

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

The Board of Supervisors of The District Community Development District held a Special Meeting on January 21, 2026 at 12:00 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 (via telephone)	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. Kantarzhi called the meeting to order at 12:02 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**

**Consideration of Duval Asphalt Products, Inc. Proposal for RiversEdge Top Lift QUO-05676-W3H5M9 [Final Layer of Asphalt for CDD Roads]**

Mr. Kantarzhi presented Duval Asphalt Products, Inc. Proposal Quote QUO-05676-W3H5M9 for RiversEdge top lift final layer of asphalt for CDD roads. He noted that an updated proposal addressed to the CDD, rather than the District Engineer, will be obtained.

Discussion ensued regarding the desire to complete this work now in anticipation of turning the roads over to the City; the City will not accept the roads without the second lift. It was noted that this proposal also includes repairing some damage to the roads.

**On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, Duval Asphalt Products, Inc. Proposal Quote QUO-05676-W3H5M9 for RiversEdge Top Lift final layer of asphalt for CDD roads, for \$173,130.20, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of M&J Striping Estimate #24934 for Pavement Markings**

Mr. Kantarzhi presented M&J Striping Estimate #24934 for Pavement Markings.

Regarding the Duval quote, it was noted that Duval installed the first lift of asphalt. Regarding the M&J estimate, it was noted that M&J installed temporary striping and is very familiar with the project. A second quote for striping was obtained but it was higher.

**On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, M&J Striping Estimate #24934 for pavement markings, for \$68,634.14, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Phase 3B Construction Project**

**A. Update on Status**

Mr. Schilling reported the following:

- The most current aerial of Phase 3B was about two weeks ago.
- The groundbreaking was on November 24, 2025; many attended.
- As of December 1, 2025, the City took over maintenance of the parks. Work on the Bill of Sale is underway to officially transfer the improvements to the City.
- It was determined that the parks and the roads are substantially complete and punch lists were issued. The contractor expects to finish the punch list by the end of this week and the final walkthrough should occur the next week.
- The architect expects to provide the plans for the amphitheater completed by the end of the month. Once received, they will be submitted for permitting.
- Park use has been phenomenal. A ped/bicycle counter counts everyone entering by foot or bicycle. The numbers do not even include people who park and enter from the parking area.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Liberty Landscape Supply Landscape and Irrigation Maintenance Agreement (Streetscape)**

Mr. Kantarzhi presented the Liberty Landscape Supply Landscape and Irrigation Maintenance Agreement for streetscape. He discussed updating Exhibit B, which is the Landscape Maintenance Map, to remove the park highlighting. Ms. Sandy stated that she included that the only area identified as landscape maintenance area is the streetscape maintenance boundary, which is how it is referred to on the map so for purposes of the Agreement, the current map works, but an updated map can be attached if desired.

**On MOTION by Mr. von der Osten and seconded by Ms. Bock, with all in favor, the Liberty Landscape Supply Landscape and Irrigation Maintenance Agreement for Streetscape, was approved.**

**NINTH ORDER OF BUSINESS**

**Ratification Items**

Mr. Schilling presented the following and noted that they are a mix of additive and deductive change orders; all were approved by the owner:

- A. UCC Group, Inc. Change Orders for Phase 3B - CRA Project (Parks, Riverwalk and Streetscape Improvements)
  - I. Change Order No. 28
  - II. Change Order No. 29
  - III. Change Order No. 30
- B. UCC Group, Inc. Change Orders for Phase 3B - CDD Project (Streetscape Improvements)
  - I. Change Order No. 28
  - II. Change Order No. 29
  - III. Change Order No. 31 REV 1

On MOTION by Ms. Bock and seconded by Mr. Mizell, with all in favor, Items A and B, including sub-items as listed and discussed, were ratified.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2025**

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

**ELEVENTH ORDER OF BUSINESS**

**Approval of November 17, 2025 Regular Meeting Minutes**

On MOTION by Ms. Bock and seconded by Mr. von der Osten, with all in favor, the November 17, 2025 Regular Meeting Minutes, as presented, were approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Sandy stated work on the turnover documents is underway and the turnover should occur soon. The legislative session is underway and updates will be provided as necessary.

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

Mr. Schilling reported the following:

➤ As of January 1, 2026, Kimley-Horn retained Terracon to manage the hydraulic containment system, which runs the CDD’s pumps that are on the School Board’s parking lot. A change in the level of service being provided by the former consultant necessitated the change.

➤ The pumps pump groundwater to keep contaminants from migrating to the School Board property or the river. This is not a temporary process; it will likely be long term.

Ms. Sandy asked if the pumping is on the parking lot. Mr. Schilling stated the School Board is under contract for sale of the parking lot and the question is whether the School Board’s contract includes the parking lot swap parcel. Ms. Sandy stated it does include it. Mr. Schilling stated the parking lot is within the CDD; the CDD might hear from the potential buyer. Ms. Sandy stated she has a call with Counsel for a potential buyer tomorrow. She stated that the City is assisting the School Board with the sale and was seeking an Estoppel Letter. The parking lot being within the CDD boundaries was discussed with them.

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

- **NEXT MEETING DATE: February 16, 2026 at 1:30 PM**
  - **QUORUM CHECK**

Mr. Wrathell stated that, due to the transfer of the parks, the Fiscal Year 2026 budget will likely be amended to remove the park-related and park security-related expenses for the balance of the fiscal year after the transfer.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

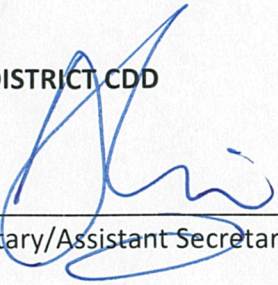
**Public Comments: Non-Agenda Items  
(limited to 3 minutes per individual)**

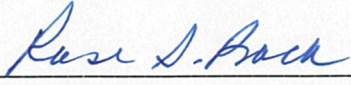
No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Mizell and seconded by Mr. von der Osten, with all in favor, the meeting adjourned at 12:33 p.m.**

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair