Approval of Absent Board Members:**

Mr. Washington made a motion to approve the excused absences of Ms. Harris, and Ms. Brown-Alfaro; seconded by Mr. Genao.

Mr. Alabre asked if there was any update on Ms. Brown-Alfaro.

Dr. Hollis answered no.

City Attorney Gary stated the board could vote to approve the excused absence of one or all absent board members. As the board first motioned and seconded excusing both absent members, if they excuse only one absence, then the motion needed to be amended.

Dr. Hollis stated Mr. Williams called her earlier in the day to say he planned to attend the meeting, but he would be late.

Mr. Genao made a motion to amend the first motion to approve only the absence of Ms. Harris. The motioned failed due to the lack of a second, leaving the first motion intact as is.

City Attorney Gary noted that as the board's chair and vice chair were absent, an interim chair for the present meeting should have been appointed. She suggested a motion to table the motion for a vote on excused absences, then an interim chair could be selected, after which the board could take up the matter of voting on excused absences.

Mr. Brown made a motion to table the vote on approving excused absences; seconded by Mr. Genao. The motion passed unanimously.

Mr. Alabre made a motion to approve appointing Ms. Brown to chair the present meeting; seconded by Mr. Genao. The motion passed unanimously.

Ms. Brown pointed out that, as the motion to accept the excused absences of Ms. Harris and Ms. Brown-Alfaro was motioned and seconded, it was time for the board to vote on the matter.

Mr. Washington made a motion to approve the excused absences of Ms. Harris, and Ms. Brown-Alfaro; seconded by Mr. Genao. The motion passed by a majority, with ?? 9:46 voting no.

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

- Regular meeting minutes of February 10, 2026

Mr. Genao made a motion to approve the regular meeting minutes of February 10, 2026, as presented; seconded by Mr. Dooling. The motion passed unanimously.

5. BID ADVISORY BOARD COMMISSION REPORT Q1 & Q2 2026

Dr. Hollis reviewed the subject report, as detailed in the backup, highlighting the following:

- The subject quarterly report was provided in the backup, and a copy was submitted to the City Clerk's Office; it detailed the board's activities for the first two quarters of fiscal year 2026
- The report was provided to the board members for informational purposes.

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- With the arrival of Vice Chairperson Williams, Ms. Brown handed over the duty of chairing the meeting to him.

Dr. Hollis mentioned that she planned to ask the board to elect a new chair and vice chair; she was waiting on Mr. Williams's arrival to do this.

6. PROJECT MENTORING WITH TURNER CONSTRUCTION

Mr. Genao updated the board on the status of the subject initiative as follows:

- They moved forward with engaging some of the contractors that participated during the event
- There was a good turnout for the event
- They called some of the commitments made through the event; they were currently going through the accepts, doing pre-qualifications
- Firms were already coming in, so they could report back on the number of firms that participated and attended, versus the number of firms that came in, but they called to ensure they met with them to figure out if there was a gap, and how that could be addressed
- Small Business Week was coming up, so there would be increased engagement
- They looked forward to continuing that momentum.

7. OLD BUSINESS:

a. ESB Workforce Development Mentoring (Vernon Dooling)

Mr. Dooling indicated they were unable to fulfill the subject commitment on March 3, 2026, as the students had testing. No rescheduled date was set.

Vice Chairperson noted the next scheduled mentoring for April was Ms. Harris.

Dr. Hollis affirmed Ms. Harris was aware that her mentoring session was scheduled for Thursday, April 16, 2026.

8. NEW BUSINESS

Dr. Hollis reminded board members about the schedule shown on the back of the report in the backup, asking board members to be mindful of the graduation ceremony for the students that was scheduled for Tuesday, May 12, 2026. Assistant City Manager (ACM) Shaun Gayle would be the keynote speaker for the graduation. She wished all the BID advisory board members to attend.

a. Brown Bag Wednesdays Technical Training (CMA, Gail Birks)

Dr. Hollis noted BID staff had the first class scheduled for Wednesday, March 11, 2026; the first class would be led by small business CMA, Gail Birks who would discuss preparing businesses to respond to solicitations. The topics of discussion would include: how to prepare bid solicitations; the elements agencies were looking for in terms of such responses; and she would review post solicitation procedures, providing businesses with tips and tools to put in place after the process was over in the event they were not awarded a bid. She mentioned resending the flyer to the board members, hoping they could attend; the training session would be held at Miramar's Vizcaya Park, adding that the training was from 12:00 p.m. to 1:30 p.m., after which the lunch would be from 1:30 p.m. to 2:00 p.m.

Mr. Washington asked if there was a count of the number of registrations.

Dr. Hollis explained these were trainings staff wished to keep between 20 to 25 participants; as of last week, there were 48 registrants, so they were still at the 50 percent rate. The goal was to have 25 participants, as they would be smaller technical sessions to facilitate providing firms with key training.

Mr. Williams asked if firms could walk in and register at Vizcaya Park.

Dr. Hollis affirmed they could, as walk-ins were always accepted, noting it would be great to have board members in attendance.

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Vice Chairperson Williams indicated the board would elect new board officers.

City Attorney Gary explained the process to nominate board members for the positions of chairperson and vice chairperson.

Vice Chairperson Williams nominated Ms. Brown to serve as board chairperson.

Mr. Mac Alabre seconded the nomination.

Ms. Denise Brown nominated Mr. Williams as chairperson.

Mr. Vernon Williams declined the nomination.

Vice Chairperson Williams made a motion to approve the appointment of Denise Brown as board chairperson; seconded by Mr. Alabre. The motion passed unanimously.

Vice Chairperson Williams nominated Mr. Alabre for vice chairperson.

Mr. Mac Alabre declined the nomination.

Vice Chairperson Williams nominated Mr. Washington for vice chairperson.

Mr. Mac Alabre seconded the nomination.

Vice Chairperson Williams made a motion to approve the appointment of Robert Washington as board vice chairperson; seconded by Mr. Alabre. The motion passed unanimously.

9. ANNOUNCEMENT & OPEN DISCUSSION

Vice Chairperson Williams stated ACM Gayle was present, and she wished to address the board.

ACM Gayle acknowledged the class Mr. Washington and she facilitated at Miramar High School; Mr. Genao facilitated a workshop at Vizcaya Park that was

very informative, and there were a couple of sessions, and they received a certificate, as they graduated from everything. She said it was good to see all the board members and staff present, introducing her assistant, Bianca Auguste, who distributed a handout to the board. The City of Miramar met with Broward County Public Schools (BCPS) when they were going through the redefining process, where BCPS explained the issues they faced with the closing of some public schools resulting from a decrease in the number of students attending due to parents choosing other schooling options, such as private schools, virtual schools, charter schools, etc. BCPS wished to make changes that would reengage students in the public school system. Ms. Gayle said, as a public municipality, Miramar offered the opportunity for the development of a curriculum that could be implemented in Broward high schools, beginning with Miramar's high schools: Everglades High, and Miramar High. She was a doctoral student at Nova Southeastern University, pursuing her doctorate in public administration, so she asked to be given the opportunity to develop a curriculum. Working with the BCPS curriculum specialist, they developed a curriculum that they put in canvas; the curriculum was now implemented at both the City's public high schools. She explained that the curriculum gave students the precursor to what government looked like; that is, what was government, how did it work, why should it matter to them. They took it a step further, as they realized they were preparing students for the real world that was not always government, as they might wish to work in the private sector. The portion she focused on was helping students see how government and the private sector connected, and she sought the business input for the curriculum. The latter would achieve two things: tell what the business community thought; and inform on how to finetune, refine, and change, if necessary, the curriculum for the next school year. Ms. Gayle indicated this would be done under three main themes that would look at civic engagement, that is, how they engaged with local government and businesses; what the business community thought; and what the focus should be for the future. The three themes were: workforce readiness; government and civic understanding; and program relevance and workforce alignment. Her ask of the board was for them to give their input via the link on the handout using the QR code provided; board members could give her their business card, and send them the link by which they could give their feedback. Under each theme were three questions to facilitate getting respondents' opinions on the specified areas. She thanked the board members for their service to the City, and she looked forward to getting their input.

Mr. Washington asked at what school year was the curriculum implemented.

Ms. Gayle replied the curriculum was implemented at the 12th grade level, as they were the students leaving to go onto college, etc. For future school years, the curriculum would be implemented in the 11th and 12th grades, eventually going down to tenth and ninth grades in ensuing years. The BCPS hoped the

curriculum would eventually be in place for grades ninth through 12th, and by the latter the expectation was that students would be ready to do like a capstone or a mock commission meeting, acting as developers, city staff, commissioners, residents, businesses, etc. At 12th grade students would understand enough about government/private business sector interactions at that time to be able to act in these different roles of local government, etc.

Mr. Genao questioned the desired level of participation the City sought for the online survey from businesses.

Ms. Gayle explained that because the research would be qualitative, there was no specific sample size identified; the goal was to get as many responses as possible, as they had to do thematic coding; that is, there needed to be sufficient responses to establish a theme across questions.

Mr. Genao thought the survey was something he could give to his human resources (HR) group to get their input; for example, what qualities they looked for in an intern, etc., or what his operations team asked their HR staff to look for.

Ms. Gayle agreed; she appreciated getting that input. Getting the business input would help them understand if and how they needed to reframe the curriculum for the next school year. When they received the feedback from the businesses, the City would need to schedule more meetings with BCPS to inform them of the feedback, and what needed to be changed in the curriculum with the final approval from BCPS before loading the new curriculum into their system.

Ms. Brown thought the implementation of the subject curriculum was very timely, as the board had a very spirited discussion about workforce readiness, so she anticipated the City would get a lot of input from the board members.

Dr. Hollis indicated Ms. Sanchez and she would attend a government initiative for small businesses on March 25, 2026; it would be hosted by the Broward County School Board, and 40 vendors of various agencies would be present. The City would have a BID table, so if Ms. Augustine could give Ms. Sanchez about 200 flyers, they could be distributed to the business and vendor attendees.

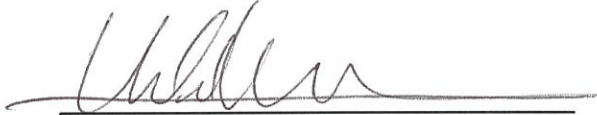
Dr. Hollis stated, in terms of the graduation for the Entrepreneurial Small Business Program at Miramar High School on May 12, there would only be two speakers at that event: Mr. Washington would give a summation, reminding students about apprenticeship, and Ms. Gayle would give her keynote speech. She would provide the graduation agenda at the next board meeting.

Mr. Washington confirmed he would speak at the graduation.

10. ADJOURNMENT:

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

The meeting was adjourned at 1:55 p.m.

A handwritten signature in black ink, appearing to read 'Vernon Williams', is written over a horizontal line.

Vernon Williams, Vice Chairperson
DB/cp