

**MINUTES OF MEETING
DEERING PARK STEWARDSHIP DISTRICT**

The Board of Supervisors of the Deering Park Stewardship District held a Regular Meeting on December 9, 2025 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: 284 525 372 044 6, Passcode: iN9st9Rr.

Present:

Glenn Storch	Chair
Robbie Lee	Vice Chair
Joey Posey	Assistant Secretary
James Boyd (via Teams)	Assistant Secretary
William Fife (via telephone)	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Raymond Passaro (via Teams)	Wrathell, Hunt and Associates LLC (WHA)
Jonathan Johnson (via Teams)	District Counsel
Chris Warshaw	District Engineer
Goran Duvnjak (via Teams)	England-Thims & Miller, Inc. (ETM)
Patrick Iler (via Teams)	Family Lands Remembered (FLR)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:04 p.m. Supervisors Storch, Lee and Posey were present. Supervisor Boyd attended via Teams. Supervisor Fife was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Review: Grant Tracker

This item was presented following the Sixth Order of Business.

FOURTH ORDER OF BUSINESS

Consideration of Local Agency Grant Agreement between FDOT and the District [Widening of SR-442 Under I-95]

Mr. Kantarzhi presented the following:

- **FDOT Resolution of Approval of the State Funded Grant Agreement (456981-1-54-01) for the SR 442 Road Widening Improvements Design and Construction**
- **Local Program - Scope, Schedule, & Estimate (SSE) Form: Multi-Phase Legislative Appropriation Projects**

The Board and Staff discussed the Agreement, which has yet to be prepared. The Board will be asked to delegate authority to the Chair to execute the Agreement in between meetings, and the Agreement will be presented for ratification at a future meeting.

Discussion ensued regarding the scope of work and construction anticipated to begin in summer 2026.

Ms. Cerbone noted that discussions were held with Mr. Iler, Family Lands Remembered (FLR), District Management, and Ms. Hutchens to ensure that all were comfortable with including this item on the December agenda to approve the items, which are in substantially final form, and to authorize execution of the finalized documents at the December meeting in order to continue the operations with the Florida Department of Transportation (FDOT), without delay.

Mr. Fife joined the meeting via Teams during this discussion.

There were no questions.

On MOTION by Mr. Storch and seconded by Mr. Lee, with all in favor, the FDOT Resolution of Approval of the State Funded Grant Agreement (456981-1-54-01) for the SR 442 Road Widening Improvements Design and Construction and the Local Program - Scope, Schedule, & Estimate (SSE) Form: Multi-Phase Legislative Appropriation Projects, both in substantial form, and authorizing the Board Chair to execute, were approved.

FIFTH ORDER OF BUSINESS

Consideration of TLC Land Consulting, LLC Agreement for Consultant Services-Stewardship District Project & Bonds

Ms. Cerbone presented the TLC Land Consulting, LLC (TLC) Agreement for Consultant Services-Stewardship District Project & Bonds. TLC worked with Kolter for the first bond issuance and it is anticipated that they will do so for future bond issuances. This item was submitted to District Management for payment and, upon approval, a Requisition will be prepared and submitted to the Trustee for payment from the construction funds.

On MOTION by Mr. Lee and seconded by Mr. Posey, with all in favor, the TLC Land Consulting, LLC Agreement for Consultant Services-Stewardship District Project & Bonds, with compensation in the amount of \$10,000, was approved.

SIXTH ORDER OF BUSINESS**Consideration of ETM Work Authorizations****A. #6 Turnbull Hammock Water Quality Project**

Mr. Warshaw noted that the State awarded a grant to the District for the Turnbull Hammock Water Quality Project. This Work Authorization relates to the scope of work needed for ETM and fellow consultant WSI to generate ideas, concepts and plans for the project and provides for a minimal hourly scope of work under the ETM umbrella. The intent is that the project would be for land currently owned by Miami Corporation, but not necessarily on District lands. The grant was applied for and awarded with concepts but without a concrete plan; the scope of work provides for due diligence and preliminary engineering work to determine what improvements will be made, likely off site.

Mr. Johnson stated that, at the appropriate time, Staff will make sure the requisite interests exist, whether by way of temporary or permanent easements for construction purposes and ultimately for Operation & Maintenance (O&M). The District has Statutory authority to act within and without its boundaries.

Discussion ensued regarding the benefits to the District related to stormwater flow and the City's request for the District's help in meeting their Basin Management Action Plan (BMAP) requirements for nutrient removal in the Indian River Lagoon.

Mr. Warsaw stated that this Work Authorization is to start performing work under a previously agreed upon Grant Agreement.

B. #7 SR 442 Widening (4 Lane – Widening in Each Direction)**C. #8 SR 442/I-95 DDI Interchange (30% to 60% Design and Permitting)**

Mr. Warshaw noted that #7 and #8 are interrelated. He will provide a high-level overview and Goran Duvnjak can address specific questions. He recalled that ETM was engaged two years ago under Work Authorization #1 to do the 30% Design and the PD&E Study for the Interchange. The project has now progressed to the State funding appropriation for widening of SR 442 under the Interchange, included in the Fourth Order of Business, which takes plans through to final engineering and ultimately to construction for a portion of the initial PD&E and

the 30% Design. The DOT asked ETM to progress to 60% Design Plans, in order to approve and sign off on the PD&E.

Mr. Warsaw displayed and presented a spreadsheet describing the scope of work and how the Work Orders add up and noted that no double-dipping is occurring. Work Authorization #8 takes the 30% Design to 60% Design. The final column includes the 60% final design, which has not yet been included in any scope for the District. He described potential funding sources for future scopes of work and stated that the spreadsheet will be updated on an ongoing basis.

Mr. Storch noted that the project is needed and the grant is secured.

Discussion ensued regarding the timeframe for the 30% to 60% Design and Permitting, the desire to start construction over the summer, and the goal of reaching 60% completed to begin the widening.

Mr. Boyd asked if the DOT Agreement incorporates previous comments regarding not assigning duties to the District that it does not have the ability to perform. Mr. Warsaw stated the Agreement was amended to reflect the responsibilities of the District, the DOT and the Consultant, so that all responsibilities are handled by the appropriate entity.

On MOTION by Mr. Lee and seconded by Mr. Storch, with all in favor, ETM Work Authorizations #6, #7 and #8, were approved.

▪ **Review: Grant Tracker**

This item, previously the Third Order of Business, was presented out of order.

Mr. Conti presented the Grant Tracker, which he, Mr. Iler and Mr. Warsaw regularly update. Items in green have been awarded and items in yellow are awaiting award. The Edgewater Wetland Park Project and the Deering Park Trail North Phases 2 & 3 Design Project were reimbursed. He reviewed the items in the “Denied” section and on the “Detail Per Grant” page.

In response to a question regarding whether the “Awaiting Award” status means that it will logically be awarded or if it was just requested, Mr. Iler suggested the terminology be changed to reflect that an application was submitted. Ms. Cerbone suggested changing it to “Awaiting Notice if Award Granted”. Mr. Conti stated it will be updated.

Regarding the Projections pages, Mr. Iler stated that he, Ms. Cerbone, Mr. Conti and Mr. Kantarzi are working through a grant procedures process with Ms. Hutchens in order to turn

around contractor invoices more quickly to expedite reimbursements and reduce cash outlay on these projects.

Mr. Storch voiced his opinion that part of the delay is due to the District’s actions or inactions, and not the State’s actions or inactions. Mr. Iler concurred and noted the need to process invoices, send checks to contractors and submit them to the State for reimbursement when they have cleared. A document detailing the responsibilities of each party, whether the District or FLR, was developed and is now being implemented. Mr. Storch voiced his appreciation and asked for a report of how that is working to be given at the next meeting.

Ms. Cerbone asked if Mr. Iler would like to prepare that report, given that FLR is included in every step of the process; whereas District Management receives invoices, Ms. Hutchens performs wires or ACH transactions, District Management cuts, mails and confirms that checks were deposited by sending the bank statements to FLR.

Mr. Iler stated that he will provide the report. He talks with Ms. Cerbone and Mr. Conti regularly. Mr. Storch supports doing everything that can be done to expedite these processes and voiced his opinion that great efforts have been made to accomplish these goals. Mr. Iler expressed agreement and support for being a good partner with the State in this regard.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Kantarzhi presented Resolution 2026-01. Seats 4 and 5, currently held by James Boyd and Adolph Joseph “Joey” Posey, Jr., respectively, will be up for election at the Landowners’ Election.

On MOTION by Mr. Storch and seconded by Mr. Posey, with all in favor, Resolution 2026-01, Designating a Date, Time and Location of November 3, 2026 at 2:00 p.m., at Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114, for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

Mr. Kantarzhi presented the Disclosure of Public Financing.

On MOTION by Mr. Lee and seconded by Mr. Storch, with all in favor, the Disclosure of Public Financing, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Ratifying, Confirming, and Approving the Sale of the Deering Park Stewardship District Special Assessment Revenue Bonds, Series 2025 (DPSD JV1 #1 Project); Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2026-02 and read the title.

Discussion ensued regarding the sale of the bonds, which occurred in October 2025.

On MOTION by Mr. Storch and seconded by Mr. Posey, with all in favor, Resolution 2026-02, Ratifying, Confirming, and Approving the Sale of the Deering Park Stewardship District Special Assessment Revenue Bonds, Series 2025 (DPSD JV1 #1 Project); Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. October 1, 2024 - September 30, 2025 [Posted]
- B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Lee and seconded by Mr. Posey, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified, and the Goals and

Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS**Ratification Items****A. Addendum to Construction Contract [North Mass Grading Project]****B. Addendum to Construction Contract [Center Mass Grading Project]**

Mr. Johnson discussed the documents executed at the bond closing and noted that the Bond Purchase Contract included, as a condition of closing, the District's execution of several documents, including the Acquisition Agreement that governs how infrastructure and contracts are acquired. These documents were assigned to the District pursuant to the Acquisition Agreement signed at the bond closing, which was required by the Bond Purchase Contract in order to sell the bonds.

In response to Mr. Boyd's question, Mr. Johnson stated that the specific work was the subject of the Acquisition Agreement, which anticipated the assignment of the construction contracts and provided for the process initiated at the bond closing. He noted that several projects have been and will continue to be prosecuted under that Acquisition Agreement, as opposed to the District procuring services directly.

Mr. Storch stated his understanding that the mass grading operations have been in process and funded by another entity until such time that the District could tie it into a Construction Contract.

Mr. Warsaw stated the amount the District is paying applies only to public facilities; Staff has been working with District Counsel to ensure that the requisition amount is limited to public infrastructure, which includes stormwater lakes, control structures, pipe interconnects, and mass grading necessary for public roads or public amenities or parks that will be accessible to the public. Mr. Storch noted that the work is underway or completed and can be inspected.

Mr. Boyd asked if the District is paying that total amount or if it is paying pro rata portions of the site work contract. Mr. Storch voiced his belief that the District is paying amounts related to the public aspect of the contract. Mr. Warsaw stated that is correct.

Mr. Warsaw discussed the bifurcation of line items, as shown on the invoice on Page 199 of the agenda, and noted that the Contract Total includes pay apps. The District's calculations are based on the individual pay apps, and not the Contract Total.

Ms. Cerbone discussed this common practice in Districts in which the Developer entered into an agreement with a contractor and then assigned the contract, either in full or in part, to the District. She discussed the role of the District Engineer, who works with all applicable parties to ensure that the appropriate pay app is produced, which is important from an auditing perspective, and ensures that bond funds are not used for non-public purposes and eliminates the risk of an audit finding. These items were provided for in the Delegation Resolution.

Mr. Storch stated the work has been going on for over a year and a half and the Developer paid the costs up front in anticipation that the work product would be acquired.

Discussion ensued regarding the motion and ratification of the Addendums.

On MOTION by Mr. Storch and seconded by Mr. Posey, with all in favor, the Addendum to Construction Contract for the North Mass Grading Project, and the Addendum to Construction Contract for the Center Mass Grading Project, were ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

Mr. Kantarzhi presented the Unaudited Financial Statements as of October 31, 2025.

Ms. Cerbone stated that the budget will be amended to include a column for the Debt Service Fund. Mr. Kantarzhi stated he expects that to occur no later than when the Fiscal year 2027 budget is presented.

On MOTION by Mr. Lee and seconded by Mr. Storch, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of September 29, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Lee and seconded by Mr. Storch, with all in favor, the September 29, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Johnson will call Mr. Storch regarding continuing education sessions for the Board.

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

There was no report.

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

• **Property Insurance on Vertical Assets**

This item is included as a reminder to secure property insurance for District-owned assets.

• **Ethics Training by 12/31/2025**

The links to online ethics training courses will be recirculated to the Board. Completion of the requirement should be noted when filing Form 1 filed in 2026.

• **NEXT MEETING DATE: January 13, 2026 at 2:00 PM**

○ **QUORUM CHECK**

The next meeting will be held on January 13, 2026, unless cancelled.

Ms. Cerbone stated that an Incumbency Certificate will add the Vice Chair as a signatory, in the absence of the Chair.

Discussion ensued regarding cancellation of meetings, items that might make it necessary to meet, the anticipated presentation of the proposed Fiscal Year 2027 budget in June 2026, the possibility of a second bond issuance, the need to determine bond issuance timing, ratification of plats, the need to consider proposals for stormwater pond maintenance, the need to activate Field Operations in order to maintain infrastructure turned over to the District, and the District’s active St. Johns permit.

Mr. Fife stated that a stormwater pond maintenance contract will likely be presented for consideration at the February meeting.

FIFTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lee and seconded by Mr. Posey, with all in favor, the meeting adjourned at 3:08 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair