

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

The Board of Supervisors of The District Community Development District held a Regular Meeting on November 17, 2025 at 1:30 p.m., at Kimley Horn, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258.

Present:

Rose Bock	Chair
Kurt von der Osten	Vice Chair
Robert Mizell	Assistant Secretary

Also present:

Craig Wrathell	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Sarah Sandy (via telephone)	District Counsel
Bill Schilling	District Engineer
Ana Walling	Kimley-Horn and Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:31 p.m.

Supervisors Bock, von der Osten and Mizell were present. Two seats were vacant.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment of Supervisor(s) to Vacant Seats 1 and 2; Terms Expire November 2026

This item was deferred.

- Administration of Oath of Office to Appointed Supervisors (the following will be provided in a separate package)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Memberships, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Discussion/Consideration: Turnover of
Parks to City**

- **Riversedge Park Maintenance**

Ms. Sandy stated that the CDD is facilitating park improvements and once completed, the parks will be turned over to the City for ownership. However, in terms of the maintenance and operation of the parks, there have been discussions between the City, DIA, the CDD and Preston Hollow regarding which entity would have maintenance responsibilities. For a while, Staff has been negotiating a park maintenance agreement with DIA. More recently, the City and DIA informed the CDD that they would be partnering with a Jacksonville 501C3 company to operate and maintain all downtown parks in the near future. The company is currently undergoing an orientation and the intent is to eventually have the city parks within the CDD be under their operation and control in partnership with the City. The CDD will continue to coordinate with the City and the most recent discussions involved conveying all the completed park improvements and maintenance responsibilities to the City. Staff is working with the City,

DIA and Preston Hollow's Counsel to finalize all documents, including a bill of sale for the finalized improvements.

Mr. Wrathell stated conveying everything to the City will be beneficial to the CDD in terms of the general public's use of the parks. If, at some point, the parks are not being maintained to the CDD's standards, the CDD could consider entering into an Interlocal Agreement with the City.

Discussion ensued regarding the City, Preston Hollow, conveyance timing, whether to include the roads, the CDD providing temporary restroom facilities in the parks for the grand opening and if the existing security and landscape maintenance agreements will be transferred to the City.

On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, authorizing District Staff to facilitate turnover of the parks to the City for ownership and maintenance, including a potential roadway conveyance, and authorizing the Chair or Vice Chair to execute, was approved.

Mr. Schilling stated the Mayor scheduled a ribbon-cutting in the parks for Monday November 24, 2025 at 2:30 p.m.; Board Members are welcomed to attend. Additionally, the City is designating the Riversedge Riverfront Parks as viewing zones for the holiday boat parade on November 29, 2025.

SIXTH ORDER OF BUSINESS

Update: VCTC

Mr. Wrathell stated Staff distributed copies of the Voluntary Credit Tax Certificates (VCTC) to the Board. As it has been doing in the past, the CDD is able to sell the certificates to obtain additional funds for construction or Operation and Maintenance (O&M) projects.

SEVENTH ORDER OF BUSINESS

Consideration of Kimley-Horn Amendments to Task Orders

Mr. Schilling presented the following task orders:

- A. **Amendment Nine to Task Order No. CRA Three (3)**
- B. **Amendment Nine to Task Order No. CDD Five (5)**

C. Amendment Five to Task Order No. CDD Six (6)

On MOTION by Ms. Bock and seconded by Mr. von der Osten, with all in favor, Kimley-Horn Amendment Nine to Task Order No. CRA Three (3); Amendment Nine to Task Order No. CDD Five (5); and Amendment Five to Task Order No. CDD Six (6), were approved.

EIGHTH ORDER OF BUSINESS**Phase 3B Construction Project****A. Update on Status**

Mr. Schilling stated an aerial of Phase 3B was flown on October 31, 2025. With the park turnovers being imminent, the main construction update is that, for the past several weeks, crews have been focused mainly on Central Park and on finishing all the riverfront parks. Staff recently participated in a substantial completion walk-through of Central Park with City Staff, created a punchlist and the contractor is working on completing the open items.

Mr. Schilling stated he was on site this morning and everything along the waterfront is complete, as far as the parks and what the City is focused on opening. Regarding the reimbursement binders, the CDD has been reimbursed through Binder #4 and Binder #5 was recently reviewed and approved by the City's consultant.

Asked how many binders there are in total, Mr. Schilling stated seven binders will have been submitted by June 2026.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2026-02, 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 [Seats 1, 2 & 5]**

On MOTION by Mr. Mizell and seconded by Ms. Bock, with all in favor, Resolution 2026-02, Designating November 16, 2026 at 1:30 p.m., at Kimley Horn, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258, as the 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, was adopted

TENTH ORDER OF BUSINESS**Ratification Items**

Mr. Wrathell presented the following:

- A. **Marina Project Funding Request #1005 – Request for Advance #19**
- B. **[Partial Repayment of Developer Funding Request No 1]**
- C. **UCC Group, Inc. Change Orders for Phase 3B - CRA Project (Parks, Riverwalk and Streetscape Improvements)**
 - I. **Change Order No. 21**
 - II. **Change Order No. 22**
 - III. **Change Order No. 23**
 - IV. **Change Order No. 24**
 - V. **Change Order No. 25**
 - VI. **Change Order No. 26**
 - VII. **Change Order No. 27**
- D. **UCC Group, Inc. Change Orders for Phase 3B - CDD Project (Streetscape Improvements)**
 - I. **Change Order No. 23**
 - II. **Change Order No. 24**

On MOTION by Mr. von der Osten and seconded by Mr. Mizell, with all in favor, Items A through D, including sub-items as listed and discussed, were ratified.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2025**

Mr. Wrathell stated the Unaudited Financials will be revised, as per the Budget Amendment, to show a reduced “Field ops” budget and an eliminated fourth quarter O&M assessment.

On MOTION by Ms. Bock and seconded by Mr. von der Osten, with all in favor, the Unaudited Financial Statements as of September 30, 2025, as amended, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of September 15, 2025 Regular Meeting Minutes**

The following changes were made:

Line 19: Delete “via telephone” after “Schilling”

Line 20: Delete “via telephone” after “Walling”

On MOTION by Mr. von der Osten and seconded by Mr. Mizell, with all in favor, the September 15, 2025 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP****B. District Engineer: Kimley-Horn and Associates, Inc.**

There were no reports from District Counsel or the District Engineer.

Mr. Schilling and Ms. Sandy responded to questions regarding the status of the artwork contracts, whether the City will replace the sculptures in the parks and the cost of the artwork.

C. District Manager: Wrathell, Hunt and Associates, LLC**• NEXT MEETING DATE: December 15, 2025 at 1:30 PM****○ QUORUM CHECK**

The next meeting will be on December 15, 2025, unless canceled.

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

There were no Board Members' comments or requests.

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

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. von der Osten and seconded by Mr. Mizell, with all in favor, the meeting adjourned at 2:13 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

THE DISTRICT CDD



Secretary/Assistant Secretary

November 17, 2025



Chair/Vice Chair