

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Governing Board of the East Nassau Stewardship District held multiple Public Hearings and a Regular Meeting on April 15, 2021 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present were:

Mike Hahaj	Chair
Dan Roach	Vice Chair
Janet Price	Assistant Secretary
Rob Fancher	Assistant Secretary
Max Hord	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Sarah Warren (via telephone)	District Counsel
Zach Brecht (via telephone)	District Engineer
Amy Norsworthy	Field Operations Manager
Brett Sealy (via telephone)	MBS Capital Markets (MBS)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Wrathell called the meeting to order at 10:03 a.m.

SECOND ORDER OF BUSINESS

Roll Call

All Supervisors were present, in person.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj thanked all present for attending today's meeting.

FOURTH ORDER OF BUSINESS

Public Comments *(limited to 3 minutes per person)*

There were no public comments.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Master Engineer’s Report for Wildlight Village Phase 2, as revised March 15, 2021 *(for informational purposes)*

Mr. Brecht presented the Master Engineer’s Report for Wildlight Village Phase 2, as revised March 15, 2021, which defined the Capital Improvement Plan (CIP) and the Master Infrastructure and the Neighborhood Infrastructure improvement costs.

Mr. Roach noted that, in the Exhibits, Plate No. 5 seemed to be the same as Plate No. 8. Mr. Brecht stated that was because the mobility trails follow the roads.

Mr. Hahaj asked if there were any changes to the Master Engineer’s Report since it was last presented. Mr. Brecht stated that there were no changes. Mr. Wrathell asked if, while the Supplemental Engineer’s Report was modified slightly, the Master Engineer’s Report was unchanged. Mr. Brecht responded affirmatively.

B. Master Special Assessment Methodology Report for Wildlight Village Phase 2, revised March 29, 2021 *(for informational purposes)*

Mr. Wrathell presented the Master Special Assessment Methodology Report for Wildlight Village Phase 2, revised March 29, 2021, and briefly discussed the CIP, the Development Plan, Wildlight Phase 2 Project, financing, debt assessments, Lienability Tests and the Tables.

The following change would be made:

Page 16, Table 2: Remove subheading: “Wildlight Phase 1 Project”

C. Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

D. Mailed Notice to Property Owner(s)

The mailed notice to property owner(s) was included for informational purposes.

On MOTION by Mr. Hahaj and seconded by Mr. Roach, with all in favor, the Public Hearing was opened.

No members of the public spoke.

Mr. Wrathell asked if the Board, sitting as the Equalizing Board, wished to make any changes to the assessments, based on any Board or public comments.

The Board, sitting as the Equalizing Board, did not make any changes.

On MOTION by Mr. Hord and seconded by Mr. Fancher, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2021-06, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Within the Area Known as Wildlight Village Phase 2 Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170 and 197, Florida Statutes, and Chapter 2017-206, Laws of Florida; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

This Resolution was adopted during the Sixth Order of Business.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall

Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

On MOTION by Mr. Price and seconded by Mr. Roach, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Hahaj and seconded by Mr. Price, with all in favor, the Public Hearing was closed.

B. Consideration of Resolution 2021-07, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the East Nassau Stewardship District in Accordance with Section 197.3632, Florida Statutes, for the Area Known as Wildlight Village Phase 2; Providing a Severability Clause; and Providing an Effective Date

Ms. Warren presented Resolution 2021-06.

On MOTION by Ms. Price seconded by Mr. Roach, with all in favor, Resolution 2021-06, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Within the Area Known as Wildlight Village Phase 2 Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170 and 197, Florida Statutes, and Chapter 2017-206, Laws of Florida; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

Ms. Warren presented Resolution 2021-07.

On MOTION by Mr. Roach seconded by Mr. Hord, with all in favor, Resolution 2021-07, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the East Nassau Stewardship District in Accordance with Section 197.3632, Florida Statutes, for the Area Known as Wildlight Village Phase 2; Providing a Severability Clause; and Providing an Effective Date, was adopted.

Mr. Wrathell stated that today’s meeting would likely be recessed and the Seventh and Eighth Orders of Business would be addressed at a Continued Meeting on April 27, 2021 at 1:00 p.m.

Mr. Sealy stated that marketing activities were completed and the bonds were scheduled to be priced later today and closing documents would be prepared. Continuing the meeting to April 27, 2021 would allow for finalization of the bond issuance and meet the goal of funding by April 30, 2021. Updates relating to bond pricing would be provided later today.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Supplemental Assessment Resolutions, Series 2021 Bonds *(under separate cover)*

- A. Supplemental Engineer’s Report for Series 2021 Project, Wildlight Village Phase 2, dated March 15, 2021 *(under separate cover)***
- B. Supplemental Special Assessment Methodology Report for Series 2021 Project of the Wildlight Village Phase 2, dated March 25, 2021 *(under separate cover)***

This item was deferred to the April 27, 2021 Continued Meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Notice of Special Assessments, Series 2021 Bonds *(under separate cover)*

This item was deferred to the April 27, 2021 Continued meeting.

NINTH ORDER OF BUSINESS

Consider Change of May Meeting Date - Meeting Location Unable to Accommodate Previously Scheduled May 20 Meeting Date

- A. **May 13**
- B. **May 27**

Mr. Wrathell stated that the meeting location was not available on May 20. The consensus of the Board was that the May meeting would not be necessary.

TENTH ORDER OF BUSINESS

Approval of March 30, 2021 Regular Meeting Minutes

Mr. Wrathell presented the March 30, 2021 Regular Meeting Minutes.

On MOTION by Ms. Price and seconded by Mr. Roach, with all in favor, the March 30, 2021 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: *Hopping Green & Sams, P.A.***
There being no report, the next item followed.
- B. **District Engineer: *England-Thims & Miller, Inc.***
There being no report, the next item followed.
- C. **Field Operations: *CCMC***
 - **Operations Report**
There being no report, the next item followed.
- D. **District Manager: *Wrathell, Hunt and Associates, LLC***
 - **NEXT MEETING DATE: _____**
 - **QUORUM CHECK**

Mr. Wrathell stated today's meeting would be continued to April 27, 2021 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Roach asked if the 918 acres of Phase 2 trails would tie in together. Mr. Hahaj responded affirmatively and stated, while some were District and some were non-District, the Phase 2 trails would be connected to the Phase 1 trails.

THIRTEENTH ORDER OF BUSINESS

Public Comments

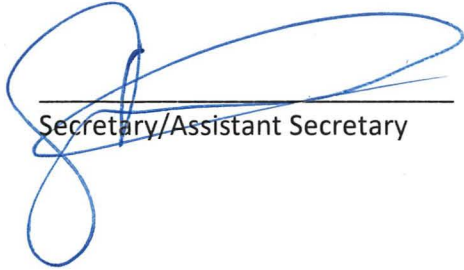
There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the meeting recessed at 10:40 a.m., and was continued to April 27, 2021 at 1:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair