**MINUTES OF MEETING**
**PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Peace Crossing Community Development District was held on October 17, 2023 at 1:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, Florida 33850.

**Present at the meeting were:**

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| Kevin Mays | Vice Chair |
| Robert Wanas | Assistant Secretary |
| Kevin Kramer | Assistant Secretary |

**Also present were:**

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| Craig Wrathell | District Manager |
| Ernesto Torres | Wrathell, Hunt and Associates, LLC (WHA) |
| Mike Eckert | District Counsel |
| Kate John (via telephone) | Kutak Rock, LLP |
| Robert Engel (via telephone) | District Engineer |
| Travis Fledderman (via telephone) | District Engineer |
| Bob Gang (via telephone) | Bond Counsel |
| Jon Kessler (via telephone) | FMS Bonds, Inc. |
| Mike Osborne (via telephone) | BTI, Developer |
| Josh Breakstone | BTI, Developer |
| Justin Onorato (via telephone) | BTI Partners |
| Jason Gonzalez (via telephone) | Greenberg Traurig |
| Melanie Smith (via telephone) | |

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

Mr. Wrathell called the meeting to order at 1:01 p.m.

Mr. Robert Wanas, Mr. Kevin Kramer and Mr. Kevin Mays, named in the Petition to Establish the District as Initial Board Supervisors, were present. Mr. Noah Breakstone and Mr. Justin Onorato, also named in the Petition to Establish the District as Initial Board Supervisors, were not present.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Robert Wanas, Mr. Kevin Kramer and Mr. Kevin Mays.

**SECOND ORDER OF BUSINESS** **Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS** **Administration of Oath of Office to Initial Board of Supervisors (the following will be provided in a separate package**

The Oath of Office was administered during the First Order of Business.

Mr. Wrathell provided the following and noted that the Board Members are already familiar with the information:

**A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**B. Membership, Obligations and Responsibilities**

**C. Chapter 190, Florida Statutes**

**D. Financial Disclosure Forms**

**I. Form 1: Statement of Financial Interests**

**II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

**III. Form 1F: Final Statement of Financial Interests**

**E. Form 8B: Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2024-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-01.

Mr. Kramer nominated the following slate:

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| Chair | Noah Breakstone |
| Vice Chair | Kevin Mays |
| Secretary | Craig Wrathell |
| Assistant Secretary | Robert Wanas |
| Assistant Secretary | Kevin Kramer |
| Assistant Secretary | Justin Onorato |
| Assistant Secretary | Ernesto Torres |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeffrey Pinder |

No other nominations were made.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-01, Designating Certain Officers of the District, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-02.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of November 29, 2023 at 1:00 p.m., at the Ramada Inn, 43824 US Highway 27, Davenport, Florida 33837, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL ITEMS**

**SIXTH ORDER OF BUSINESS** **Consideration of the Following Organizational Items:**

**A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Wrathell presented Resolution 2024-03 and the Fee Schedule and Management Agreement. Management's fee is a discounted rate of $2,000 per month until bonds are issued.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**B. Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: Kutak Rock LLP**

Mr. Wrathell presented Resolution 2024-04 and the Kutak Rock LLP Fee Agreement.

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| **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.** |

**C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-05.

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-05, Designating Michael Eckert as Registered Agent and Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, as the Registered Office of the District, and Providing for an Effective Date, was adopted.** |

**D. Resolution 2024-06, Appointing an Interim District Engineer for the Peace Crossing Community Development District, Authorizing Its Compensation and Providing for an Effective Date**

- **Interim Engineering Services Agreement: Stantec**

Mr. Wrathell presented Resolution 2024-06 and the Interim Engineering Services Agreement.

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-06, Appointing Stantec as Interim District Engineer for the Peace Crossing Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted.** |

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Wrathell presented the RFQ for Engineering Services and the Competitive Selection Criteria. He suggested approval and authorizing Staff to advertise it but not advertising it immediately.

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, subject to final signoff by the Chair as to timing of the advertising, was approved.** |

**F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.

**G. Resolution 2024-07, Designating the Primary Administrative Office and Principal Headquarters of the District; and Providing an Effective Date**

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| **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Primary Administrative Office and Principal Headquarters of the District; and Providing an Effective Date, was adopted.** |

**H. Resolution 2024-08, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**I. Resolution 2024-09, Setting Forth the Policy of the Peace Crossing Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors**

Mr. Wrathell presented Resolution 2024-09. The Resolution requires a copy of any complaint, summons, etc., to be provided, as outlined, within 30 calendar days of receipt.

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| **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-09, Setting Forth the Policy of the Peace Crossing Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, was adopted.** |

- **Authorization to Obtain General Liability and Public Officers' Insurance**

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.** |

**J. Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2024-10.

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.** |

**K. Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2024-11.

Mr. Eckert presented the Memorandum describing Option 1, in which records are destroyed according to a schedule, and Option 2, in which all documents are retained.

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| **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-11, Option 2, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.** |

**L. Resolution 2024-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-12.

This Resolution grants the Chair and Vice Chair, and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

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| **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.** |

**M. Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Peace Crossing Community Development District and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-13.

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Peace Crossing Community Development District and Providing for an Effective Date, was adopted.** |

**N. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.** |

**O. Strange Zone, Inc., Quotation #M23-1032 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. XX presented the Strange Zone, Inc. (SZI) proposal.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Strange Zone, Inc., Quotation #M23-1032 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99 for the first year and approximately $705 annually thereafter, was approved.**

**P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Wrathell presented the ADA Site Compliance proposal.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.**

**Q. Resolution 2024-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

Mr. Wrathell presented Resolution 2024-14.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-14, to Designate November 29, 2023 at 1:00 p.m., at the Ramada Inn, 43824 US Highway 27, Davenport, Florida 33837, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**R. Resolution 2024-15, 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**

Discussion ensued regarding scheduling meetings following the Edgewater East CDD, beginning in December. The following will be inserted in the Fiscal Year 2024 Meeting Schedule:

DATES: November 29, 2023 at 1:00 PM

REMAINING DATES: November 2, 2023, December 7, 2023, January 4, 2024, February 1, 2024, March 5, 2024, April 4, 2024, May 2, 2024, June 6, 2024, July 4, 2024, August 1, 2024, September 5, 2024

TIME: 11:00 AM

LOCATION: Ramada Inn, 43824 US Highway 27, Davenport, Florida 33837

Mr. Kramer noted that the December meeting will likely be canceled.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-15, 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.**

**S. Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-16.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**T. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell stated CDDs are required to prepare and submit a 20-year Stormwater Management Needs Analysis Report to document the future needs of its stormwater system. The Report will be submitted when required.

**BANKING ITEMS**

**SEVENTH ORDER OF BUSINESS** **Consideration of the Following Banking Items:**

**A. Resolution 2024-17, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-17.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-17, Designating Truist Bank as the Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.**

**B. Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-18.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**BUDGETARY ITEMS**

**EIGHTH ORDER OF BUSINESS** **Consideration of the Following Budgetary Items:**

**A. Resolution 2024-19, 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 for an Effective Date**

Mr. Wrathell presented Resolution 2024-19 and the proposed Fiscal Year 2024 budget, which is Landowner-funded, with expenses being funded as they are incurred.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-19, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for January 4, 2024, at 11:00 a.m., at the Ramada Inn, 43824 US Highway 27, Davenport, Florida 33837; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**B. Fiscal Year 2023/2024 Budget Funding Agreement**

Mr. Wrathell presented the Budget Funding Agreement. Funding requests will be forwarded to Mr. Kramer, with copies to Mr. Craig Kempher and Mr. Josh Breakstone. Mr.

Eckert stated a prior version was reviewed by Counsel for the Developer; further changes will be made if necessary.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Fiscal 2023/2024 Budget Funding Agreement, in substantial form, was approved.**

**C. Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-20.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.**

**D. Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-21.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

**E. Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2024-22.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

**F. Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-23.

> **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**G. Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-24.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**H. Consideration of E-Verify Memo with MOU**

Mr. Wrathell presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

**NINTH ORDER OF BUSINESS** **Consideration of the Following Bond Financing Related Items:**

**A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

Mr. Kramer requested approval in substantial form.

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| **On MOTION by Mr. Mays and seconded by Mr. s Kramer, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, and authorizing the Chair or Vice Chair to execute, was approved.** |

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: FMSbonds, Inc.**

Mr. Wrathell presented the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure.

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the presented the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure, was approved.** |

**II. Bond Counsel: Greenberg Traurig, P.A.**

Mr. Wrathell presented the Greenberg Traurig, P.A., Engagement Letter to serve as Bond Counsel.

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| **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services, was approved.** |

**III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.**

Mr. Wrathell presented the US Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the US Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2024-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-25. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-25, Designating a Date, Time, and Location of November 29, 2023 at 1:00 p.m., at the Ramada Inn, 43824 US Highway 27, Davenport, Florida 33837 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

Mr. Eckert asked for the Property Appraiser and Tax Collector Agreement to be included on the November agenda if available.

**D. Presentation of Master Engineer's Report**

Mr. Engel presented the Engineer's Report dated October 10, 2023, noting that it includes the CDD's infrastructure, costs to construct, permitting status and maintenance responsibility and ownership.

Mr. Wrathell stated that Table 1 describes the estimated Master Infrastructure totaling $102,085,000, Table 2 describes the Total Neighborhood Infrastructure costs of $184,481,000. Section D describes the Proposed Facilities and Services funded by the CDD, some of which might be subject to Completion Agreements, and further assigns responsibility for ownership and maintenance of each asset once constructed. He asked if those Tables accurately summarize the Capital Improvement Plan (CIP).

Mr. Engel and Mr. Fledderman replied affirmatively.

Mr. Wrathell asked if those improvements are all eligible public infrastructure improvements, and there are no private improvements.

Mr. Engel replied affirmatively.

Mr. Eckert stated the important thing today is to identify the types of infrastructure and the cost of the infrastructure. He thinks the Engineer's Report accomplishes that nicely. Further adjustments will be made to the Report in advance of the Public Hearing on November 29, 2023.

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Master Special Assessment Methodology Report dated October 13, 2023. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism, special and peculiar benefits to the units and the Appendix Tables. He noted the following:

- The CDD is in the City of Lake Wales, Florida and consists of approximately 1,863.752 acres.
- The Developer is anticipated to be Lake Wales Property Holdings, LLC.
- The proposed financing plan provides for issuance of bonds in the approximate principal amount of $392,270,000 to finance approximately $286,566,000 in CIP costs, as reflected in the District Engineer's Report.

Mr. Wrathell noted that further adjustments to the Report will be made in advance of the Public Hearing on November 29, 2023.

**F. Resolution 2024-26, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Mr. Eckert stated the following will be inserted into Resolution 2024-26:

Section 3, insert $286,566,000

Section 4, insert $392,270,000

Mr. Wrathell presented Resolution 2024-26 and read the title.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-26, as amended, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.**

**G. Resolution 2024-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Peace Crossing Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes;**

Mr. Wrathell presented Resolution 2024-27 and read the title.

> **On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-27, Setting a Public Hearing on November 29, 2023 at 1:00 p.m., at the Ramada Inn, 43824 US Highway 27, Davenport, Florida 33837, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Peace Crossing Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; was adopted.**

**H. Resolution 2024-28, Authorizing the Issuance of Not to Exceed $392,270,000 Aggregate Principal Amount of Peace Crossing Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing The Execution and Delivery of a Master Trust**

**Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Peace Crossing Community Development District, Polk County, Florida, City of Lake Wales, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Mr. Gang presented Resolution 2024-28, which accomplishes the following:

- Authorizes and directs District Counsel and Bond Counsel to file for validation.
- Authorizes and approves execution and delivery of the Master Trust Indenture and Supplemental Trust Indenture.
- Authorizes issuance of a not to exceed $392,270,000 aggregate principal amount of bonds.
- Appoints U.S. Bank Trust Company, N.A. as the Trustee, Registrar and Paying Agent.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-28, Authorizing the Issuance of Not to Exceed $392,270,000 Aggregate Principal Amount of Peace Crossing Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing The Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Peace Crossing Community Development District, Polk County, Florida, City of Lake Wales, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

**CONSTRUCTION RELATED ITEMS**

**TENTH ORDER OF BUSINESS** **Consideration of the Following Construction Item:**

- **Notice of Request for Proposals for Lake Wales Spine Road Civil Site Work and Adoption of Evaluation Criteria**

Mr. Eckert stated the RFP in development is included in the agenda for consideration. He pointed out a disconnect between the minimum requirements in the Evaluation Criteria and the minimum requirements in the RFP and stated he defers to the Interim District Engineer and other professionals on the team.

Mr. Kramer stated he would like to start with the RFP that was used for the Edgewater East CDD.

Mr. Eckert read the following preliminary RFP requirements:

- Hold all required local, state, federal licenses in good standing.
- Be authorized in Polk County and the State of Florida to do business.
- Constructed three projects in similar quality and scope with a minimum of $10 million in total volume construction costs within the last five years.
- Proposer will have a minimum bonding capacity of $20 million from a surety company acceptable to the CDD.

The following changes were made to the Evaluation Criteria:

Section 1, (iii): Insert “within Orange, Osceola, Lake, Polk, Hillsborough and/or Pasco Counties” after “scope”

Section 1, (iii): Change “$1,000,000” to “$10,000,000”

Section 1, (iii): Change “2,000,000” to “$20,000,000”

Section 3: Change “Polk County” to “Orange, Osceola, Lake, Polk, Hillsborough and Pasco”

Mr. Eckert will make the necessary revisions to the Evaluation Criteria and the RFP and forward them to Mr. Kramer for final review.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Request for Proposals for the Lake Wales Spine Road Civil Site Work and the Evaluation Criteria, as amended and discussed, subject to finalization by District Counsel and approval of Supervisor Kramer, and authorizing Staff to advertise, was approved.**

**ELEVENTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated the Bond Validation complaint was prepared and, pending receipt of the documents finalized/approved today, the complaint will be filed this week.

Mr. Torres will scan and email certain executed Resolutions to Mr. Eckert and Mr. Gang.

**B. District Engineer (Interim): Stantec**

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

There were no Interim District Engineer or District Manager reports.

The next meeting will be held on November 29, 2023.

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

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS** **Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS** **Adjournment**

**On MOTION by Mr. Wanas and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 2:33 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair