MINUTES OF MEETING
DEERING PARK STEWARDSHIP DISTRICT

The Board of Supervisors of the Deering Park Stewardship District held a Regular Meeting on May 14, 2024 at 2:00 p.m., in-person at Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114 and via Teams Meeting ID: 272 805 810 132 Passcode: jypt6T.

Present were:

Glenn Storch	Chair
Robbie Lee	Vice Chair
Bill Fife	Assistant Secretary
Joey Posey	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Antonio Shaw	Wrathell, Hunt and Associates, LLC (WHA)
Jonathan Johnson (via telephone)	District Counsel
Chris Warshaw (via telephone)	District Engineer
Helen Hutchens (via telephone)	Miami Corporation Management, LLC

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 2:02 p.m. Supervisors Storch, Posey, Fife and Lee were present. Supervisor Boyd was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-05 and the proposed Fiscal Year 2025 budget, which is unchanged since it was last presented. This is a Landowner-funded budget with expenses funded as they are incurred.

On MOTION by Mr. Lee and seconded by Mr. Fife, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13, 2024 at 2:00 p.m., at Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Designating Dates, Times and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an effective Date**

The Board and Staff discussed changing the meeting dates. This item was deferred.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Ratifying the Actions of the District Manager in Redesignating the Date and Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-07. Ms. Cerbone stated that Staff will work with Ms. Hutchens and Mr. Storch to determine a Proxy Holder for the Landowners' meeting.

The following change was made to Resolution 2024-07 and Exhibit A:

Change "Storm Law Firm" to "Storch Law Firm"

On MOTION by Mr. Storch and seconded by Mr. Fife, with all in favor, Resolution 2024-07, as amended, Ratifying the Actions of the District Manager in Redesignating the Date and Time for Landowners' Meeting for November 5, 2024 at 1:00 p.m., at Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114; Providing for Publication, Providing for an Effective Date, was adopted.

- **Approval of Evaluation Criteria**
- **Approval of Evaluation Committee**

Mr. Kantarzhi presented the Edgewater Wetland Park Request for Qualifications (RFQ) for Design-Build Services and the Evaluation Criteria, which is also included in the Project Manual. District Counsel and District Staff provided a copy to Mr. Boyd, who submitted detailed comments and suggestions; every comment or revision from Mr. Boyd is reflected in the Project Manual in today's agenda and is included in the agenda circulated to the Board.

The Board and Staff discussed the RFQ and the Evaluation Committee.

Mr. Kantarzhi stated the proposed Evaluation Committee includes Supervisor Boyd, District Engineer Chris Warshaw, Consultant Chris Keller, Mr. Ernie Cox and Mr. Patrick Iler.

It was noted that only one Board Member can serve on the Committee and Committee Members cannot discuss the results outside of the noticed Committee meeting.

Mr. Kantarzhi reviewed the timeline, which includes the Bid Opening on June 25, 2024 and the Evaluation Committee Meeting on July 9, 2024 at 11:00 a.m. The Board will consider the responses at the meeting scheduled for July 9, 2024 at 2:00 p.m.

The consensus was that the Evaluation Committee will include Supervisor Boyd, District Engineer Chris Warshaw, Consultant Chris Keller and Mr. Ernie Cox, with Mr. Patrick Iler as the alternate Committee Member, should Mr. Cox be unable to serve on the Committee.

On MOTION by Mr. Storch and seconded by Mr. Posey, with all in favor, authorizing Staff to advertise the Edgewater Wetland Park RFQ for Design-Build Services and the Evaluation Criteria, in substantial form, and designating the Evaluation Committee as Supervisor Boyd, District Engineer Chris Warshaw, Consultant Chris Keller and Mr. Ernie Cox, with Mr. Patrick Iler as the alternate Committee Member, should Mr. Cox be unable to serve on the Committee, was approved.

Ms. Cerbone stated the Bid Opening will be at this meeting location. Hard copies will be left at this location for Mr. Storch, Mr. Posey and Mr. Lee. Hard copies will be overnighted to Mr. Boyd and Mr. Fife and electronic copies will be received within one or two days to give Board Members ample opportunity to review them in advance of the July meeting. During the July meeting, a spokesperson from the Evaluation Committee will discuss the respondents, the

Evaluation Committee recommendations and rankings. The Board will then decide whether to accept the Evaluation Committee rankings and recommendation or do their own.

SEVENTH ORDER OF BUSINESS **Project Updates:**

A. Edgewater Wetland Park

- **RFQ Status**

Mr. Warshaw stated that the RFQ was published.

- **Funding Source(s)**

There were no updates.

B. SR 442/I-95

Mr. Warshaw stated that work is underway with the Florida Department of Transportation (FDOT) to develop a general agreement regarding the conceptual layout of the interchange. The agreement is pending FDOT's review of traffic volumes recently submitted for review. A question was raised regarding whether the traffic volumes were existing or proposed traffic volumes after additional construction on the east and west sides of I-95. Mr. Warshaw did not recall the specifics; however, he stated that the FDOT looked at future traffic volumes. He believes that entitled lands will be included but he does not recall if undeveloped land was included.

Mr. Storch asked if future volumes will be relevant to the FDOT's review. Mr. Warshaw replied affirmatively. Mr. Storch noted that this is the only design criteria on which Engineering is working with FDOT. He asked about the timeline for the design. Mr. Warshaw stated the goal is to have a 30% Design Package completed by the end of the third quarter. Mr. Storch asked if that is the authorized scope of work at this point. Mr. Warshaw replied affirmatively.

- **Funding Source(s)**

There were no updates.

C. Deering Trail

- **Funding Source(s)**

It was noted that a Request for Proposals (RFP) will not be published for some time.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

On MOTION by Mr. Storch and seconded by Mr. Lee, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of April 9, 2024 Regular Meeting Minutes**

On MOTION by Mr. Lee and seconded by Mr. Posey, with all in favor, the April 9, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: England-Thims & Miller, Inc.

There were no District Counsel or District Engineer reports.

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

- **Required Ethics Training and Form 1 Disclosure Filing**

Mr. Kantarzhi stated the Florida Commission on Ethics (FCOE) emailed the Board Members about completing a short registration process; a second email will follow with a link for the electronic submission of Form 1. He will email a Memorandum with links and further information. Records and documentation of course completion should be retained.

- **NEXT MEETING DATE: June 11, 2024 at 2:00 PM**
  - **QUORUM CHECK**

The consensus was that the June 11, 2024 meeting will likely be canceled.

ELEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Fife and seconded by Mr. Storch, with all in favor, the meeting adjourned at 2:23 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair