



Rizzetta & Company

Feed Mill Community Development District

Board of Supervisors' Meeting February 25, 2026

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.feedmillcdd.org

FEED MILL COMMUNITY DEVELOPMENT DISTRICT

1845 Town Center Blvd, Suite 105, Fleming Island, FL 32003

Board of Supervisors	Daniel McCormick Jeremy Hampson Gerald Agresti Clay Crevasse Liam O'Reilly	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Lesley Gallagher Melissa Dobbins	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Daniel Welch	England-Thims & Miller

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion will be held at the beginning of the meeting. During this portion of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

FEED MILL COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.feedmillcdd.org

**Board of Supervisors
Feed Mill Community
Development District**

March 24, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Feed Mill Community Development District will be held on **March 25, 2026 at 9:00 a.m.** at 1845 Town Center Blvd., Suite 105 Fleming Island, Florida 32003.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting Held February 25, 2026 Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors' Special Meeting Held March 10, 2026 Tab 2
 - C. Ratification of the Operation and Maintenance Expenditures for February 2026 Tab 3
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 5. Business Items**
 - A. Presentation of Final Second Supplemental Special Assessment Allocation Report *(Under Separate Cover)*
 - B. Consideration of Resolution 2026-02; Special Assessments - *(Under Separate Cover)*
 - C. Authorization of RFP for Phase 1 Amenity - *(Under Separate Cover)*
- 6. Supervisor Requests**
- 7. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Very truly yours,
Lesley Gallagher
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

FEED MILL
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of Feed Mill Community Development District was held on February 25, 2026 at 9:00 a.m. at 1845 Town Center Blvd, Suite 105, Fleming Island, FL 32003.

Present and constituting a quorum:

- Daniel McCormick Board Member, Chairman
Clay Crevasse Board Member, Assistant Secretary
Gerald Agresti Board Member, Assistant Secretary

Also present were:

- Lesley Gallagher District Manager, Rizzetta & Company, Inc.
Katie Buchanan District Counsel, Kutak Rock LLP (via speakerphone)
Hunter Hurley District Counsel, Kutak Rock LLP (via speakerphone)
Daniel Welch District Engineer, England-Thims & Miller (via speakerphone)
Cynthia Wilhelm Nabors, Giblin & Nickerson, P.A (via speakerphone)
Sara Zare MBS Capital Markets (via speakerphone)

FIRST ORDER OF BUSINESS

CALL TO ORDER

Ms. Gallagher called the meeting to order at 9:01 a.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

There were no audience members present.

THIRD ORDER OF BUSINESS

CONSIDERATION OF THE MINUTES OF THE BOARD OF SUPERVISORS' REGUALR MEETING HELD JANUARY 28, 2026

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board approved minutes of the Board of Supervisors' regular meeting held January 28, 2026, for Feed Mill Community Development District.

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FOURTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATION AND
MAINTENANCE EXPENDITURES FOR
JANUARY 2026**

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board ratified operation and maintenance expenditures for January 2026 in the amount of \$800.00 for Feed Mill Community Development District.

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FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Buchanan did not have a specific report but was available for any questions.

B. District Engineer

Mr. Welch provided a brief construction update.

C. District Manager

Ms. Gallagher reminded board and staff about the Special Meeting scheduled for March 10th at the Fleming Island Library and noted quorum had been confirmed by Mr. McCormick, Mr. Hampson and Mr. Crevasse confirmed to be attending .

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SIXTH ORDER OF BUSINESS

**CONSIDERATION OF ETM WORK
AUTHORIZATION #8 – SUPPLEMENTAL
ENGINEER’S REPORT**

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board approved the ETM work Authorization #8 in substantial form for Feed Mill Community Development District.

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SEVENTH ORDER OF BUSINESS

**PRESENTATION OF SECOND
SUPPLEMENTAL ENGINEER’S REPORT
TO CAPITAL IMPROVEMENT PLAN**

Mr. Welch reviewed the Second Supplemental Engineer’s Report to the Capital Improvement Plan dated February 11, 2026.

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board approved the Second Supplemental Engineer’s Report to the Capital Improvement Plan dated February 11, 2026, for Feed Mill Community Development District.

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EIGHTH ORDER OF BUSINESS

**PRESENTATION OF PRELIMINARY
SECOND SUPPLEMENTAL ASSESSMENT
REPORT, SERIES 2026
(PARCEL 4/ASSESSMENT AREA ONE)**

Ms. Buchanan reviewed the highlights of the Preliminary Second Supplemental Assessment Allocation Report for Series 2026, dated February 25, 2026, noting that further clarification is needed regarding the platted lots.

On a motion by Mr. McCormick, seconded by Mr. Agresti, and with all in favor, the Board approved the Preliminary Second Supplemental Assessment Allocation Report for Series 2026 (Parcel 4/Assessment Area One) in substantial form for the Feed Mill Community Development District.

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NINTH ORDER OF BUSINESS

**CONSIDERATION OF SUPPLEMENTAL
INVESTMENT BANKING AGREEMENT**

On a motion by Mr. McCormick, seconded by Mr. Agresti, and with all in favor, the Board approved MBS Capital Markets, series 2026 agreement, dated February 25, 2026 in substantial form for the Feed Mill Community Development District.

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TENTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION
2026-01, DELEGATION RESOLUTION**

Ms. Wilhelm reviewed Resolution 2026-01, Delegation Resolution (Exhibit A) and noted that all exhibits are in substantial form. She then reviewed the parameters attached to the resolution.

On a motion by Mr. McCormick, seconded by Mr. Agresti, and with all in favor, the Board approved Resolution 2026-01, Delegation Resolution and all Exhibits in substantial form for the Feed Mill Community Development District.

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ELEVENTH ORDER OF BUSINESS

**CONSIDERATION OF ANCILLARY
DOCUMENTS**

- i. Acquisition Agreement**
- ii. Completion Agreement**
- iii. Collateral Assignment**
- IV. Notice of Special Assessments**

Ms. Buchanan reviewed the draft Acquisition Agreement, Completion Agreement, Collateral Agreement and Notice of Special Assessments (Exhibit B) and noted that all exhibits are in substantial form.

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On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board approved the Acquisition Agreement, Completion Agreement, Collateral Assignment and Notice of Special Assessments, all in substantial form, for Feed Mill Community Development District.

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TWELVTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

No Supervisor requests

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THIRTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Agresti, seconded by Mr. McCormick, with all in favor, the Board adjourned meeting at 9:15 a.m., for Feed Mill Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A –

Resolution 2026-01, Delegation Resolution

is on file with the District Office and available upon request.

Exhibit B –

Draft Acquisition Agreement, Completion Agreement, Collateral Agreement
and Notice of Special Assessments

are on file with the District Office and available upon request.

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

FEED MILL
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of Feed Mill Community Development District was held on **March 10, 2026 at 10:00 a.m.** at the Fleming Island Public Library located at 1895 Town Center Blvd, Fleming Island, FL 32003.

Present and constituting a quorum:

Daniel McCormick	Board Member, Chairman
Jeremy Hampson	Board Member, Vice Chairman
Clay Crevasse	Board Member, Assistance Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP (via speakerphone)
Hunter Hurley	District Counsel, Kutak Rock LLP (via speakerphone)
Daniel Welch	District Engineer, England-Thims & Miller (via speakerphone)

FIRST ORDER OF BUSINESS

CALL TO ORDER

Ms. Gallagher called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

There were no audience members present.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Buchanan did not have a specific report but was available for any questions.

B. District Engineer

Mr. Welch had no report.

C. District Manager

Ms. Gallagher noted the next Regular Meeting is scheduled for March 25, 2026 at 9 a.m.

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FOURTH ORDER OF BUSINESS

CONSIDERATION AND RANKING OF PROPOSALS RECEIVED IN RESPONSE TO PHASE 1A LANDSCAPE AND IRRIGATION INSTALLATION SERVICES RFP

Mr. McCormick reviewed that the RFP was for Phase 1A Landscape and Irrigation Construction/Installation, along with one year of maintenance following installation. Mr. McCormick noted that four contractors attended the mandatory pre-bid meeting: Prestige Landscape, Sun State Nursery, BrightView, and Liberty Landscape. Although all four contractors submitted bids, the bid from Liberty Landscape did not follow the required bid instructions and was incomplete; therefore, it was disqualified and not included in the ranking.

Mr. McCormick also stated that the maintenance portion of the RFP would be tabled at this time, and only the construction/installation portion would be awarded. Mr. McCormick then provided a breakdown of his recommended ranking based on the evaluation criteria, resulting in the following scores: Sun State Nursery ranked first with 100 points; Prestige Landscape ranked second with 95.18 points; and BrightView ranked third with 93.29 points.

On a motion by Mr. McCormick, seconded by Mr. Hampson, with all in favor, the Board accepted the recommended ranking presented (exhibit A) and approved moving forward with Sun State Nursery for the construction/installation portion of the RFP for 1A landscape and irrigation for Feed Mill Community Development District.

FIFTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. McCormick, seconded by Mr. Hampson, with all in favor, the Board adjourned meeting at 10:07 a.m., for Feed Mill Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A

Feed Mill CDD - Saratoga Springs Phase 1A Landscape & Irrigation Bid Evaluation										
Contractor	Price	Schedule (days)	Personnel	Proposer's Experience	Understanding of Scope of work	Price: Lowest Bid	Price: Reasonableness of Unit Prices & Balanced Bid	Schedule: Expedited Construction	Schedule: Demonstrate On-Time Performance	Total Points
Max Score			10	20	20	15	10	15	10	100
Prestige Landscape	\$ 1,939,893.13	210	10	20	20	14.96	10	11.21	9	95.18
Sun State Nursery:	\$ 1,935,010.69	157	10	20	20	15	10	15	10	100.00
Brightview:	\$ 2,542,447.10	183	10	20	20	11.42	10	12.87	9	93.29

EVALUATION OF PROPOSALS: Each proposal shall be separately ranked based on the evaluation of the proposal and supporting documents, including but not limited to any information obtained through reference checks, and any information generally known to the District, and according to the evaluation criteria contained within the project manual.

Personnel (10 Points): (E.g., financial and technical resources; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc. No preference will be given based on a respondent's geographic proximity to the Project.)

Proposer's Experience (20 Points): (E.g., past record and experience of the respondent in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; compliance with applicable public policy; character, integrity, reputation of respondent, etc.)

Understanding of Scope of Work (20 Points): Extent to which the proposal demonstrates an understanding of the Developer's needs for the services requested.

Price (15 Points): Will be awarded to the Proposer submitting the lowest total bid, (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor's fee) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid.

Price (10 Points): Are allocated for the reasonableness of unit prices and balance of bid.

Schedule (15 Points): Will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e. the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's timeline and the most expedited construction schedule.

Schedule (10 Points): Will be allocated based on the Proposer's ability to credibly complete the project within the Proposer's schedule without a premium cost for accelerated work and demonstrate on-time performance. These points will also consider the demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates and the delivery approach outlined in the Project Manual.

Tab 3

Feed Mill Community Development District

District Office · St. Augustine, Florida · (904) 436-6270

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operations and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,701.08**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Feed Mill Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay Today	300056	2026-310788	Legal Advertising 01/28/26	\$ 63.45
Clay Today	300056	2026-311558	Account #69376 - Legal Advertising 01/22/26	\$ 166.05
Clay Today	300058	2026-312111	Account #69376 - Legal Advertising 02/05/26	\$ 67.50
Clayton Crevasse, Jr.	300061	CC102225	Board of Supervisors Meeting 10/22/25	\$ 200.00
Kutak Rock, LLP	300057	3686177	Legal Services 11/25	\$ 5,491.00
Kutak Rock, LLP	300059	3690211	Legal Services 12/25	\$ 6,563.08
Rizzetta & Company, Inc.	300055	INV0000106268	Accounting Services 01/26	\$ 4,700.00
Rizzetta & Company, Inc.	300054	INV0000106690	Accounting Services 02/26	\$ 4,100.00
VGlobal Tech	300060	8140	ADA Website Maintenance 01/26	\$ 175.00
VGlobal Tech	300060	8219	ADA Website Maintenance 02/26	<u>\$ 175.00</u>
Total				<u>\$ 21,701.08</u>

Tab 4

Tab 5

Tab 6