

**MINUTES OF MEETING
THE DISTRICT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of The District Community Development District held a Regular Meeting on May 15, 2023, at 1:30 p.m., at 602 Shetter Avenue, Jacksonville Beach, Florida 32250.

Present at the meeting were:

Art Lancaster	Chair
John Dodson	Vice Chair
Jean Patton	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Sarah Sandy	District Counsel
Bill Schilling	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:31 p.m. Supervisors Art Lancaster, John Dodson and Patton were present. Supervisor Jay Dodson was not present. One seat remains vacant.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Item (limited to 3 minutes per individual)

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Kimley Horn Items

Mr. Schilling presented the following:

- A. Work Authorization for Marina Design Contracts**
 - **Task Order Six (6)**
- B. Amendment Five to Task Order No. CRA Three (3) [CRA Improvements – Design**

C. Amendment Five to Task Order No. CDD Five (5) [CDD Improvements – Design]

On MOTION by Mr. John Dodson and seconded by Ms. Patton, with all in favor, the Kimley Horn Work Authorization for Marina Design Contracts Task Order Six (6), Amendment Five to Task Order No. CRA Three (3) and Amendment Five to Task Order No. CDD Five (5), were approved.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Ratification of Cost-Sharing and Escrow Agreement by and between the District, Artea Multifamily, LLC, Elements of Jacksonville, LLC, and Fidelity National Title Insurance Company

Mr. Schilling stated that this Agreement relates to sanitary sewer and water improvements that Artea needs; this is the Joint Cost-Share Agreement with Artea. Artea will reimburse the CDD for the work that benefits Artea’s property, as well as the CDD.

Mr. Schilling presented the following:

B. Ratification of Requisitions [Series 2020]

- I. Number 2020-108: Fulcrum, LLC [\$7,500.00]**
- II. Number 2020-109: Shoreline Foundation, Inc. [\$21,337.91]**
- III. Number 2020-110: Kutak Rock LLP [\$3,894.00]**
- IV. Number 2020-111: Shoreline Foundation, Inc. [\$10,654.06]**
- V. Number 2020-112: J.B. Coxwell Contracting, Inc. [\$493,368.50]**
- VI. Number 2020-113: Ferguson Waterworks [\$5,482.00]**
- VII. Number 2020-114: Kimley-Horn and Associates, Inc. [\$359,151.58]**
- VIII. Number 2020-115: Kimley-Horn and Associates, Inc. [\$183,208.00]**
- IX. Number 2020-116: Ferguson Waterworks [\$450.00]**
- X. Number 2020-117 Anixter Power Solutions [\$142,408.91]**
- XI. Number 2020-118: Kimley-Horn and Associates, Inc. [\$169,235.50]**
- XII. Number 2020-119: J.B. Coxwell Contracting, Inc. [\$492,214.68]**
- XIII. Number 2020-120: Kutak Rock LLP [\$1,200.00]**
- XIV. Number 2020-121: Kimley-Horn and Associates, Inc. [\$158,564.87]**
- XV. Number 2020-122: Fulcrum, LLC [\$22,500.00]**

- XVI. Number 2020-123: Anixter Power Solutions [\$1,089.42]
- XVII. Number 2020-124: Kimley-Horn and Associates, Inc. [\$168,344.56]
- XVIII. Number 2020-125: Kutak Rock LLP [\$4,556.00]
- XIX. Number 2020-127: Fulcrum, LLC [\$7,500.00]
- C. Ratification of Requisitions (Series 2022 BAN)
 - I. Number 1: Elements Development of Jacksonville, LLC [\$3,7100,000.00]

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, the Consent Agenda Items, were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-15, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-15. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. The following change was made to the proposed Fiscal Year 2024 budget:

Page 1: Add "Audit" line item for \$7,500

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, Resolution 2023-15, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2023 at 1:30 p.m., at 602 Shetter Avenue, Jacksonville Beach, Florida 32250; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-16, Designating Dates, Times and Locations for Regular Meetings of the Board of

Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-16.

On MOTION by Mr. John Dodson and seconded by Ms. Patton, with all in favor, Resolution 2023-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-17, Amending Resolution 2022-17, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereto; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-17. This Resolution pushes back the upcoming debt service payment date in anticipation of the new bond issuance. The following change was made to Resolution 2023-17:

Page 1, Section 2A: Change "July 31" to "August 1"

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, Resolution 2023-17, as amended, Amending Resolution 2022-17, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereto; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-18, Amending Resolution 2023-14 Approving the Acquisition of Certain Marina Work Product Related to the Marina CIP; Providing General Authorization; and Addressing Severability, Conflicts and an Effective Date

Mr. Wrathell presented Resolution 2023-18. This Resolution approves the acquisition of certain work product related to the Marina Capital Improvement Plan (CIP). When the Bond Anticipation Notes (BANs) for the Marina Project were issued, there was an initial draw to reimburse the Landowner for the funds already expended on the project. This is the second draw, which reimburses the Landowner for work acquired by the CDD.

Ms. Sandy stated that Resolution 2023-18 updates the final amount.

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, Resolution 2023-18, Amending Resolution 2023-14 Approving the Acquisition of Certain Marina Work Product Related to the Marina CIP; Providing General Authorization; and Addressing Severability, Conflicts and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Florida Fish and Wildlife Conservation Commission Marina Grant

Mr. Schilling presented the grant documents. Two grants are being pursued. One is for the Florida Boating Improvement Program (FBIP) grant, which was submitted, and the other is for the Florida Clean Boaters Act (FCBA) grant, which should be submitted within 45 days.

Mr. Schilling discussed a third grant possibility.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-19, Granting the Authority to Execute Grant Funding Applications and Related Documents; Approving the Scope and Terms of Such Authorization; Designating the District's Engineer to Act as the District's Project Manager in Connection with Any Grant Funding; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-19.

On MOTION by Ms. Patton and seconded by Mr. John Dodson, with all in favor, Resolution 2023-19, Granting the Authority to Execute Grant Funding Applications and Related Documents; Approving the Scope and Terms of Such Authorization; Designating the District’s Engineer to Act as the District’s Project Manager in Connection with Any Grant Funding; Providing a Severability Clause; and Providing an Effective Date, was adopted.

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, the Florida Fish and Wildlife Conservation Commission Grant Applications and Agreement(s), in substantial form, subject to final approval District Counsel and the District Engineer, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of RFP and Evaluation Criteria

Mr. Wrathell presented the Requests for Proposals (RFP) and Evaluation Criteria for the following projects:

- A. Phase 3B CDD Project: Landscaping, Streetscaping and Other Infrastructure**
- B. Phase 3B CRA Project: Parks, Riverwalk, Trail and Streetscape**

On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, the RFPs and Evaluation Criteria for the Phase 3B CDD Project Landscaping, Streetscaping and Other Infrastructure and the Phase 3B CRA Project Parks, Riverwalk, Trail and Streetscape, were approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

On MOTION by Mr. Lancaster and seconded by Ms. Patton with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of January 17, 2023 Regular Meeting Minutes

On MOTION by Mr. Lancaster and seconded by Ms. Patton, with all in favor, the January 17, 2023 Regular Meeting Minute Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Sandy stated that the validation hearing was held, the final judgement was approved and the appeal period is underway. The hope is to refund the bonds by August 1, 2023.

B. District Engineer: Kimley-Horn and Associates, Inc.

Mr. Schilling reported the following:

- Parks: The design team spent substantial time working with City staff in preparation of resubmittal for the construction permits. Permits are expected by late-summer.
- Marina: Construction is proceeding at a good pace.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **___ Registered Voters in District as of April 15, 2023**

This information will be provided at the next meeting.

- **NEXT MEETING DATE: June 19, 2023 at 1:30 P.M.**
 - **QUORUM CHECK**

The next meeting will be on June 19, 2023, unless cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

There were no public comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. John Dodson and seconded by Ms. Patton, with all in favor, the meeting adjourned at 1:58 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair