BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, APRIL 7, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

D.1 Motion to Accept Donation from the Sons of the American Legion - Squadron 158 John G. Doran Memorial Post 158 to the Parks and Recreation Department
SAL Donation.pdf

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

F. APPROVAL OF MINUTES

F.1 Approval of the following Minutes: February 20, 2024 Regular and Workshop Meetings; February 17, 2026 Regular and Workshop Meetings; February 20, 2026 Special Meeting;
02.20.2024 Regular Meeting Minutes.docx
02.20.2024 Workshop Minutes.docx
02.24.2026 Special Meeting Minutes.docx
2.17.26 Workshop Minutes.pdf
2.17.26 Regular Meeting Minutes.pdf

G. CONSENT AGENDA

G.1 Hurricane Loss Mitigation Program Grant - Letter of Commitment
HMLP Grant Letter of Commitment - Pending Signature.pdf

H. ITEMS OF BUSINESS

H.1 Second and Final Reading and Public hearing of Ordinance 2026-07

ORDINANCE_2025-07-Causeway_Mechanical.docx
Budget Amendment 2026-07.xlsx
Ad 80502 Ordinance 2026-07.pdf

H.2 Second Reading and Public Hearing of Ordinance 2026-09, Budget Amendment for Public Safety Design and Construction
Budget Amendment 2026-09.xlsx
ORDINANCE_2025-09-Public Safety Building.docx
CITY-OF-TREASURE-ISLAND-82282-1-SIGNED-AFFIDAVIT.pdf

H.3
Authorize the Award of the RFQ 26-009 Contract to Raftelis Financial Consultants for the Treasure Island Commercial Redevelopment Master Plan Project

PE Contract RFQ 26-009.pdf
Appendix A_26-009-RFQ-TI Commercial Redevelopment Master Plan_01082026_final.pdf
Appendix B_Raftelis Written Proposal.PDF
Appendix C_Treasure Island Commercial Redevelopment Master Plan Activities, Costs.pdf
Raftelis Timeline DRAFT 3.24.26.pdf

H.4 Taxes in comparison to other coastal cities (we are the highest). (Commissioner Czyszczon)

H.5 West Causeway drainage and landscaping including seeding and sodding ordinance for adjacent lots (Commissioner Czyszczon)

I. CITY MANAGER AND CITY ATTORNEY REPORT

J. COMMISSIONER REPORTS

K. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Blvd, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO. D.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 7, 2026
SUBMITTED BY:	Cathy Hayduke, Parks & Recreation
ITEM TYPE:	Donations
AGENDA SECTION:	PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION
SUBJECT:	Motion to Accept Donation from the Sons of the American Legion - Squadron 158 John G. Doran Memorial Post 158 to the Parks and Recreation Department
BACKGROUND:	In the past, the American Legion Post 158 has generously donated funds to the Parks and Recreation Department to provide scholarships for winter and summer camp participants whose families are experiencing financial hardships. The City established a Recreation Department Scholarship Fund and Everyone Play's Fund to assist families otherwise unable to afford the registration fees for winter and summer camp and field trips associated with the camps.
POLICY/PURPOSE:	City Commission rules require all donations to the City be formally accepted by the Commission.
STRATEGIC PLAN RELEVANCE:	COMMUNITY, Goal 1: Create a vibrant, active, walkable, engaging, and thriving community that welcomes locals, families, visitors and tourists
ANALYSIS/DISCUSSION:	The Sons of the American Legion is generously donating $1,000 to the Parks and Recreation Department Everyone Play's Fund to assist families otherwise unable to afford the field trips associated with winter and summer camps. The Sons of the American Legion is also donating $750 to each the Treasure Island Police Association (TIPA) and the Treasure Island Fire Association (TIFA). Chief Barkley and Chief Barrs will be at the meeting to accept donation on behalf of their associations.

FUNDING:

The City established a Recreation Department Scholarship Fund and Everyone Play's Fund to assist families otherwise unable to afford the registration fees for winter and summer camp and field trips associated with the camps. These contributions do not flow through the city's budgeted expenses and revenues; as they are used to subsidize field trip fees, these funds are reflected in a liability account within the financial system (001-202210 Everyone Plays) and (001-202200 Recreation Program Scholarship).

The Treasure Island Fire Department Association (TIFA) and Treasure Island Police Association (TIPA) will use the donation to further the mission of the departments and organization. Those donations do not flow though the City's chart of accounts as they are made directly to TIFA and TIPA, respectively.

MOTION:

I move to accept the generous donation from the Sons of the American Legion - Squadron 158 John G. Doran Memorial Post 158 for the Parks and Recreation Department's Everyone Play's Fund in the amount of $1,000.

ATTACHMENTS:
SAL Donation.pdf

From: landstargt
To: Hayduke, Cathy; Mike Harley
Cc: Barrs, William; Barkley, John; Savarese, Daniel
Subject: RE: Meeting Agenda 03/28/24
Date: Friday, April 12, 2024 9:15:44 AM

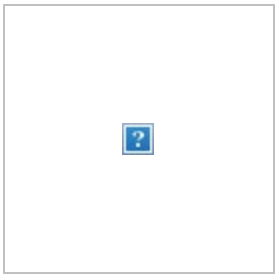
SAL will be donating 1000.00 to Everybody Plays, 750 to TIPA and 750 to TIFA.

Thanks,

Gregory Tong
SAL Commander 158
727.235.1784

Sent from my Galaxy

All government correspondence is subject to the public records law.



How are we doing? Let us know!

From: Mike Harley <mharley@greenleaftrading.com>
Sent: Thursday, April 11, 2024 4:20 PM
To: Hayduke, Cathy <chayduke@mytreasureisland.org>
Subject: Meeting Agenda 03/28/24

Good afternoon, thank you for meeting with me on March 28, 2024. The John G Doran American Legion Post 158 annual donation amount to be presented at the May 7th City Council meeting.

City of Treasure Island Summer Camp $1,200.00

Treasure Island Police Association $2,000.00

Treasure Island Fire Association $2,000.00

Thank You

For God and Country

Michael G. Harley

Commander

American Legion Post 158

Treasure Island, FL 33706

Cell: 813-310-0469

mharley@greenleaftrading.com

AGENDA ITEM NO. F.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 7, 2026
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the following Minutes: February 20, 2024 Regular and Workshop Meetings; February 17, 2026 Regular and Workshop Meetings; February 20, 2026 Special Meeting;
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve minutes.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
02.20.2024 Regular Meeting Minutes.docx
02.20.2024 Workshop Minutes.docx
02.24.2026 Special Meeting Minutes.docx

2.17.26 Workshop Minutes.pdf
2.17.26 Regular Meeting Minutes.pdf

BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, FEBRUARY 20, 2024 – 6:00 PM
120 108TH AVENUE
TREASURE ISLAND, FL 33706

MINUTES

A. PLEDGE OF ALLEGIANCE

Mayor Payne called the meeting to order and led in the pledge of allegiance.

B. ROLL CALL

Present:
Mayor Tyler Payne
Vice Mayor Beth Wetzel
Commissioner Deb Toth
Commissioner John Doctor
Commissioner Bob Minning

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS – None.

D. PROCLAMATIONS, RECOGNITIONS AND APPRECIATIONS

Interim City Manager Gary Brumback deferred to Public Works Director Mike Helfrich, who shared a recognition of Public Works employees, James Newton.

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Carlos Miro, 10231 Tarpon Drive, advocated for the protection of the urban ecosystem.

Ms. Johnna Chewning, 11205 3rd Street East, spoke regarding the general disrepair of the City.

Mr. Ray Chewning, 11205 3rd Street East, relayed issues with drainage off the west side of the Treasure Island Causeway Bridge.

Mr. Ronald DeBiase, Resident, expounded on ordinances that would restrict development, wanted a committee to monitor City projects, and referenced a charter amendment petition.

Mr. Richard Harris, 374 Bay Plaza, praised James Newton's work for the City and shared his work on a memorial bench program.

F. COMMISSIONER REPORTS

Commissioners Toth, Doctor, and Minning and Vice Mayor Wetzel relayed community events. Mayor Payne expressed gratitude for everyone's participation in the past Mayor's forum, encouraged participation in the Elevate Treasure Island survey, and spoke on City events.

G. APPROVAL OF MINUTES

G1. Approval of Minutes: Commission Regular Meeting and Workshop - January 16, 2024

Vice Mayor Wetzel moved to approve the minutes of the Commission Regular Meeting and Workshop held on January 16, 2024, as written, seconded by Commissioner Toth. Mayor Payne called for public comment; there was no response. **The motion carried five to zero.**

H. PRESENTATIONS – None.

I. CONSENT AGENDA – None.

J. ITEMS OF BUSINESS

J1. Statewide Mutual Aid Agreement

Fire Chief Trip Barrs explained the item, as contained in background material. **Vice Mayor Wetzel moved to approve the statewide mutual aid agreement 2023 with the State of Florida Division of Emergency Management, seconded by Commissioner Toth.** Mayor Payne called for public comment; there was no response. **The motion carried five to zero.**

J2. Resolution 2024-02 - Adopting the affordable housing inventory list, pursuant to Section 166.0451, Florida Statutes and directing the City to publish the inventory list on the City's website

Assistant Director Maryellen Edwards gave the presentation in background material. **Vice Mayor Wetzel moved to approved Resolution 2024-02 adopting the affordable housing list, pursuant to Section 166.0451, Florida Statutes, and directing the City Manager to publish the inventory list on the City's website** and commented on the list contents. **The motion was seconded by Commissioner Toth.** Mayor Doctor called for public comment; there was no response. **The motion carried five to zero.**

J3. Second amendment to the contract between the City of Treasure Island and New Vista Builders Group for renovations to the new City Hall and spending authority with Premier - Oracle Elevator Company, Inc. in the amount of $58,510.

Public Works Director Stacy Boyles reviewed the item. Commissioner Doctor wanted confirmation the funds were being reimbursed to the City to work with an alternative vendor. In answer to Mayor Payne, Director Boyles expounded on contract logistics.

Vice Mayor Wetzel moved to execute the second amendment to the contract with New Vista Builders Group and authorize spending authority in the amount of $58,510 with Premier – Oracle Elevator Company Incorporated, seconded by Commissioner Toth.

Mr. Greg Chewning, 11205 3rd Street East, said the item was an example of poor project planning/management.

Ms. Lisa Barnett, 52 Dolphin Drive, said the costs associated with the City Hall project were too much.

Mr. Chris Hawkins, 1135 8th Street East, asked whether the failed windows had a warranty.

Mr. Carlos Miro, 10231 Tarpon Drive, wanted the Commission to take the public comments into account and advocated for a review of the entire process.

Mayor Payne asked staff about whether the failed windows had a warranty. Director Boyles explained the repercussion for the failed windows.

Mayor Payne noted many of the budget items were discussed during the budget workshop.

The motion carried five to zero.

K. ADJOURNMENT

The meeting was adjourned.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, FEBRUARY 20, 2024 – 7:00 PM
120 108TH AVENUE
TREASURE ISLAND, FL 33706

MINUTES

Present:
Mayor Tyler Payne
Vice Mayor Beth Wetzel
Commissioner Deb Toth
Commissioner John Doctor
Commissioner Bob Minning

A. CITY MANAGER AND CITY ATTORNEY REPORT – None.

B. DISCUSSION – None.

C. PUBLIC COMMENT

Mr. Ron DeBiase, resident, touched on Citizen Voices of Treasure Island, City Staff's salaries, and a lawsuit regarding 107th avenue project.

D. ADJOURNMENT

The meeting was adjourned.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS SPECIAL MEETING
TUESDAY, FEBRUARY 24, 2026 – 10:00 AM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 10:00 a.m. and led in the pledge of allegiance.

B. ROLL CALL

Present:

Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

C. ITEMS OF BUSINESS

C.1 Evaluation Committee for Request for Quotation (RFQ) 26-009 – Treasure Island Commercial Redevelopment Master Plan

Assistant Finance Director David Green explained the purpose of the meeting, evaluation parameters, and collected the score sheets for an initial tally. City Attorney Ralf Brookes expounded on the RFQ details and purpose. Assistant Director Green asked the Commission if there was anything that stood out in the proposals. Vice Mayor Vasquez believed there was a conflict of interest with Able City since Mr. Jim Brainard previously gave an unplanned presentation to the Commission, which was why she scored a zero for personnel qualification and experience. Commissioner Dickey stated the proposals proved the City would benefit from a master plan, was pleased that none of the proposals pushed back on the 9-month timeline, and did not believe Mr. Brainard's involvement with Able City was a conflict. In answer to Vice Mayor Vasquez, Commissioner Dickey reasserted it was not a conflict.

Attorney Brookes announced the RFQ opening and closing dates. Chief Financial Officer (CFO) Victor Ortiz clarified Commissioner Czyszczon's scoring for Able City and Kimley-Horn were one's for all criteria.

Mayor Doctor explained Mr. Brainard's presentation did not give Able City an advantage since Mr. Brainard spoke individually, did not believe pricing would be less than $500,000, did not want to put too much money out on a master plan without taking steps toward rebuilding, and commented on other Commissioners' scoring. Commissioner Dickey wanted clarification on the cost asserted by Mayor Doctor, believed the costs would be lower, and was glad cost was not included in the RFQ because he wanted to chose on merit. Discussion continued regarding the potential costs.

Vice Mayor Vasquez wanted the next step to be interviews with the top three firms. Commissioner Clark emphasized his top three choices had financial planning experience and stated three of the firms were not options.

Commissioner Czyszczon submitted a list of questions to the record, asserted Able City was a conflict of interest due to Mr. Brainard; Calvin, Giordano, & Associates was already doing work for the City; Redevelopment Management Associates had too many subcontractors and were light on experience; Cotleur & Hearing had a focus on landscaping but had experience with height and density in coastal communities; Dover, Kohl & Partners had no financial model but good Florida experience; GAI Consultants had urban and engineering experience; LandDesign were landscape heavy; Kimley-Horn had too much history with Treasure Island and acted to slowly; and Raftelis Financial Consultants checked all the boxes and had experience with the City's CFO.

After making comments, Commissioner Czyszczon asked why the Commission was acting as the evaluation committee instead of staff. City Manager Charlie Van Zant stated every Commissioner was given the opportunity to provide feedback on the RFQ and the Commission voted to approve the RFQ in a Regular Meeting.

Commissioner Czyszczon wanted to know who on the Commission had previously participated in an RFQ. None had. Commissioner Czyszczon wanted to know how many master plans were done for private property and why the RFQ only included private property, but none of the City's property. Commissioner Dickey noted there was unanimous agreement on the locations in a Commission meeting. Commissioner Czyszczon questioned how much the City anticipated the master plan would cost. City Manager Van Zant said cost was not to be considered, based on the Commissions' direction. Commissioner Czyszczon inquired how much it would cost to include the entire island. City Manager Van Zant noted there was no estimate. Commissioner Czyszczon wanted to know why the RFQ did not include a financial analysis or a rate of return.

City Manager Van Zant asked the Mayor if he should continue answering the questions since the RFQ was provided to the Commission in advance and voted on by the Commission.

Commissioner Czyszczon remarked on the RFQ's emphasis on commercial planning, costs, and the need for planned development.

Vice Mayor Vasquez spoke on a tool provided by Forward Pinellas and wanted them to make a presentation along with the other applicants chosen to assist with cost. Discussion followed on the feasibility of including Forward Pinellas in interviews with the top-ranked firms. In answer to City Manager Van Zant, Assistant Director Green stated including Forward Pinellas would not invalidate the RFQ and staff could adjust the scope of work depending on what Forward Pinellas could do. City Manager Van Zant asked the Mayor for direction. City Attorney Brookes shared Forward Pinellas would act as staff. Mayor Doctor suggested Forward Pinellas should have been included earlier.

CFO Ortiz asserted scoring needed to continue and selections be made. Commissioner Dickey would not change his scoring, expressed disappointment the scoring had become political due to Mr. Brainard, and did not believe all the Commission had been fair in the scoring.

Assistant Director Green read the overall scores, as contained in background materials, and asked if any of the Commission wanted to adjust their scoring. Commissioner Clark said Dover, Kohl, & Partners used Applied Sciences, who had provided bad services for the City, Kimley-Horn could not complete a fill dirt ordinance, and Safe Build did a poor job with inspections/permitting; felt residents would not support companies with a history of poor performance; and noted the chosen firm could bring in any consultant. Vice Mayor Vasquez did not want to change her scores. CFO Ortiz said the Commission could invite firms to come to present. Commissioner Clark added his top firms were selected due to their financial experience.

Assistant Director Green reiterated there was no desire to change scores and ranking was complete and asked the Commission for direction on next steps.

Mayor Doctor called for public comment.

Mr. Mark Hohe, District 3, found it disturbing the Vice Mayor asserted Mr. Brainard's presentation was a conflict, but the Commission had not addressed the Local Planning Agency Chair inviting developers to present.

Mr. Robert Bozzo, 760 Capri Boulevard, appreciated Commissioners Clark's and Dickey's comments, did not believe the scoring should have been political, was unsure if the Commission was equipped to serve as the evaluation committee, was pleased Kimley-Horn did not score high, did not think Mr. Brainard's presentation should have impacted the scoring, and urged the Commission continue moving forward with the master planning process.

Mr. Rick Matthews, District 3, cautioned against using Forward Pinellas.

Mr. Sean Byrnes, resident, believed it was ironic the master plan did not include the whole city, since that was a criticism of the 2006 master plan.

Mr. Michael Fern, Isle of Capri, suggested interviewing the top 2-3 top-ranked firms; ensuring the people working on the project be present for the interviews, not just the head executives; and negotiating with 2-3 top-ranked firm rather than one firm for better leverage.

Mr. Mike Braddy, District 1, was against the Master Plan and favored the Planned Development approach.

Commissioner Dickey believed none of the Commission was pleased with the top ranked firms and did not think the top three rankings were the best. Vice Mayor Vasquez asserted that was the process and was okay with the top three. Commissioner Clark proposed moving forward with the top 3 and adding Able City as a fourth because Able City was excluded due to one person. Commissioner Czyszczon wanted to move forward with the top three and keep the fourth and fifth as backup options. Mayor Doctor advocated moving forward with the top three and wanted the people working the project to be at the presentation.

Mayor Doctor said consensus was needed, not necessarily a vote. Commissioner Czyszczon agreed. Vice Mayor Vaquez agreed. Commissioner Dickey did not agree. Assistant Director Green confirmed Cotleur & Hearing, Ralftelis Financial Consultants, and Calvin Giordano & Associates were the top three and would be invited for interviews and presentations. Mayor Doctor said they wanted to hear from the people who would be working on the project, not the principals. Commissioner Dickey agreed.

Attorney Brookes announced the proposals would remain closed until March 9, 2026, or until a final decision had been made. Assistant Finance Director Green requested a date for presentations. Following discussion on potential dates, the Commission agreed the presentations/interviews would be on March 10, 2026, at 5 p.m.

CFO Ortiz asked about the meeting format. Mayor Doctor said the presentations could be 20 minutes with questions at the end. Attorney Brookes noted the items would be open by then and the firms could be in the meeting.

Mayor Doctor said the City was attempting to secure available planning funds due to the hurricanes to assist with budgeting. Vice Mayor Vasquez requested a workshop for Forward Pinellas to see what they could offer. Mayor Doctor and Commissioners Czyszczon, Dickey, and Clark were not interested in seeing a presentation from Forward Pinellas.

D. ADJOURNMENT

The meeting was adjourned at 11:16 a.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, FEBRUARY 17, 2026 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD TREASURE ISLAND, FL 33706

Minutes

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor John Doctor called the meeting to order at 5 pm and led in the pledge of allegiance.
Present:

Mayor John Doctor
Vice Mayor Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

B. DISCUSSION

B.1 Summer Camp Fees

Parks and Recreation Department Director Cathy Hayduke gave a presentation, as detailed in the background material. Mayor Doctor inquired if employees' hildren were at the resident or nonresident rate. Director Hayduke answered yes. Vice Mayor Vasquez inquired if Maderia Beach had a pool. Director Hayduke answered they did not. Commissioner Dickey clarified the increases would be 42% for residents and 33% for nonresidents. Mayor Doctor noted donations were made by various organizations and inquired where they were going. Director Hayduke answered there was a scholarship for summer camp and explained different organizations donated towards the scholarship fund. Commissioner Clark inquired about a credit union that was wanting to donate and wondered if it could apply to the scholarship fund or to bring the summer camp fees down. City Manager Charlie Van Zant explained Suncoast Credit Union representative reached out to donate. Director Hayduke explained that the representative would like to donate

towards something and noted she could talk to the representative about the donation being applied towards summer camp. Commissioner Dickey inquired why they would donate to Treasure Island. Director Hayduke did not know the motivation behind the donation. Manager Van Zant said Suncoast Credit Union assisted residents with loan solutions during the storms. Commissioner Czyszczon asked if the Commission would like to do a financial analysis on the summer camp and said he would like the Summer Camp to break even. Vice Mayor Vasquez asked the maximum number of kids the Summer Camp could take. Director Hayduke answered150 kids. Vice Mayor Vasquez said residents asked for an advanced sign up for residents. Director Hayduke explained Treasure Island residents were not rejected when applying and did not believe many residents would sign up early but would provide it as an option. Vice Mayor Vasquez was in favor of option 1 shown in the presentation. Commissioner Dickey supported option 1, explained the pricing was not significantly underrated and noted 25 participants would need to be added to have costs break even. Vice Mayor Vasquez noted a large percentage of families were back in the City. Commissioner Clark was in support of option 1. City Manager Van Zant noted there was a consensus. Director Hayduke said on March 17th the summer camp would be open to register.

B.2 City Commission Rules of Procedure

City Manger Van Zant explained that the document was edited over time, the document presented was an updated version, and the yellow are proposed changes and red/strikethroughs were changes that would be removed. Vice Mayor Vasquez explained that the proposed changes for Section 3.3 and 3.4 removed the power of the Commission, Section 3.11 should allow Commissioners to vote under extraordinary circumstances, and said she was not in favor of the changes under section 4.4. Commissioner Clark disagreed with how the charter was read and said if three Commissioners did not want something on the agenda then why could the item not be removed and agreed with the points made by Vice Mayor Vasquez. City Manager Van Zant suggested changing the language to any City Commission meeting or workshop and asked that an item would be put on the agenda then it would be put on the next agenda.

Vice Mayor Vasquez noted section 8.6 would like to lower the public comment time to 3 minutes. Commissioner Dickey disagreed with changes in section 3.3 and section 3.4, noted section 4.4 was agreeable and did not like last-minute notice of items being placed on the agenda, and said section 8.8 should be kept at 5 minutes. Commissioner Czyszczon would like public comments to stay at 5 minutes and explained he was not in support of any of the changes. Commissioner Czyszczon inquired who requested the changes and directed the attorneys to make the changes. City Manager Van Zant explained that the changes were due to needed decorum. Vice Mayor Vasquez presented a picture included in the background material and suggested having a board that had the decorum rules on it.

Commissioner Czyszczon noted the presiding officer maintained order. Commissioner Clark noted that there needs to be a way to keep a Commissioner from putting multiple

items on the agenda. Commissioner Dickey suggested having an outline of the next agenda.

Vice Mayor Vasquez would like to add the cover over the parking lot as an item for the next workshop. Charlie Van Zant clarified sections 3.3 and 3.4 changes would be reverted, remote participation would need to be approved for a Commissioner to be allowed to vote, section 4.4 would be amended to have a simple language and add an attachment of a look ahead agenda as a item at the regular meeting, and section 8.6 would be kept at 5 minutes unless changed by Commission.

City Attorney Ralf Brookes suggested adding no attacks to the decorum poster. Commissioner Clark received clarification that clapping would be appropriate when awards were presented. The City Commission gave consensus on having a decorum poster.B.3 Financial Report - 1st Quarter 2026 FY

Chief Financial Officer (CF) Victor Ortiz presented an update, as detailed in the background material and emphasized his projections were conservative. Commissioner Dickey asked if money was refunded to residents for draining pools. CFO Ortiz confirmed. Commissioner Dickey noted that the money was not what the City had to spend.

B.4 Proposed Treasure Island Local Business Employee Parking Permit Program

Economic Development Director Joan Goodrich presented as detailed in the background material. Vice Mayor Vasquez was concerned with 6551 being majority handicap spots and explained that the parking lot was used by City employee parking, noted that m through f the spots would not be available explained people who go to Ricky T's and VIP park in 6521 especially when in season, she noted that it may cause a problem on another note. Director Goodrich explained that there were only 3 handicap parking spots in zone 6551. Mayor Doctor agreed with Vice Mayor Vasquez. Vice Mayor Vasquez asked if the business owners could comment. Mr. Zach, area manager for VIP, explained there used to be free parking passes and explained parking spaces in front of the building would be open to paying customers. Director Goodrich inquired if the commission would like to find some pricing. Commissioner Czyszczon was in favor of the item and would like to see pricing

C. PUBLIC COMMENT

Mr. Scott McKenney, 235 126th Ave, suggested providing special parking area for golf carts.

Ms. Judy Smith, 11955 4th St E, explained local municipalities did not charge residents for parking, suggested a parking garage and expressed frustration with Waste Pro.

D. ADJOURNMENT

The meeting adjourned at 6:25 pm.

_____
John Doctor, Mayor

Attest:

_____
Tia Payton, Deputy City Clerk

BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, FEBRUARY 17, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD TREASURE ISLAND, FL 33706

Minutes

A. PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 6:39 pm and led in the pledge of allegiance.

B. ROLL CALL

Present:

Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS -

There were no changes.

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION - None

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Ron DeBiase, Isle of Capri, spoke on changing the government to a strong-mayor form of government and asked if it could be put on the next workshop meeting. Mayor Doctor informed Mr. DeBiase to ask the Commissioner for his district regarding having the item placed on the agenda.

Ms. Judy Smith, Isle of Capri, expressed concerns and frustrations with Waste Pro.

Mr. Dan Helton, 105 86th Ace, expressed concerns regarding the public boardwalk by Mansion by the Sea.

Ms. Nowak, 120 110th Ave, expressed frustrations with construction around the area around the old city hall due to debris blowing over the canal to her property and asked for fence to be put on the backside of the construction site.

F. APPROVAL OF MINUTES

F.1 Approval of the following Minutes: January 8, 2024, Special Meeting, December 18, 2024, Town Hall, January 5, 2026, Workshop and Regular meeting and January 20, 2026, Regular Meeting.

Vice Mayor Vasquez moved to approve the minutes as published, seconded by Commissioner Czyszczon, and carried five to zero.

G. CONSENT AGENDA

G.1 Authorize the City Manager to proceed with Window Refurbishment, Stucco Repair and Exterior Painting for the Treasure Bay Clubhouse

G.2 Award Contracts to provide General Consulting Services to the City of Treasure Island

Vice Mayor Vasquez moved to approve the consent agenda, seconded by Commissioner Czyszczon. The motion carried five to zero.

H. ITEMS OF BUSINESS

H.1 Second and Final Reading and Public Hearing of Ordinances 2025-38 through 2025-42 to replace the Terrain Modification Manual with the City of Treasure Island Drainage Manual and update corresponding Land Development Regulations.

City Attorney Ralph Brooked read ordinance 2025-38 by title only. **Vice Mayor Vasquez moved to approve 2025-38 at the second and final public hearing, seconded by Commissioner Clark.** Mayor Doctor called for public comment with no response. **The motion carried five to zero.**

City Attorney Brookes read Ordinance 2025-39 by title only. **Vice Mayor Vasquez moved to approve 2025-39 at the second and final public hearing, seconded by Commissioner Clark.** Mayor Doctor called for public comment with no response. **The motion carried five to zero.**

City Attorney Brookes read Ordinance 2025-40 by title only. **Vice Mayor Vasquez moved to approve 2025-40 at the second and final public hearing, seconded by Commissioner Czyszczon.** Mayor Doctor called for public comment with no response. **The motion carried five to zero.**

City Attorney Brookes read Ordinance 2025-41 by title only. **Vice Mayor Vasquez moved to approve 2025-41 at the second and final public hearing, seconded by Commissioner Clark.** Mayor Doctor called for public comment with no response. **The motion carried five to zero.**

City Attorney Brookes read Ordinance 2025-42 by title only. Attorney Brookes noted a misspelling in the ordinance to be corrected by the Clerk. **Vice Mayor Vasquez moved to approve 2025-42 at the second and final public hearing; seconded by Commissioner Czyszczon**. Mayor Doctor called for public comment with no response. **The motion carried five to zero.**

H.2 First Reading of Ordinance No. 2026-06 Amending the FY2026 Fee Schedule

City Attorney Brookes read Ordinance 2026-06 by title only. **Vice Mayor Vasquez moved to approved Ordinance 2026-06, amending the FY26 adopted fee schedule to increase summer camp fees, seconded by Commissioner Dickey**. Attorney Brookes received clarification from the Commission for option 1 to be used as presented during the workshop. Mayor Doctor called for public comment with no response. **The motion carried five to zero.**

H.3 First Reading of Ordinance 2025-05 for the Repair Expenses to the Dune Walkovers

City Attorney Brookes read Ordinance 2025-05 by title only. Vice Mayor Vasquez inquired about the original price being $400,000. Director Volenec explained the estimated cost for total rebuild would be $3 million, said after getting necessary permits the first phase of repairs would be around $240,000 and further explained the second phase would be started soon. Vice Mayor Vasquez asked if the rope would be replaced with more nautical rope. Director Volenec noted the rope residents were seeing was temporary rope to protect the dunes.

Vice Mayor Vasquez moved to approve the first reading of Ordinance 2026-05 for the repair expenses to the dune walkovers, seconded by Commissioner Dickey. Commissioner Dickey explained since the dunes would not be rebuilt as they were before the storm, the cost would be less and shared a resident's suggestion to use mobility mats on Sunset Beach. Director Hayduke explained that a permit would be needed, said that the mobility mats cost around $5,000 for every 50 feet, and must be removed during storms. Mayor Doctor called for public comment with no response. **The motion carried five to zero.**

H.4 Resolution 2026-01, Appointing Election Workers for the March 10, 2026, Municipal Election

City Attorney Brookes read Resolution 2026-01 by title only and noted a spelling error to be corrected by the Clerk. **Vice Mayor Vasquez moved to approve Resolution 2026-01, appointing election workers for March 10, 2026, municipal election including correcting the spelling error as stated by the City Attorney.** Mayor Doctor called for public comment with no response. **The motion carried five to zero.**

I. CITY MANAGER AND CITY ATTORNEY REPORT

Attorney Brookes had no report. City Manager Van Zant gave a report detailed in the background material. Manager Van Zant noted that Bobbie Shay Lee has been repurposed for helping the City in the legislature, FTE would be reallocated, explained he would like to realign his direct reports under the Assistant City Managers, and it was week 6 of the legislator said Senator Decigli put in a request for the public safety facility in the senate at 1.5 million. Commissioner Czyszczon inquired about the search for a CDD director. Manager Van Zant answered that the search was not going well, noted residents were receiving bills every quarter for trash services and residents did not have to pay for October, November and December trash bills. Vice Mayor Vasquez explained Waste Pro would take yard waste the same day as trash and there was miscommunication regarding when yard waste would be picked up.

J. COMMISSIONER REPORTS

Vice Mayor Vasquez gave positive remarks about the Public Safety Facility going through the Senate and reminded residents of the Friday Morning Market, Chili Cook Off event, Salt and Storm Survivors event, and Connor's neighborhood cleanup. Noted she was still working with Parks and Recreation for the Roseli Shade and noted the march 17th Commission meeting would be held on March 16th.

Commissioner Clark said residents were concerned about the pricing on trash services and noted an Isle of Palms meeting would be held.

Commissioner Czyszczon noted a list of 25 items he wants to address, said he would like to see the walkway go back to its glory and added his 25 item list to the record.

Commissioner Dickey said the Lands End boardwalk would be repaired, mentioned that the Tampa Bay Regional Council Summit would occur in March and encouraged commission to attend, and explained the ballot amendment for the March 10th election.

Manager Van Zant asked for clarification for any other changes that would be needed for the rules of procedure and asked if the commission was in favor for any changes the Commission did not object to. The commission agreed.

Mayor Doctor thanked Director Volenec for having a dedicated worker to make sure the beaches stayed clean.

K. ADJOURNMENT

The meeting adjourned at 7:41 pm

_____
John Doctor, Mayor

Attest:

_____
Tia Payton, Deputy City Clerk

AGENDA ITEM NO. G.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 7, 2026

SUBMITTED BY: Jessica Modrak, Finance

ITEM TYPE: Request to Commission

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Hurricane Loss Mitigation Program Grant - Letter of Commitment

BACKGROUND: The Florida Division of Emergency Management (Division) is soliciting applications for the Fiscal Year 2026 – 2027 Hurricane Loss Mitigation Program (HLMP). Eligible project types under the HLMP include utility retrofits (e.g., lift/pump station retrofit or elevation, utility protection).

The City of Treasure Island's pump and lift stations are critical to wastewater conveyance and stormwater management but are vulnerable to flooding, storm surge, and wind-driven rain due to exposed and non-watertight electrical control components. During recent storm events, these conditions have resulted in electrical failures, service disruptions, and increased risk of sanitary sewer overflows and stormwater system malfunctions.

To address these vulnerabilities, the City proposes to retrofit and harden ten (10) wastewater lift stations (Lift Stations 1, 2, 3, 5, 6, 7, 8, 9, 10, and 11) and one (1) stormwater pump station (Station 12). The project will replace existing electrical controls with new watertight, submersible control panels and sealed electrical components. Improvements include installation of NEMA 6P stainless steel enclosures, sealed raceways and terminations, safety disconnects, upgraded meter sockets, elevated mounting systems, and generator connection points.

Due to capital funding limitations, the project is anticipated to

be implemented in phases over an estimated three-year timeframe. Funding received through the FY 2026–2027 Hurricane Loss Mitigation Program will be applied only to lift stations completed in Phase 1 of implementation (Lift Stations 1,2,3,5,12) within the first 12 months of implementation (July 1, 2026 through June 30, 2027), with remaining stations completed in preceding fiscal years as additional budgeted funding and grants becomes available.

POLICY/PURPOSE:

City of Treasure Island will be submitting a grant application to the Hurricane Loss Mitigation Program (HLMP) administered by FDEM by the April 17, 2026 deadline. The City proposes to retrofit and harden a first phase of wastewater lift stations (Lift Stations 1,2,3,5) and one (1) stormwater pump station (Station 12). The City is seeking $250,000 in grant funding to cover approximately 72% of the cost of the project. HLMP is a cost reimbursement program, and the intention of the letter is to acknowledge that we commit to paying the total project cost with the understanding that the approved State share will be reimbursed for eligible project costs.

STRATEGIC PLAN RELEVANCE:

Goal 1: Protect City assets to sustain the future of Treasure Island
Objective 1: Assess status, and maintain City-owned infrastructure (seawalls, stormwater, sanitary sewer, roads and buildings)

ANALYSIS/DISCUSSION:

Executing the letter acknowledges that the City understands that HLMP is a cost reimbursement grant and that the City understand what an estimate of our local share is to complete the project. This letter is a mandatory document for the completion of the grant application, and does not guarantee that the City will receive an award under this program. Upon award, the City Commission will have an opportunity to review and accept the grant agreement before work commences and expenses are incurred.

FUNDING:

Each applicant may submit one application totaling no more than $250,000.00 for the State share. The total amount of funding available for projects for FY 26-27 is $2,884,280.00

The total estimated project cost is $347,075, which includes:
• $303,075 in eligible mitigation improvements; and
• $44,000 in associated 1-for-1 replacement work, including replacement of electrical control components and related utility connections.

The City is requesting $250,000 in HLMP funding. The City commits to covering the remaining $97,075 in total project costs, including:

• $44,000 in non-reimbursable 1-for-1 replacement work; and
• $53,075 in eligible mitigation costs above the requested grant amount.

MOTION:

ATTACHMENTS:
HMLP Grant Letter of Commitment - Pending Signature.pdf

Letter of Commitment
FY 2026–2027 Hurricane Loss Mitigation Program (HLMP)

March 26, 2026

Florida Division of Emergency Management
Hurricane Loss Mitigation Program (HLMP)
2555 Shumard Oak Blvd. Tallahassee, Florida 32399-2100
HLMP@em.myflorida.com

RE: Letter of Commitment and Funds Commitment for FY 2026–2027 Hurricane Loss Mitigation Program Application
Applicant: City of Treasure Island
Project: Utility Infrastructure Hardening – Pump and Lift Station Control Panel Retrofits

To Whom It May Concern:

The City of Treasure Island is committed to the proposed FY 2026–2027 Hurricane Loss Mitigation Program (HLMP) project for mitigation improvements at Lift Stations 1, 2, 3, 5, and 12.

The total estimated project cost is $347,075, which includes:

- $303,075 in eligible mitigation improvements; and
- $44,000 in associated 1-for-1 replacement work, including replacement of electrical control components and related utility connections.

The City understands that the HLMP is a cost-reimbursement program and that the City must initially fund project costs and seek reimbursement for approved eligible expenses.

The City also understands that the estimated $44,000 in 1-for-1 replacement work is not eligible for reimbursement under HLMP and will be funded entirely by the City with local funds.

The City is requesting $250,000 in HLMP funding. The City commits to covering the remaining $97,075 in total project costs, including:

- $44,000 in non-reimbursable 1-for-1 replacement work; and
- $53,075 in eligible mitigation costs above the requested grant amount.

The City's local share and upfront project costs will be funded through the City's General Fund, supplemented if necessary by other legally available municipal funds designated for wastewater infrastructure improvements and resiliency projects.

The City of Treasure Island affirms its financial commitment and capacity to complete the project as proposed, subject to grant award and final approval.

Sincerely,

John Doctor
Mayor
City of Treasure Island

AGENDA ITEM NO. H.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 7, 2026

SUBMITTED BY: Victor Ortiz, Finance

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Second and Final Reading and Public hearing of Ordinance 2026-07

BACKGROUND:

We have two projects under this line item: the oil-water separator replacement and the hydraulic cylinder repairs. As of February 5, we have spent $342k on the crane and hydraulic vendor for the cylinder rebuilds. The total estimated cost for the crane work (Southland Holdings/Johnson Brothers) and the cylinder rebuilt (Hydraulic Supply/Motion Industries) is $706,000.

- $706,000 in General Fund

POLICY/PURPOSE:

Section 3.12(a) of the City's Charter stipulates that any amendments to the city's annual budget be approved by ordinance. Amend the budget with additional $536,000 for the expense of repairs to the oil water separator and the hydraulic cylinder of the Causeway Bridge.

STRATEGIC PLAN RELEVANCE:

This is a regulatory step related to a budget.

ANALYSIS/DISCUSSION:

We have two projects under this line item: the oil-water separator replacement and the hydraulic cylinder repairs. As of February 5, we have spent $342k on the crane and hydraulic vendor for the cylinder rebuilds. The total estimated cost for the crane work (Southland Holdings/Johnson Brothers) and the

cylinder rebuilt (Hydraulic Supply/Motion Industries) is $706,000.

FUNDING:

As of February 5, we have spent $342k on the crane and hydraulic vendor for the cylinder rebuilds. The total estimated cost for the crane work (Southland Holdings/Johnson Brothers) and the cylinder rebuilt (Hydraulic Supply/Motion Industries) is $706,000.

- $706,000 in General Fund

MOTION:

I move to approve and adopt Ordinance No. 2026-07 at the second and final public hearing.

ATTACHMENTS:
ORDINANCE_2025-07-Causeway_Mechanical.docx
Budget Amendment 2026-07.xlsx
Ad 80502 Ordinance 2026-07.pdf

ORDINANCE 2026-07

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGETS TO RECOGNIZE ADDITIONAL EXPENSES OF $536,000 FOR EXPENSE OF CAUSEWAY MECHANICAL REPAIRS PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2026-02, the City of Treasure Island, Florida adopted an annual operating budget for fiscal year 2026; and

WHEREAS, the City shall spend money exceeding the Fiscal Year 2026 Approved Budget in the amount of $536,000 for the expense of repairs to the Causeway Mechanical.

WHEREAS, this ordinance is a budget amendment and therefore, pursuant to s. 166.041(4)(c), Fla. Stat., this ordinance is exempt from the business impact estimate requirement of s. 166.041(4)(a), Fla. Stat.; and

WHEREAS, pursuant to the City's Charter and generally accepted accounting principles, the City finds it in the public's best interest to amend the City's budget to recognize the additional expenses of $536,000 in General Fund toward the expense of repairs to the Causeway Mechanical.

NOW, THEREFORE, THE CITY OF TREASURE ISLAND DOES ORDAIN:

SECTION 1. The recitals set forth in the "Whereas" clauses above are ratified and confirmed as true and correct and are hereby adopted as findings by the City Commission of the City of Treasure Island, Florida for the adoption of this Ordinance.

SECTION 2. The budget for the City of Treasure Island, Florida for the fiscal year 2026, as adopted pursuant to Ordinance 2026-02 is hereby amended by adding expenses of $536,000.00 in General Fund toward the expense of repairs to the Causeway Mechanical.

SECTION 3. That allocation of said funds shall be as follows:

General Fund - Expenses		
CAUSEWAY-MECHANICAL	001-5391-63402	$536,000

SECTION 4. SEVERABILITY. It is declared to be the intent of the City Commission, that if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. CONFLICT. This action supersedes all ordinances and resolutions of the City or portions thereof, in conflict with or inconsistent with this ordinance, to the extent of such inconsistency or conflict.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

FIRST READING and PUBLIC HEARING on the 3rd day of March, 2026.

SECOND READING and PUBLIC HEARING on the 7 day of April, 2026.

PUBLISHED in the Tampa Bay Times on the _____ day of _____, 2026.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the _____ day of _____, 2026 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

_____
John Doctor, Mayor

ATTEST:

_____
Lisa-Marie Kennedy, City Clerk

BUDGET AMENDMENT

DATE: 2026-03-16

FY 2026

TO: City of Treasure Island City Manager

Ord. # 2026-07

FROM: Victor Ortiz, Chief Financial Officer

SUBJECT: FY 2026 CIP Adjustment

REVENUE

Fund	*Acct.*	*Name*	*Proceeds for:*	*TOTAL*
			Total	**$ -**

EXPENSE:

Fund	*Prog.*	*Acct.*	*Name*		*TOTAL*
001	5411	63422	Causeway - Mechanical	'FY 2026 budget amendment, General Fund Expense	$ 536,000.00
				Total	**$ 536,000.00**

EXPLANATION:

City of Treasure Island shall budget $536,000 for the required repairs to the Causeway-Mechanical.

Chief Financial Officer: _____ DATE _____

City Manager: _____ _____

Completed by Finance: _____ _____

80502

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jes Bowling who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-07 was published in said newspaper by print in the issues of 03/11/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jessica Bowling
Sworn to and subscribed before me this **03/11/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

DEIRDRE A. BONETT
Notary Public - State of FLORIDA
Commission # HH601171
My Commission Expires Jan. 04, 2029

LEGAL NOTICE

THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Treasure Island, Florida shall hold second and final reading and public hearing on the following ordinance:

ORDINANCE 2026-07

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGETS TO RECOGNIZE ADDITIONAL EXPENSES OF $536,000 FOR EXPENSE OF CAUSEWAY MECHANICAL REPAIRS PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Tuesday, April 7, 2026, at 6:00 PM in the Treasure Island City Hall Commission Chambers, 10451 Gulf Blvd, Treasure Island, Florida, 33706. Interested parties may appear at this hearing and be heard with respect to the proposed ordinance. Copies of the ordinance are available for inspection in the Office of the City Clerk located at Treasure Island City Hall, 10451 Gulf Blvd, Treasure Island, Florida, 33706, between the hours of 8:00 AM and 4:30 PM Monday through Friday.

Any person desiring to file an appeal to the action taken will need a record of the proceedings and for such purpose may be required to ensure a verbatim transcript is made. Said transcript shall include the testimony and evidence upon which the appeal is based and shall be made by the appellant at his or her expense.

The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the video may or may not adequately ensure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk, City of Treasure Island, 10451 Gulf Blvd, Treasure Island, Florida 33706, (727) 547-4575, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Lisa-Marie Kennedy, City Clerk

03/11/26 jb

80502-1

AGENDA ITEM NO. H.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 7, 2026

SUBMITTED BY: Lisa-Marie Kennedy, Finance

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: Second Reading and Public Hearing of Ordinance 2026-09, Budget Amendment for Public Safety Design and Construction

BACKGROUND:

The City issued RFQ 26-008 to solicit qualified firms to provide Design-Build services for the development of a new Public Safety Facility. The agreement establishes the general terms under which the selected consultant provided architectural and engineering services through individual work authorizations for specific project phases. The estimated cost of this project is $8 Million, we are allocating 50% in Fiscal Year 2026. This cost is not guaranteed until the City obtain and agrees with a GMP (Guaranteed Maximum Price)

POLICY/PURPOSE:

Section 3.12(a) of the City's Charter stipulates that any amendments to the city's annual budget be approved by ordinance. Amend the budget with additional $4,000,000 for the expense of constructing a Public Safety Building.

STRATEGIC PLAN RELEVANCE: This is a regulatory step related to a budget.

ANALYSIS/DISCUSSION:

Under the agreement, the consultant will perform services in accordance with applicable professional standards, laws, and regulations, while coordinating with City staff and other consultants as necessary. Each phase of work will be authorized through separate work authorizations defining

scope, schedule, and fees, allowing the City to maintain oversight, budget control, and flexibility as the project progresses.

FUNDING: .

MOTION:

I move to adopt Ordinance No. 2026-09 at the second and final public hearing.

ATTACHMENTS:
Budget Amendment 2026-09.xlsx
ORDINANCE_2025-09-Public Safety Building.docx
CITY-OF-TREASURE-ISLAND-82282-1-SIGNED-AFFIDAVIT.pdf

BUDGET AMENDMENT

DATE: 2026-04-07

FY 2026

TO: City of Treasure Island City Manager

Ord. # 2026-09

FROM: Victor Ortiz, Chief Financial Officer

SUBJECT: FY 2026 CIP Adjustment

REVENUE

Fund	*Acct.*	*Name*	*Proceeds for:*	*TOTAL*
			Total	**$ -**

EXPENSE:

Fund	*Prog.*	*Acct.*	*Name*		*TOTAL*
001	5210	XXXX	Police - Public Safety Building	'FY 2026 budget amendment, General Fund Expense	$ 2,000,000.00
001	5220	XXXX	Fire - Public Safety Building	'FY 2026 budget amendment, General Fund Expense	$ 1,000,000.00
001	5221	XXXX	EMS - Public Safety Building	'FY 2026 budget amendment, General Fund Expense	$ 1,000,000.00
			Total		**$ 4,000,000.00**

EXPLANATION:

City of Treasure Island shall budget $8M for the new Public Safety Facility, which 4M is estimated to be spent in FY2026.

		DATE
Chief Financial Officer:		
City Manager:		
Completed by Finance:		

ORDINANCE 2026-09

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGETS TO RECOGNIZE ADDITIONAL EXPENSES OF $4,000,000 FOR EXPENSE OF CONSTRUCTION OF A PUBLIC SAFETY BUILDING PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2026-02, the City of Treasure Island, Florida adopted an annual operating budget for fiscal year 2026; and

WHEREAS, the City shall spend money exceeding the Fiscal Year 2026 Approved Budget in the amount of $4,000,000 for the expense of constructing a Public Safety Building.

WHEREAS, this ordinance is a budget amendment and therefore, pursuant to s. 166.041(4)(c), Fla. Stat., this ordinance is exempt from the business impact estimate requirement of s. 166.041(4)(a), Fla. Stat.; and

WHEREAS, pursuant to the City's Charter and generally accepted accounting principles, the City finds it in the public's best interest to amend the City's budget to recognize the additional expenses of $4,000,000 in General Fund toward the expense of constructing a Public Safety Building.

NOW, THEREFORE, THE CITY OF TREASURE ISLAND DOES ORDAIN:

SECTION 1. The recitals set forth in the "Whereas" clauses above are ratified and confirmed as true and correct and are hereby adopted as findings by the City Commission of the City of Treasure Island, Florida for the adoption of this Ordinance.

SECTION 2. The budget for the City of Treasure Island, Florida for the fiscal year 2026, as adopted pursuant to Ordinance 2026-02 is hereby amended by adding expenses of $4,000,000 in General Fund toward the expense of constructing a Public Safety Building.

SECTION 3. That allocation of said funds shall be as follows:

<u>General Fund - Expenses</u>		
Police / Public Safety Building	001-5210-XXXX	$2,000,000
Fire / Public Safety Building	001-5220-XXXX	$1,000,000
EMS / Public Safety Building	001-5221-XXXX	$1,000,000

SECTION 4. SEVERABILITY. It is declared to be the intent of the City Commission, that if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. CONFLICT. This action supersedes all ordinances and resolutions of the City or portions thereof, in conflict with or inconsistent with this ordinance, to the extent of such inconsistency or conflict.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

FIRST READING and PUBLIC HEARING on the 16th day of March, 2026.

SECOND READING and PUBLIC HEARING on the 7th day of April, 2026.

PUBLISHED in the Tampa Bay Times on the _____ day of _____, 2026.

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the _____ day of _____, 2025 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

_____
John Doctor, Mayor

ATTEST:

_____
Lisa-Marie Kennedy, City Clerk

82282

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

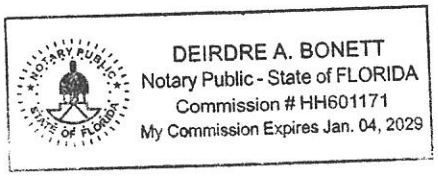
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE NO. 2026-09 was published in said newspaper by print in the issues of 03/25/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **03/25/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____





THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

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ORDINANCE 2026-09

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGETS TO RECOGNIZE ADDITIONAL EXPENSES OF $4,000,000 FOR EXPENSE OF CONSTRUCTION OF A PUBLIC SAFETY BUILDING PROVIDING FOR SEVERABILITY; CONFLICT; AND AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Tuesday, April 7, 2026, at 6:00 PM in the Treasure Island City Hall Commission Chambers, 10451 Gulf Blvd, Treasure Island, Florida, 33706. Interested parties may appear at this hearing and be heard with respect to the proposed ordinance. Copies of the ordinance are available for inspection in the Office of the City Clerk located at Treasure Island City Hall, 10451 Gulf Blvd, Treasure Island, Florida, 33706, between the hours of 8:00 AM and 4:30 PM Monday through Friday.

Any person desiring to file an appeal to the action taken will need a record of the proceedings and for such purpose may be required to ensure a verbatim transcript is made. Said transcript shall include the testimony and evidence upon which the appeal is based and shall be made by the appellant at his or her expense.

The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the video may or may not adequately ensure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk, City of Treasure Island, 10451 Gulf Blvd, Treasure Island, Florida 33706, (727) 547-4575, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Lisa-Marie Kennedy, City Clerk

3/25/2026

82282-1

AGENDA ITEM NO. H.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 7, 2026

SUBMITTED BY: Joan Goodrich, Administration

ITEM TYPE: Request to Commission

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT:

Authorize the Award of the RFQ 26-009 Contract to Raftelis Financial Consultants for the Treasure Island Commercial Redevelopment Master Plan Project

BACKGROUND:

On January 5, 2026, the City Commission authorized the Request for Qualifications Solicitation (RFQ) for the Treasure Island Commercial Redevelopment Master Plan project. Nine firms responded to the solicitation and three firms – Calvin Giordano & Associates; Cotleur & Hearing; and Raftelis - were ranked as top firms and invited to make public presentations.

On March 10, 2026, and following the public presentations, the firms were re-ranked and the City Commission directed the City Manager to negotiate an agreement and pricing with the highest ranked firm, Raftelis.

1) Raftelis

2) Cotleur & Hearing

3) Calvin Giordano & Associates

POLICY/PURPOSE:

The City of Treasure Island intends to proceed with the hiring

of Raftelis to proceed with the Treasure Island Commercial Redevelopment Master Plan project.

STRATEGIC PLAN RELEVANCE:

Financial and Economic Development

Increase the non-residential tax base by redeveloping the downtown district and other commercial areas.

ANALYSIS/DISCUSSION:

The 9-month project will produce a practical, actionable plan for Treasure Island's strategic commercial redevelopment areas. Through the project the city expects to:

- Strengthen the community's economic base and vitality.
- Revitalize underperforming and aging commercial areas.
- Expand and modernize the city's mix of commercial uses and spaces.
- Encourage mixed-use and higher-value development where appropriate.
- Align regulations, tools, incentives with desired redevelopment outcomes.
- Position Treasure Island for long-term fiscal sustainability.

FUNDING:

The total project cost is estimated at $197,504 although each task area has been priced and timed for final determination by the City Commission.

MOTION:

I move to award the RFQ 26-009 contract to Raftelis Financial Consultants for the Treasure Island Commercial Redevelopment Master Plan Project for an amount not to exceed $197,504.

ATTACHMENTS:

PE Contract RFQ 26-009.pdf
Appendix A_26-009-RFQ-TI Commercial Redevelopment Master Plan_01082026_final.pdf
Appendix B_Raftelis Written Proposal.PDF
Appendix C_Treasure Island Commercial Redevelopment Master Plan Activities, Costs.pdf
Raftelis Timeline DRAFT 3.24.26.pdf

AGREEMENT FOR COMMERCIAL REDEVELOPMENT
MASTER PLAN SERVICES

THIS AGREEMENT FOR COMMERCIAL REDEVELOPMENT MASTER PLAN SERVICES ("**Agreement**"), by and between the City of Treasure Island, Florida, a municipal corporation of the State of Florida with an address of 10451 Gulf Blvd., Treasure Island, FL 33706 (the "**City**") and Raftelis Financial Consultants, Inc., a North Carolina Corporation with a principal address of 341 N. Maitland Avenue, Suite 300, Maitland, Florida 32751 (the "**Consultant**")(collectively, the "**Parties**"), is made and entered into on the 7th day of April, 2026 (the **"Effective Date**")**.**

WHEREAS, the City Commission has determined that there exists the need for Commercial Redevelopment Master Plan services within the City (the "**Services**"); and

WHEREAS, the City issued RFQ No. 26-009 (**Exhibit A**), which is attached to and incorporated in this Agreement by reference, to procure a Consultant to provide for such Services; and

WHEREAS, Consultant submitted a proposal (**Exhibit B**), which is attached to and incorporated into this Agreement by reference, and was the successful proposer to the City's RFQ No. 26-009; and

WHEREAS, the Parties desire to enter into this Agreement for Consultant to provide the Services to the City.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and adequacy of which is acknowledged by this Agreement, the Parties agree as follows:

1. **Recitals**. The Recitals set forth above are true and correct and are incorporated in this Agreement.

2. **Scope of Services**. The Parties agree that the Consultant will provide the Services as outlined in Exhibit A and Exhibit B; provided, however nothing in this Agreement shall obligate Consultant to provide litigation support, respond to inquiries or attend any proceedings, hearings, trials or appeals.

3. **Term**. The term of this Agreement shall become effective on the Effective Date and shall continue for a period of one (1) year or until the Services have been completed, whichever is sooner.

4. **Payment and Fees**.

    a. The Consultant shall provide the Services described in this Agreement at the costs and rates outlined in **Exhibit C**.

b. The Consultant shall submit invoices to the City of Treasure Island upon completion of each deliverable. Payment as prescribed in this section shall be processed in accordance with the Florida Prompt Payment Act, Section 218.70, et. seq., Florida Statutes.

c. Payments shall be made upon presentation of the statement of deliverable completed. Documentation supporting completed deliverable must be attached to the statement. The City Manager or his/her designee shall make a final determination as to whether documentation is sufficient to process invoices for payment.

d. The Consultant shall pay all of its sales, employment, and other applicable taxes that arise or may arise from the services to be performed under this Agreement.

5. **Standard of Care**. The Consultant has represented to the City that it possesses a level of knowledge, experience, and expertise that is commensurate with firms in the areas of practice required for the Services to be provided. By executing this Agreement, Consultant agrees that Consultant will exercise the same degree of care, knowledge, skill, and the ability as any other similar situated Consultant possessing the same capabilities within the local area working on similar activities as of the time the Services are provided. The Consultant shall perform the services requested in an efficient manner, consistent with this Agreement and industry standards. The Consultant may rely on all data and information provided by or on behalf of the City to perform the Services. The parties hereto acknowledge and agree that Consultant does not guarantee outcomes or results, and Consultant does not legislate, practice law or provide legal advice.

6. **Force Majeure**. Each party will be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse will be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the Parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, hurricane, storm or like catastrophe. The payment of invoices due and owing under this Agreement shall in no event be delayed by the payer because of a force majeure affecting the payer.

7. **Termination**.

a. The Consultant shall serve at the pleasure of the City Commission and may be removed from service at any time with or without cause by a majority vote of the City Commission present and voting. The Consultant may terminate this Agreement with or without cause upon sixty (60) days' written notice to the City. In the event the

Agreement is terminated by the Consultant or is terminated by the City for reasons unrelated to the quality of work provided by the Consultant, the City shall pay the Consultant in full for all deliverables completed prior to the date of termination. This payment shall be the sole financial obligation or responsibility of the City for compensation under this Agreement in the event of termination. Upon termination of this Agreement, however terminated, the Consultant shall turn over to the City all work product completed, or partially completed, up to the date of termination. The City will have full right to use such work product in any manner, in the sole discretion of the City.

b. In the event the City, in its sole discretion, determines that sufficient budgeted funds are not available to appropriate for payments due to Consultant under this Agreement, the City shall notify Consultant of such occurrence and this Agreement shall terminate on the last day of the current fiscal period without any penalty or expense to the City.

c. If the Consultant shall file a petition in bankruptcy, or if the same shall be adjudged bankrupt or insolvent by any court, or if a receiver of the property of the Consultant shall be appointed in any proceeding brought by or against the Consultant, or if the Consultant shall make an assignment for the benefit of creditors, or proceedings shall be commenced on or against the Consultant's operations, the City may terminate this Agreement immediately notwithstanding the notice requirements of this Agreement.

8. **Insurance**. The Consultant must furnish the City with proof of insurance coverage, as follows:

A. The Consultant is required, at its own cost and expense, to acquire, maintain, and provide evidence of the minimum insurance policies and limits, and keep specified insurance in force until the City accepts that the Consultant has satisfactorily completed all work required under the Agreement; and cause subconsultant(s), if utilized, to acquire and maintain the same.

1. The Consultant will provide the City with a Certificate or Certificates of Insurance showing the existence of coverage as required by the Agreement prior to the start of any work under this Agreement. In addition, the Consultant will provide to the City, if requested in writing, certified copies of all policies of insurance. New certificates and new certified copies of policies shall be provided to the City whenever any policy is renewed, revised, or obtained from other insurers. The City of Treasure Island shall be named as the Certificate Holder.

   The address where such certificates and certified policies shall be sent or delivered is as follows:

   City of Treasure Island
   10451 Gulf Blvd.
   Treasure Island, FL 33706
   dgreen@mytreasureisland.org

2. All required policies providing liability coverage(s), other than Workers'

Compensation policy, for both Consultant and subconsultant(s) shall be endorsed to include The City of Treasure Island as an Additional Insured.

3. The Named Insured on the Certificate of Insurance must match the entity's name that is signing the Agreement with the City.

4. Consultant shall notify the City within twenty-four (24) hours of receipt of any notice of policy expiration, cancellation, nonrenewal, or adverse material change in the required coverages received by Consultant from its insurer.

B. **Specific Insurance Coverages and Limits**

All requirements in this Insurance Section shall be complied with in full by the Consultant unless excused from compliance in writing by the City. The amounts and types of insurance must conform to the following minimum requirements. Current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) policies, forms, and endorsements or broader shall be used where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be acceptable to the City.

Workers' Compensation and Employers' Liability Insurance shall be maintained in force during the term of this Agreement for all employees engaged in this work under this Contract, in accordance with the laws of the State of Florida. The minimum acceptable limits shall be:

1. Workers' Compensation: Florida Statutory Requirements
   Employer's Liability: $1,000,000 Each Employee
   $1,000,000 Each Employee Disease
   $1,000,000 Aggregate Disease

2. Commercial General Liability Insurance: Consultant shall provide for all operations, including but not limited to, Independent Consultant, Contractual Liability Premises/Operations, Products/Completed Operations, and Personal Injury. Projects with a Completed Operations exposure are required to maintain coverage for a period of two (2) years beyond final acceptance by the City.

   $1,000,000 Per Occurrence
   $2,000,000 Products/Completed Operations Aggregate
   $1,000,000 Personal/Advertising Injury
   $2,000,000 General Aggregate

3. Business Automobile Liability Insurance: Consultant shall provide coverage for all owned, hired, and non-owned vehicles.

   $1,000,000 Combined Single Limit Per Accident

4. Professional Liability (Errors and Omissions) Insurance: The Consultant shall provide coverage with at least minimum limits shown below. If "claims made"

coverage is provided, "tail coverage" extending three (3) years beyond completion and acceptance of the project with proof of "tail coverage" to be submitted with the invoice for final payment. In lieu of "tail coverage", Consultant may submit annually to the City, for a three (3) year period, a current certificate of insurance providing "claims made" insurance with prior acts coverage in force with a retroactive date no later than commencement date of this contract.

$1,000,000 Each Occurrence or Claim
$2,000,000 General Aggregate

For acceptance of Professional Liability coverage included within another policy required herein, a statement notifying the certificate holder must be included on the certificate of insurance and the total amount of said coverage per occurrence must be greater than or equal to the amount of Professional Liability and other coverage combined.

The Consultant recognizes that the registered persons practicing engineering with the Consultant as provided in Chapter 471 of the Florida Statutes are not relieved from personal liability for their professional acts and each registered person practicing engineering with the Consultant who performs consulting engineering services for the City pursuant to this contract shall be liable in accordance with section 471.023(3) of the Florida Statutes.

5. Property Insurance: Consultant will be responsible for all damage to its own property, equipment, and/or materials.

C. These insurance requirements shall not limit the liability of the Consultant and/or subconsultant(s). Any remedy provided to the City by the insurance provided by the Consultant and its consultants or subconsultants will be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of the Consultant) available to the City under contract or otherwise.

D. All policies shall be written on a primary, non-contributory basis.

E. Insurance Policies, other than Professional Liability, shall include waivers of subrogation in favor of the City.

F. Companies issuing the insurance policy, or policies, shall have no recourse against the City for payment of premiums or assessments for any deductibles which are all at the sole responsibility and risk of the Consultant.

G. All insurance policies must be placed with insurers duly authorized to do business in the State of Florida and have a current AM Best rating of A- VII or better.

H. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

I. Receipt of certificates or other documentation of insurance or policies or copies of policies by the City, or by any of its representatives, which indicates less coverage that is required, does not constitute a waiver of the Consultant's obligation to fulfill the insurance requirements specified in this Agreement.

J. Precaution shall be exercised at all times by the Consultant for the protection of all persons, including employees, and property. The Consultant shall be expected to comply with all applicable laws, regulations, or ordinances related to safety and health, and shall make special efforts where appropriate to detect hazardous conditions and shall take prompt action where loss control/safety measures should reasonably be expected.

The City may order work to be stopped if conditions exist that present immediate danger to persons or property. The Consultant acknowledges that such stoppage will not shift responsibility for any damages from the Consultant to the City.

K. No Waiver. Neither approval nor failure to disapprove insurance furnished by the Consultant or its subconsultant will relieve the Consultant or subconsultant from responsibility to prove insurance as required.

L. Indemnification Requirements. The design professional shall indemnify and hold harmless the City, and its officers and employees, from and against liabilities, damages, losses, and costs, including reasonable attorneys' fees, but only to the extent caused by the negligent, reckless, or intentionally wrongful acts or omissions of the design professional, or of persons employed or utilized by the design professional in the performance of the contract.

9. **Relationship of Parties**. Nothing contained in this Agreement shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained in this Agreement, not any act of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent Consultants and principals of their own accounts. Consultant shall employ personnel as necessary and proper to carry out the terms and conditions of this Agreement. Consultant acknowledges and agrees that such personnel shall not (i) be considered City employees; (ii) have any authority to act as the City's agent; or (iii) receive any payment or benefit directly from the City.

10. **Indemnification**. The Parties recognize that Consultant is an independent Consultant. Consultant agrees to indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, and employees of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, or relief (but excluding loss of use), to the extent caused by the negligent performance or negligent nonperformance of the duties of the Consultant under this Agreement, the enforcement of this Agreement, or resulting from the activities of the Consultant in any way connected to this Agreement, whether or not due to or caused by the negligence of the City, its commissioners, mayor, officers, employees, agents and attorneys. Consultant's liability hereunder shall include all attorneys' fees and costs incurred by the City,

in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of Consultant against the City, and Consultant hereby waives its entitlement, if any, to immunity under section 440.11, Florida Statutes. Nothing contained in this contract, and specifically this provision requiring Consultant to indemnify the City, is intended to nor shall it be construed as an additional waiver of sovereign immunity by City beyond the City's expressed written contractual obligations contained within this contract, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this Agreement, however terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this Agreement.

Subject to the limitations set forth in this section, Consultant shall assume control of the defense of any claim asserted by a third party against the City for which and to the extent Consultant is obligated to indemnify, defend, and hold harmless the City under this section and, in connection of such defense, shall appoint lead counsel in each case at Consultant's expense. The City shall have the right, at its option, to participate in the defense of any third-party claim, without relieving Consultant of any of its obligations hereunder. If Consultant assumes control of the defense of any third-party claim in accordance with this section, Consultant shall obtain the prior written consent of the City before entering into any settlement of such claim. Notwithstanding anything to the contrary in this Section, Consultant shall not assume or maintain control of the defense of any third party claim, but shall pay the fees of counsel retained by the City and all expenses, including experts' fees, if (a) an adverse determination with respect to the third party claim would, in the good faith judgment of the City, be detrimental in any material respect to the City's reputation; (b) the third party claim seeks an injunction or equitable relief against the City; or (c) Consultant has failed or is failing to prosecute or defend vigorously the third party claim. Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third-party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection therewith.

11. **Compliance with All Laws**. The Consultant, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and City, as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.

12. **Amendment**. This Agreement may not be amended or modified except in writing, executed by the Parties.

13. **Authority**. The Parties represent and warrant that each is authorized to enter into this Agreement without the consent and joinder of any other party and that the individuals executing this Agreement have full power and authority to bind their respective party to the terms hereof.

14. **Governing Law and Venue**. This Agreement will be governed by the laws of the State of Florida. Venue for the purposes of any suit, action, or other preceding arising out of, or relating to, this Agreement will be solely within the Sixth Judicial Circuit, in and for Pinellas County, Florida for state actions and solely in the United States District Court of the Middle District of Florida, Tampa Division for federal actions. The Parties waive their right to trial by jury in any action, proceeding, or claim arising out of this Agreement.

15. **Attorneys' Fees and Costs**. In the event of any action brought by either party against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, including any appeals, the losing party will pay the prevailing party such reasonable amounts for fees, costs, and expenses, including attorneys' fees, as may be set by the Court.

16. **Assignment and Construction of Agreement**. Any assignment of this Agreement, without the City's written consent, is void. This agreement shall inure to the benefit of and bind the Parties hereto and their respective legal representatives, successors, heirs, personal representatives and assigns. The Parties agree that in any event of litigation concerning the construction of this Agreement or interpretation of any language used in this Contract, that this Agreement and any of its provisions will not be construed against the City by virtue of this Agreement having been drafted by the City. The validity, interpretation, construction, and effect of this Agreement will be in accordance with and be governed by the laws of the State of Florida. Any provision or part of this Agreement held to be void or unenforceable under any law will be deemed stricken, and all remaining provisions will continue to be valid and binding upon the Parties. The Parties agree that this Agreement will be reformed to replace such stricken provision or part of a provision with a valid and enforceable provision, which comes as close as possible to expressing the original intention of the stricken provision. If Consultant's assignee or subconsultant fails to perform in accordance with the terms of its assignment or subcontract, Consultant shall complete or pay to have completed the work which the assignee or subconsultant failed to complete at no additional cost to the City. Additionally, in the event of any breach or noncompliance by any of Consultant's assignee(s) or subconsultant(s), Consultant shall be directly and wholly responsible for any such breach or noncompliance and shall bear all attributable costs.

17. **No Third-Party Beneficiaries**. This Agreement is entered into solely for the benefit of the Parties and shall not be construed as a benefit to any third Parties, including but not limited to the general public, constituents or citizens of the City, nor shall it be construed as enforceable by any third Parties.

18. **Entire Agreement**. This Agreement embodies the entire Agreement of the City and the Consultant. There are no promises, terms, conditions or allegations other than those contained in this Agreement, and this document will supersede all previous communications, representations, and/or agreements whether written or verbal between the Parties to this Agreement. In the event the City issues a purchase order, memorandum, letter, or any other instrument addressing the services, work, and materials to be provided and performed pursuant to this Contract, the Parties specifically agree and understand that any such purchase order, memorandum, letter, or other instrument is for the City's internal purposes only, and

any and all terms, provisions, and conditions contained, whether printed or written, will in no way modify the covenants, terms, and provisions of this Agreement.

19. **Waiver**. Failure to insist upon strict compliance with any terms, covenants or conditions of the Agreement will not be deemed a waiver of such, nor will any waiver or relinquishment of such right or power at any time be taken to be a waiver of any other breach. Any waiver, alteration or modification of any of the provisions of the Agreement, or cancellation or replacement of this Agreement, will not be valid unless in writing and signed by the Parties.

20. **Notices.** Notices. All notices required or made pursuant to this Agreement shall be made in writing and sent by certified U.S. mail, return receipt requested addressed to the following:

If to the City:
City of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: Purchasing

If to Consultant:
Raftelis Financial Consultants, Inc.
341 N. Maitland Ave., Suite 300
Maitland, FL 32751
Attn: Thierry Boveri

With required copy to:
Gretchen R. H. Vose, Esq.
Vose Law Firm LLP
324 W. Morse Blvd.
Winter Park, FL 32789

Either party may change its above noted address by giving written notice to the other party in accordance with the requirements of this section.

21. **Right to Suspend**. The City reserves the right to suspend the rights granted to the Consultant under this Agreement immediately upon verbal or written notice if the City determines, in its sole and absolute discretion, that suspension is necessary to protect the public health, safety, or welfare. The suspension shall remain in effect until the City provides verbal or written notice that it has been lifted.

22. **Non-Discrimination**. Consultant shall not discriminate against anyone because of race, color, religion, gender, national origin, marital status, age, disability, sexual orientation, genetic information, or other protected category.

23. **Scrutinized Companies**. By executing this Agreement and each and every renewal hereof (if renewal is separately provided for herein), pursuant to section 287.135, Florida Statutes, Consultant certifies, represents, and warrants that: (a) it is not on the Scrutinized Companies with Activities in Sudan List, (b) it is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, (c) it is not on the Scrutinized Companies with Activities in Iran Terrorism Sectors List, (d) that it does not have Business operations or is engaged in business in Cuba or Syria, and (e) that it is not engaged or engaging in a Boycott of Israel, and that all such certifications were true at the time it submitted its bid or proposal for this Agreement, as of the Effective Date of this Agreement, and as of the effective date of any renewal of this Agreement. Notwithstanding anything contained in this Agreement to the

contrary, the City may terminate this Agreement immediately for cause if: (1) Consultant is found to have submitted a false certification regarding (a) – (e) above in accordance with section 287.135(5), Florida Statutes, (2) Consultant is found to have been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is or has been engaged in Business operations in Cuba or Syria or a Boycott of Israel, or (3) Consultant is found to have been placed on a list created pursuant to section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran. Such termination shall be in addition to any and all remedies available to the City at law or in equity. The terms "Boycott of Israel" and "Business operations" used in this section are defined as in Section 287.135, Florida Statutes. The Lists referred to in this section are those Lists in and maintained pursuant to section 287.135, Florida Statutes.

24. **No Affiliation with Foreign Countries of Concern**. Pursuant to section 286.101, Florida Statutes, Consultant shall disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern, as defined below, if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. For purposes of this section, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern. Consultant's disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder. Consultant represents that within one (1) year before proposing any contract to the City, Consultant provided a copy of such disclosure to the Florida Department of Financial Services.

25. **E-Verify**. Consultant shall comply with all applicable provisions of sections 448.09 and 448.095, Florida Statutes, as may be amended. The definitions in section 448.095(1), Florida Statutes, as may be amended, apply to this section of the Agreement. Consultant shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all employees of Consultant. Consultant may not enter into a contract with a subconsultant to perform work under this Agreement unless and until the subconsultant registers with and uses the E-Verify system. If Consultant enters into a contract with a subconsultant to perform work under this Agreement, Consultant must obtain a properly executed affidavit from the subconsultant stating that the subconsultant does not employ, contract with, or subcontract with an unauthorized alien. Consultant must maintain copies of all such affidavits for the duration of this Agreement. City may terminate this Agreement for cause if City determines that Consultant or Consultant's subconsultant has not complied with any applicable provision of sections 448.09 or 448.095, Florida Statutes, as may be amended. City will terminate this Agreement for cause if City has a good faith belief that Consultant has knowingly violated subsection 448.09(1), Florida Statutes, as may be amended. If the City has a good faith belief that a subconsultant knowingly violated section 448.09(1), Florida

Statutes, as may be amended, but City determines that Consultant otherwise complied with section 448.09(1), Florida Statutes, as may be amended, City will notify Consultant as such, and Consultant must immediately terminate Consultant's contract with said subconsultant. If this Agreement is terminated under section 448.095(c), F.S.: (a) such termination is not a breach of this Agreement and may not be considered as such; (b) Consultant may not be awarded a public contract for at least 1 year after the date on which the Agreement is terminated; and (c) Consultant is liable for any additional costs incurred by the City as a result of the termination of the Agreement.

26. **Equal Opportunity Employer**. The Consultant is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The Consultant will further ensure that all subconsultants it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

27. **No Issuance of Identification Documents**. Consultant agrees that Consultant does not and will not, nor will it allow a subconsultant to, use any funds from the City for the purpose of issuing an identification card or document to any individual who does not provide proof of lawful presence in the United States.

28. **Electronic Signatures**. This Agreement may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this Agreement and shall be treated in all respects as an original handwritten signature.

29. **Counterparts**. This Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument.

30. **Computation of Time**. Any reference in this Agreement to time periods shall by computed by calendar days unless otherwise specified. In the computation thereof, any time period which end on a Saturday, Sunday or legal holiday shall extend to 5:00 p.m. of the next business day. The computations stated in this paragraph shall only apply to time periods referenced in this Agreement and shall not apply to any deadlines for which a date certain is provided.

31. **Headings and Section References**. The headings and section references in this Agreement are inserted only for the purpose of convenience and shall not be construed to expand or limit the provisions contained in such sections.

32. **Public Records**. Pursuant to section 119.0701, Florida Statutes, for any tasks performed by Consultant on behalf of the City, Consultant shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("Public Records"), required by the City to perform the work contemplated by this Agreement; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the

duration of the term of this Agreement and following completion or termination of this Contract, if Consultant does not transfer the records to the City in accordance with (d) below; and (d) upon completion or termination of this Contract, (i) if the City, in its sole and absolute discretion, requests that all Public Records in possession of Consultant be transferred to the City, Consultant shall transfer, at no cost, to the City, all Public Records in possession of Consultant within thirty (30) days of such request or (ii) if no such request is made by the City, Consultant shall keep and maintain the Public Records required by the City to perform the work contemplated by this Agreement. If Consultant transfers all Public Records to the City pursuant to (d)(i) above, Consultant shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of transferring the Public Records to the City and provide the City with written confirmation that such records have been destroyed within thirty (30) days of transferring the Public Records. If Consultant keeps and maintains Public Records pursuant to (d)(ii) above, Consultant shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology of the City. If Consultant does not comply with a Public Records request, or does not comply with a Public Records request within a reasonable amount of time, the City may terminate this Agreement and may pursue any and all remedies available in law or equity including, but not limited to, specific performance. The provisions of this section only apply to those tasks in which Consultant is acting on behalf of the City.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: CITY CLERK, CITY OF TREASURE ISLAND; 10451 GULF BLVD; TREASURE ISLAND, FL 33706; TEL: (727) 547-4575; FAX: (727) 547-4582; CITYCLERK@MYTREASUREISLAND.ORG

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IN WITNESS WHEREOF the Parties have executed the Agreement as of the Effective Date.

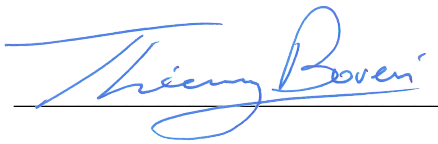
CITY: The City of Treasure Island

_____
City Manager

ATTEST:

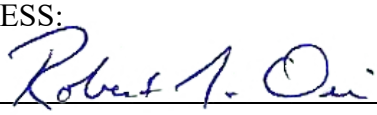
_____
City Clerk

CONSULTANT:



Thierry Boveri

WITNESS:



Name: Robert J. Ori

WITNESS:



Name: Enrico Camilli

CITY OF TREASURE ISLAND, FLORIDA
STANDARD CONTRACT ADDENDUM

THIS ADDENDUM modifies that certain contract for services made and entered into this 7th day of April, 2026, by and between the CITY OF TREASURE ISLAND, a Florida municipality, hereinafter referred to as the "City", and Raftelis Financial Consultants, Inc., hereinafter referred to as "Contractor", concerning that certain agreement dated the 7th day of April, 2026 ("Agreement") and titled Agreement for Commercial Redevelopment Master Plan Services.

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth a limited waiver of sovereign immunity for tort liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.133 and 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists or convicted vendor list; and

WHEREAS, additional terms required by Sections 282.3185(5) and (6) Fla. Stat. related to data management and Section 287.05701 Fla. Stat. related to social government and corporate activism are also added by virtue of this Addendum; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision (subject to certain dollar amounts) must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

WHEREAS, Section 787.06(13), Fla. Stat. provides that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in such statute; and

WHEREAS, pursuant to Section 252.505, Florida Statutes, each local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such

contract during an emergency recovery period to pay a $5,000 penalty and damages.

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. Amendment. This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

2. Public Records Compliance. City and Contractor agree that Contractor does not have the authority to contractually bind the City in any manner. Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

City Clerk/Public Records Custodian
cityclerk@mytreasureisland.org
Phone: 727-547-4575 x 222
10451 Gulf Blvd.
Treasure Island, FL 33706
Fax: 727-547-4582

3. Public Records Compliance. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Pinellas County Circuit Court on an expedited basis to enforce the requirements of the previous section.

4. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's

sovereign immunity, and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

5. Non-appropriation. City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

6. E-Verify Compliance. By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 448.095, Fla. Stat. "Employment Eligibility," as amended from time to time. This includes but is not limited to register with and use the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to Contractor attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Contractor agrees to maintain a copy of such affidavit for the duration of this Agreement. Failure to comply with this paragraph will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat., as amended and Contractor will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Contractor will also be liable for any additional costs to the City as a result of the termination of this Agreement in accordance with this paragraph. Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Fla. Stat., prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Fla. Stat., or is engaged in a boycott of Israel. Section 287.135(2)(b), Fla. Stat., further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Fla. Stat., or the company is engaged in business operations in Cuba or Syria. The Contractor and City acknowledge that the amount of the contract is less than $1,000,000. Accordingly, Contractor hereby certifies that Contractor is not listed on the Scrutinized Companies that Boycott Israel List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Fla. Stat., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

8. Disclosure Requirements for "Foreign Countries of Concern". If applicable, Contractor shall comply with the disclosure requirements set forth is Section 286.101 (3) (a), Fla. Stat., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to Section 268.101(7), Fla. Stat.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

9. Venue and Jurisdiction. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pinellas County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement. Both parties waive any right to file an action, suit or proceeding in Federal Court or remove any action, suit or proceeding to Federal Court.

10. Attorneys' Fees and Costs. Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own attorneys' fee and costs.

11. Public Entities Crime or Convicted Vendor List. Contractor agrees and assumes a continuous duty to disclose to the City if the Contractor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

12. Data Management; Notice of Breach. Contractor shall cooperate with the City and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the City must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

13. Environmental and Social Government and Corporate Activism. The City has not given preference or requested documentation from the Contractor based on Contractor's social, political or ideological interest. Contractor agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

14. Taxes. The City shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency to the extent that the City is exempt from same by Florida law, including but not limited to any sales or use tax.

15. No coercion for labor or services. The Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows:

"Coercion" means:

1. Using or threatening to use physical force against any person;

2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;

3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;

4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

5. Causing or threatening to cause financial harm to any person;

6. Enticing or luring any person by fraud or deceit; or

7. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

16. Force Majeure. The City reserves the right to suspend, modify or terminate this contract in the event of an act of god or act of man beyond the control of the parties, including but not limited to a hurricane, tropical storm, tornado, or other destructive weather event, flooding, pandemic, plague, war, armed conflict, domestic or foreign terrorism, riot, labor condition, state or federal governmental action, and catastrophic Internet disturbance, making performance inadvisable, economically impracticable, illegal, or impossible.

17. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of Treasure Island for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of Treasure Island for review or approval.

18. Breach of Agreement for Goods or Services Related to Emergency Response for Natural Disaster Pursuant to Section 252.505, Florida Statutes. Pursuant to Sec. 252.505, Fla. Stat., if vendor breaches this agreement during an emergency recovery period (1-year period beginning upon Governor's initial declaration of a natural emergency) Contractor shall pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages in addition to any other consequential damages or liquidated damages that may otherwise be due under the terms of the agreement.

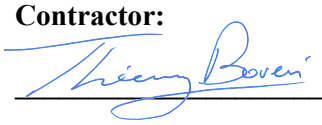
19. Additional Terms. Notwithstanding any of other provision to the contrary, the parties agree as follows:

A. None.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this instrument on the days and year indicated below and the signatories below to bind the parties set forth herein.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the foregoing Section 15 above and that the facts stated in it are true.

Contractor:



Print Name: Thierry Boveri

Title: Senior Vice President

Company: Raftelis Financial Consultants, Inc.

ATTEST:

City Clerk

City of Treasure Island

CITY OF TREASURE ISLAND

REQUEST FOR QUALIFICATIONS 26-009

Commercial Redevelopment Master Plan

ISSUED JANUARY 8, 2026

RESPONSES DUE FEBRUARY 6, 2026 by 2 PM

City of Treasure Island
10451 Gulf Boulevard
Treasure Island, Florida 33706
www.myTreasure Island.org

SOLICITATION SCHEDULE

Statements of Qualification (SOQs) may be hand-delivered or mailed to City of Treasure Island City Hall, 10451 Gulf Boulevard, Treasure Island, FL 33706 to the attention of the David Green, Assistant Finance Director, or submitted online via DemandStar. All SOQs, **one (1) with original signature and one (1) additional digital (PDF) version of the original** must be received before the closing date and time. All SOQs must be submitted on the City's official Proposal Form. **All envelopes must be clearly marked "Commercial Redevelopment Master Plan"**. Respondents submitting via DemandStar do not need to submit original hard copies, but must submit all requirements via DemandStar and must submit before the stated closing date.

IMPORTANT DATES

	**Timeline is subject to change*
January 8, 2026	Solicitation posted
January 16, 2026	Non-mandatory pre-proposal meeting
January 20, 2026	Questions due by 12pm
January 27, 2026	Answers posted by 5pm
February 6, 2026	Closing Date / Proposal Opening 2pm
February 24, 2026	Commission Evaluation Meeting

A virtual, non-mandatory pre-proposal conference will be held Friday, January 16, 2026 at 10:00am on Microsoft Teams. This pre-proposal meeting will allow Proposers the opportunity to ask any questions concerning this solicitation. Interested Proposers may email dgreen@mytreasureisland.org for a link to the meeting.

Any SOQs received after the specified date and time will not be considered. The public meeting to open all submissions will be held shortly after the closing date/time at the City of Treasure Island Helm Boardroom, 3rd Floor, located at 10451 Gulf Boulevard, Treasure Island, FL. The purpose of the public opening is for acknowledgement of proposals received. Only the names of proposers will be announced at that time. The documents will not be reviewed or evaluated at the public opening and no discussion concerning the proposals will be held at this time.

The City of Treasure Island is committed to ensuring that all solicitation documents are available and accessible to the public at-large. Should you experience any difficulty in accessing any of these solicitation documents, please contact David Green, Assistant Finance Director at dgreen@mytreasureisland.org.

The RFQ document may be obtained from the Internet via the City's Website www.mytreasureisland.org or from DemandStar. Questions concerning the RFQ should be submitted by email to dgreen@mytreasureisland.org by January 20, 2026, by 12 PM. All questions will be answered and posted on the City's DemandStar portal by January 27, 2026 at 5 PM.

The City of Treasure Island reserves the right to accept or reject any or all Proposals, to waive technical errors irregularities, or informalities in any Proposals received, and to accept the Proposal which is deemed by the City to best serve the City.

SECTION I
OBJECTIVES

Purpose: To create a Master Plan for the City of Treasure Island's strategic areas of commercial redevelopment that is strategic, practical, and actionable.

The City will select one (1) firm to serve as a Master Planner Consultant to create an appropriate roadmap directing the community's future commercial redevelopment and associated quality of life and infrastructure improvements.

By completing this commercial redevelopment master plan the City expects to:

I. Strengthen the community's economic base and vitality
II. Revitalize underperforming and aging commercial areas
III. Expand and modernize the city's mix of commercial uses and spaces
IV. Encourage mixed-use and higher-value development where appropriate
V. Align regulations, tools, incentives with desired redevelopment outcomes
VI. Position Treasure Island for long-term fiscal sustainability

SECTION II
SCOPE OF WORK

A. Plan Areas

The master plan will focus on five (5) key commercial districts and areas as indicated on the illustrative map and are generally referenced as the John's Pass, Resort, Downtown Core, Downtown Gulf, and Yacht Club areas.



For further information on Treasure Island's Future Land Use and Zoning click here:
Link to Treasure Island Future Land Use and Zoning Maps

B. Scope of Services

Tasks to be performed include:

1. **Existing Conditions, Constraints & Market Baseline**
   a. Review/assess existing land use, zoning, building conditions, and key parcels.
   b. Provide a concise demographic, economic and market opportunity profile for Treasure Island.
   c. Inventory and assess nearby public facilities as amenities in each district/area/unique property.
   d. Identify opportunity sites, vacant parcels, underutilized buildings, and key character areas for each district/area/unique property.
   e. Evaluate assets and infrastructure capacity constraints (stormwater, sewer, utilities, roads, parking) and provide recommendations to solve or improve.

2. **Visioning & Guiding Principles**
   a. Conduct a project kick-off open to all including residents, commercial property owners, businesses, partners, and stakeholders.
   b. Facilitate a comprehensive engagement plan including workshops, surveys, and listening sessions.
   c. Develop a concise vision statement and guiding principles.
   d. Produce simple and inspiring diagrams or sketches illustrating what the community's future commercial character could become.

3. **Land Use & Redevelopment Scenarios & Feasibility**
   a. Evaluate zoning and identify barriers (height, FAR, IRR, setbacks, parking, density, et.al.) for each district/area/unique property.
   b. Based on zoning analysis, prepare land use alternatives and redevelopment concepts suitable for each district/area/unique property.
   c. Develop concept plans and 3-D massing models for redevelopment opportunities.
   d. Provide district area commercial space guidance (building form, storefront design, height/massing transitions including diagrams and graphics).
   e. Conduct a comprehensive feasibility evaluation on at least one potential redevelopment opportunity in each district/area/unique property (±3 acres) to determine if existing rules support project viability (feasible, feasible with modifications, not feasible).
   f. Identify catalytic public investments to accelerate private commercial investments in each district/area/unique property.

4. **Mobility & Parking**
   a. Review past mobility, traffic, and parking structure feasibility studies and provide a parking evaluation for each district/area: current supply, utilization, circulation, parking demand and management options designed to provide enhanced user experience.
   b. Identify quick-build mobility improvements (crosswalks, traffic calming, sidewalk widening, bike amenities).
   c. Identify long-term mobility and parking improvements to accommodate future growth in residents, businesses, employees, and visitors.

5. **Economic Vitality & Housing**
   a. Identify market opportunities and tools to support new office, retail, and hospitality development and investments in each district/area/unique property.
   b. Recommend strategies for economic diversification and small business support.
   c. Identify opportunities for arts, culture, entertainment, and enhanced activation to drive more customers and foot-traffic to Treasure Island.
   d. Study local, county, state, and federal regulations and make recommendations to create more housing in each district/area.

6. **Fiscal and Financial Modeling & Economic Impact Analysis**
   a. Evaluate the current fiscal conditions of each district, including:
      - Property tax revenues
      - Sales tax estimates
      - Parking revenues (if applicable)
      - Operational costs for public services (public works, safety, maintenance)
   b. Prepare a baseline fiscal profile for each redevelopment opportunity parcel (± 3 acres) in each district/area/unique property.
   c. Complete pro forma analysis of catalytic and priority redevelopment sites.
   d. Conduct scenario based fiscal modeling for redevelopment concept plans.
   e. Evaluate funding mechanisms (grants, TIF, special districts, public-private partnerships, streetscape-parking district).
   f. Identify fiscal impacts on city operating and capital budgets from future redevelopment potential.

7. **Private-Sector Infrastructure Funding & Development Incentive Strategies**
   a. Identify mechanisms through which developers may contribute to public infrastructure upgrades, repairs, or expansions.
   b. Assess the feasibility of offering development bonuses (e.g., density, intensity, height) in exchange for verified financial contributions, construction of public improvements, land dedication, and/or other community benefits.
   c. Recommend legally sound, fiscally beneficial policy frameworks and code amendments aligned with the City's long-term redevelopment and infrastructure goals.
   d. Provide best practices and examples from comparable coastal communities that have successfully implemented incentive-based development tools to support public infrastructure.

8. **Implementation Roadmap**
   a. Prioritize actions by short (1-3 yr.), mid- (4-7 yr.), and long- (8-10 yr) terms.
   b. Identify "early wins" list for immediate action.
   c. Provide recommendations by area.
   d. Recommend comprehensive plan/zoning/code amendments to support potential redevelopment concept plans.

9. **Remaining Deliverables**
   a. Prepare and present Draft Plan for public review and comment
   b. Refine Draft Plan and submit Final Plan
   c. Prepare and submit Executive Summary
   d. Prepare and provide Public Meeting Presentation Materials

C. Plan Deliverables

1. Existing Conditions, Constraints, Market Baseline Report
2. Vision & Guiding Principles Summary
3. Land Use & Redevelopment Scenarios and Feasibility Studies Package (with graphics, testing, 3D massing)
4. Redevelopment Toolbox and Incentives Policy Guide
5. Draft Commercial Redevelopment Master Plan
6. Final Commercial Redevelopment Master Plan
7. Executive Summary (up to 4 pages)
8. Public Meeting Presentation Materials

D. Project Timeline

Task Area	Task	9-Months
1	Existing Conditions, Market Baseline, Kickoff Engagement	1
2	Visioning, Guiding Principles, Early Sketches	2-3
3	Land Use & Redevelopment Scenarios and Feasibility Studies Package	3-5
4	Mobility and Parking	4-5
5, 6, 7	Redevelopment Toolbox and Incentives Policy Guide, Economic Vitality, Housing, Fiscal & Financial Modeling	5-7
8, 9	Draft Plan, Public Review, Refinement	8
8, 9	Final Plan, Implementation Roadmap, and Adoption Materials	9

E. Qualifications & Experience Requirements

SOQs will be considered from firms normally engaged in providing the services requested and having at least one member on the team with Florida planning experience. Respondents to this solicitation including subcontractors must be registered with the State of Florida, Division of corporations (SunBiz) to do business in Florida. Respondents must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City. The City reserves the right, before awarding any contract, to inspect the facilities and organization or to take any other action necessary to determine ability to perform in accordance with the specifications, terms and conditions of the Contract. The City will determine whether the evidence of the ability to perform is satisfactory and reserves the right to reject all SOQs where evidence submitted, or investigation and evaluation, indicates inability of a firm to perform. Firm principals must have performed continuous planning services for a minimum of five years. To qualify for consideration, the respondent must present proof of any licensing or certification which will be required by law to perform the services set out in the scope of services outlined in this RFQ.

SECTION III
GENERAL INSTRUCTIONS

Proposal Format
All SOQs must be typewritten. Legibility, clarity, and completeness are essential. The SOQ must be signed by individual(s) legally authorized to bind the Consultant.

Submission Procedures — Mailed/Delivered (Option 1) or via DemandStar (Option 2)

OPTION 1

One (1) original of all required documents with original signature(s) and one (1) electronic copy on a flash drive are to be submitted in a sealed envelope/package to:

Assistant Finance Director
City* of *Treasure Island
10451 Gulf Boulevard
Treasure Island, FL 33706

To prevent opening by unauthorized individuals, your proposal should be identified as follows:

THE CITY OF TREASURE ISLAND, FLORIDA
Commercial Redevelopment Master Plan
RFQ No. 26-009

Name of Consultant: _____

Point of Contact: _____

_____

OPTION 2

Respondents may submit **all** required documents via DemandStar and forgo the delivery or shipping of an original hard copy. This is a voluntary option.

Respondents must either submit via Option 1 **or** Option 2. SOQs submitted using both options risk being deemed non-compliant.

Additional Information and Specification Changes
Questions and requests for additional information should be addressed to David Green, Assistant Finance Director, by email at dgreen@mytreasureisland.org. Only written interpretations or answers made as to the meaning or specifications of the scope of this RFQ will be binding. It is the further responsibility of each Respondent to determine whether any addenda have been issued to this RFQ and to incorporate any such addenda into the submission of qualifications.

A. Evaluation Criteria

The City Commission will serve as the evaluation committee and will direct the City Manager to negotiate with the highest ranked firm. The following rating system will be utilized by the City Commission to score and rank each submission.

Component	Maximum Points Available
Project Approach and Understanding	25
Experience with Similar Projects	25
Personnel Qualifications and Experience	25
Availability and Firm Capacity	25
Total Points Available	**100**

B. Evaluation Criteria Detail

1. Project Approach and Understanding

Provide brief overview of firm and firm history. Provide a narrative demonstrating Respondent's approach to the project and its ability to furnish services. Describe the various phases of the project.

Indicate whether services will be provided by Respondent or by a subconsultant firm. When services are to be provided by a subconsultant firm, include subconsultant firm's name, appropriate qualifications and specify what services will be provided.

Relative to the scope of services, describe the specific abilities of the firm. Describe the Respondent's plan for the services and how those plans are to be executed.

Include any innovative approaches to providing the services or to implementing the project.

2. Experience with Similar Projects

Provide information on a maximum of five (5) similar projects completed within the last 5 years. Include the firm's role and responsibilities, a description of the work completed, and the total cost of services. Identify members of the project team who have worked on these representative projects and their levels of responsibility.

Each project/reference should include the name of the agency/customer and the name, address, telephone number and email address of a point of contact from the agency/customer. The City will contact the provided references, so proposers are strongly encouraged to confirm points of contact before submitting their proposals.

Submit a list and disclose all work currently being performed for other public and private sector clients within Pinellas County.

3. **Personnel Qualifications and Experience**

   State the size of staff, number of AICP licensed planners and overall experience of the assigned staff for this project. Include technical background, experience information, and other applicable data for proposed personnel and any proposed subconsultants.

   Attach resumes for key personnel of the Project Team, detailing qualifications and past experience as it relates to similar types of projects. Information shall include name of individual and where the individual will be located during the project.

4. **Availability and Firm Capacity**

   Provide a short narrative outlining how the Respondent intends to manage the project in order to meet schedule and budget requirements. Indicate the earliest available start date for your team.

   Indicate the location of the office from which services will be performed and the current/ projected workload of team members. Describe how personnel will be assigned and tasks effectively handled in order to provide the most efficient services to the City.

C. SOQ Submission

In order to maintain comparability and enhance the review process, SOQs shall be organized in the manner specified below and include all information required herein. The SOQ must name all persons or entities interested in the proposal as principals. The SOQ shall be submitted on 8 ½ x 11 paper, with headings and sections numbered appropriately. Ensure that all information is written legibly or typed. The following should be submitted for a proposing firm to be considered:

1. Cover Page – Identify the name of Respondent's agency/firm, address, telephone number, name of contact person, contact person email, date, and the proposal number and description.
2. Tab 1 – Table of Contents: Include a clear identification of the material by section and by page number.
3. Tab 2 – Cover Letter (limit to 2 pages): Provide a brief letter introducing the firm/team. Explain why the City should select the firm.
4. Tab 3 – Required Forms (completed and signed) – Section IV Proposal Forms including all certifications, statements and affidavits; Section V General Conditions (signature page only). Respondents must also submit their E-Verify registration, Florida Division of Corporations Registration (SunBiz), and proof of insurance.
5. Tab 4 – Project Approach and Understanding
6. Tab 5 – Experience with Similar Projects – Include a list and disclose all work currently being performed for other public and private sector clients within Pinellas County.
7. Tab 6 – Personnel Qualifications and Experience
8. Tab 7 – Availability and Firm Capacity

SECTION IV
PROPOSAL FORMS

QUALIFICATIONS STATEMENT

SUBMITTED BY:

Official Name of Firm: _____

Address: _____

_____

_____

SUBMITTED TO: City of Treasure Island – RFQ 26-009

SUBMITTED FOR: Commercial Redevelopment Master Plan

PROPOSERS CONTACT INFORMATION:

Contact Person: _____

Title: _____

Phone: _____

Email: _____

Signature: _____

AFFILIATED COMPANIES:

Name: _____

Address: _____

_____

_____

TYPE OF ORGANIZATION *(select one)*:

SOLE PROPRIETORSHIP

Name of Owner: _____

Doing Business As: _____

Date of Organization: _____

PARTNERSHIP

Date of Organization: _____

Type of Partnership (General or Limited): _____

Name and Address of Each Partner: _____

_____

_____

CORPORATION

State of Incorporation: _____

Date of Incorporation: _____

Executive Officers

- Chief Executive Officer: _____

- President: _____

- Vice President(s): _____

_____

_____

- Treasurer: _____

- Secretary: _____

LIMITED LIABILITY COMPANY

State of Organization: _____

Date of Organization: _____

Members: _____

_____

_____

JOINT VENTURE

State of Organization: _____

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____

- Address: _____

_____

Joint Venture Managing Partner

- Name: _____

- Address: _____

_____

Joint Venture Managing Partner

- Name: _____

- Address: _____

_____

PROPOSERS GENERAL INFORMATION

Type of License: _____

License Number: _____

Years of Business under License Number: _____

If nonresident, proof of authority to do business in the State of Florida (*Attach with form submission*).

Is this organization an equal employment opportunity employer?

YES NO

Does this organization have a Drug-Free Workplace program pursuant to Section 287.087, Florida Statutes? *If yes, include Attachment in this Section.*

YES NO

CERTIFICATIONS CERTIFIED BY:

Disadvantage Business Enterprise: _____

Minority Business Enterprise: _____

Woman Owned Enterprise: _____

Small Business Enterprise: _____

Other (_____): _____

PROPOSERS SPECIFIC INFORMATION

Previous Experience:

Has any firm listed ever failed to complete a contract awarded to it?

YES NO

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a contract awarded to them in their name or when acting as a principal of another entity?

YES NO

If YES to either of the two questions above, list as an attachment and state why. Include each project's contact information.

PROPOSER CERTIFICATION

The undersigned, as Proposer, does declare that no other persons other than the Proposer has any interest in this proposal or in the contract to be executed, and that it is made without any connection with any other person or persons making a proposal for the same articles, and it is in all respects fair and without collusion or fraud. More than one proposal received for the same work from an individual, firm, partnership, corporation or joint venture under the same name or different names will not be considered. Reasonable grounds for believing that any Proposer has interest in more than one proposal for the same work will cause the rejection of all Proposals in which the Proposer is interested. If there are reasonable grounds for believing collusion exists among Proposers, the Proposals of participants will not be considered.

The undersigned further declares that he/she has carefully examined the specifications and is thoroughly familiar with their provisions and penalties. The Proposer, by signing below, accepts all of the terms and conditions of the solicitation and makes all representations required by the General Conditions.

The Proposer agrees if this Proposal is accepted to contract with the City of Treasure Island, Florida, in the form of contract specified, to furnish all material, equipment, machinery, tools, apparatus, means of transportation and labor necessary to provide the work in the Proposal.

_____
COMPANY NAME

_____ _____
NAME (PRINT) TITLE

_____ _____
SIGNATURE DATE

DRUG-FREE WORKPLACE CERTIFICATE

IDENTICAL TIE PROPOSALS: Pursuant to Section 287.087 of the Florida Statutes, preference will be given to businesses with Drug-Free Workplace Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a Drug-Free Workplace Program will be given preference in the award process. Established procedures for processing tie Proposals will be followed in the event that none of the tied Proposers have a Drug-Free Workplace Program. In order to have a Drug-Free Workplace Program, a business must:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2) Inform employees about the dangers of drug abuse in the workplace, the company's policy of maintaining a Drug-Free Workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3) Give each employee engaged in providing the commodities or contractual services that are under the proposal a copy of the statement specified in subsection (1).
4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under the proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 of the Florida Statutes, or of any controlled substance law of the United States or any state, for a violation occurring in the work place no later than five (5) days after such conviction or plea.
5) Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted or who has pled.
6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

_____ _____

Signature Date

_____

Printed Name

ADDENDA ACKNOWLEDGEMENT FORM

This form must be submitted with all Statements of Qualifications, regardless of whether or not any addendum was issued.

ACKNOWLEDGEMENT is hereby made of receipt of the following addenda issued during the response period, if any:

	Signature	**Date**
Addendum No. 1	_____	_____
Addendum No. 2	_____	_____
Addendum No. 3	_____	_____
Addendum No. 4	_____	_____
Addendum No. 5	_____	_____
Addendum No. 6	_____	_____

PUBLIC ENTITY CRIMES STATEMENT

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES.

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to_____
(Print name of the public entity)

by _____
(Print individual's name and title)

for_____
(Print name of entity submitting sworn statement)

whose business address is_____

_____

and (if applicable its Federal Employer Identification Number) is _____

(if the entity has no FEIN, include the Social Security Number of the individual signing

this sworn statement:_____).

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(l)(a), Florida Statutes, means: a predecessor or successor of a person convicted of a public entity crime: or an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives' partners, shareholders, employees, members and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair

market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in paragraph 287.133(1)(e), Florida Statues, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract in which proposals or applies to id on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in management of an entity.

6. I understand that a person or affiliate who has been placed on the convicted vendor list following the conviction for a public entity crime, may not submit a proposal, proposal or reply on a contract to provide goods or services to a public entity, may not submit a proposal, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals, proposals, or replies on leases of real property to a public entity, may not be awarded or perform work as a Consultant, supplier, cub-consultant, or Consultant under a contract with a public entity, and may not transact business with any public entity in excess of the threshold amount as provided in Section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

7. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting the sworn statement. (Please indicate which statement applies.)

☐ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholder, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer and the State of Florida, Division of Administrative Hearings and the Final Order entered by the hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALANDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017 FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

Sworn to and subscribed before me by means of (select one): [ ] physical presence or [ ] online notarization, this_____day of_____, 2026, by _____**,** who is [select one:]

[ ] personally known to me **–or—** [ ] has produced a Florida driver's license as identification.

Personally known_____

OR Produced Identification _____

_____
(Type of identification)

_____
Notary Public – State of Florida

My Commission Expires _____

_____
(Printed, typed or stamped
commissioned name of notary public)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

Instructions: This form must be completed by an officer or representative of an entity entering into, renewing, or extending, a contract with the City of Treasure Island.
The undersigned, on behalf of _____ ("Consultant"), hereby attests as follows:

A. Consultant understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City of Treasure Island from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows:

- **"Coercion"** means: **(1)** using or threatening to use physical force against any person; **(2)** restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; **(3)** using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; **(4)** destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; **(5)** causing or threatening to cause financial harm to any person; **(6)** enticing or luring any person by fraud or deceit; or **(7)** providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.
- **"Labor"** means work of economic or financial value.
- **"Services"** means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs.

B. Consultant hereby attests, under penalty of perjury, that Consultant does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes.

I, the undersigned, hereby represent that I make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of Vendor. **Under penalties of perjury, I declare that I have read the forgoing document and that the facts stated in it are true.**

Authorized Signature: _____ Date: _____

Printed Name:_____ Title: _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ on behalf of the company/corporation. They ☐ are personally known to me or ☐ have produced _____ as identification.

_____
Signature of Notary Public

_____
Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

SECTION V
GENERAL CONDITIONS

To ensure acceptance, all Consultants submitting proposals to the City of Treasure Island ("City") will be governed by the following conditions, attached specifications, and Proposal Form(s) unless otherwise specified. Proposals not submitted on the Proposal Form(s) provided or not complying with these conditions will be subject to rejection.

1. **Interpretations.** All questions concerning the specifications within must be directed by email to David Green, Assistant Finance Director at dgreen@mytreasureisland.org. Interpretations will be posted on the City's DemandStar portal. The City will not be responsible for any other explanation or interpretation. Only questions answered in writing will be binding. Oral and other representations, interpretations, or clarifications will be without legal effect.

2. **Respondent Representations.** It is the responsibility of each Respondent before submitting a proposal to:
   a. examine and carefully study the RFQ, and any data and reference items identified in the RFQ;
   b. become familiar with and satisfy itself as to all laws and regulations that may affect cost, progress, and performance of the work;
   c. promptly give the City written notice of all conflicts, errors, ambiguities, or discrepancies that respondent discovers in the RFQ and confirm that the written resolution thereof by the City is acceptable to Respondent;
   d. determine that the provisions of the RFQ are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the work; and
   e. agree that the submission of a SOQ will constitute an incontrovertible representation by Respondent that Respondent has complied with every requirement of the RFQ, that without exception the Proposal and all prices in the SOQ are premised upon performing and furnishing the work required by the RFQ and that the RFQ is sufficient in scope and detail to indicate and convey understanding of all terms and conditions of performance of the work.

3. **Response Preparation Expenses.** Each Respondent preparing a SOQ in response to this request will bear all expenses associated with their preparation. Respondents shall prepare a response with the understanding that no claims for reimbursement may be submitted to the City for the expense or presentation.

4. **Sealed Proposals.** All mailed/delivered Proposals and required documents must be submitted in a sealed envelope. An authorized representative of the respondent must sign all Proposal Forms. The face of the Proposal envelope must be plainly marked identifying the item and the date of the Proposal opening. No Proposals will be accepted after closing time for receipt of Proposals, nor will any submissions by telephone, fax, or e-mail be accepted.

5. **Intent of Specifications.** It is the intent of the specifications to describe a certain item(s) or service(s) to be purchased by the City including all materials, equipment, machinery, tools, apparatus, and means of transportation (including freight costs) necessary to provide the item(s) or service(s).

6. **Exceptions to Specifications.** During the drafting of written specifications, a sincere effort is made to describe products and services best suited to the needs of the City; however, in order that due consideration be given in evaluating Proposals, any exceptions to or deviations from the specifications as written must be noted and fully explained. The City Manager is the final authority in determining the acceptability of any exceptions to specifications.

7. **Approved Equivalents or Equals.** Any manufacturer's name, trade name, brand name, model number, etc., listed in the specifications are for information only, and are not intended to limit competition. The Respondent may offer any brand for which it/she/he is an authorized representative, which meets or exceeds the specifications as written. If the Proposal is based on an "approved equivalent or equal" item, supporting information in the form of the manufacturer's printed literature or brochures, sketches, diagrams, and/or complete specifications must accompany the Proposal. The Respondent must explain in detail the reasons why the proposed equivalent or equal will meet specifications and not be considered an exception thereto. The City reserves the right to determine acceptance of proposed equivalent of equal items.

8. **Delivery.** Proposals include all freight costs to Treasure Island, Florida to a point(s) specified in the contract or specified at the time the purchase order is placed. No title to the item(s) ordered nor any risk of loss will be passed to the City until after receipt of delivery has been acknowledged by authorized representative of the City.

9. **Mistakes.** Respondents are expected to examine the conditions, scope of work, proposed prices, extensions, and all instructions pertaining to the item(s) involved. Failure to do so will be at the Respondent's risk.

10. **Proposal Withdrawals.** A Proposal may be withdrawn by an appropriate document duly executed in the same manner that a Proposal must be executed and delivered to the place where Proposals are to be submitted prior to the date and time for the opening of Proposals. Upon receipt of such notice, the unopened Proposal will be returned to the Respondent. If a Respondent wishes to modify its Proposal prior to Proposal opening, Respondent must withdraw its initial Proposal and submit a new Proposal prior to the date and time for the opening of Proposals. Withdrawal of a Proposal will not prejudice the rights of a Respondent to submit a new Proposal prior to the Proposal submission deadline date and time. After expiration of the period for receiving Proposals, no Proposal may be modified.

11. **Selection of Proposal.** Prior to contract award, any Respondent may be required to show that the company has the necessary facilities, equipment, ability and financial resources to perform the work specified in a satisfactory manner and within the time specified. In addition, the Respondent must have experience in work of the same or similar nature, and can provide references, which will satisfy the City. The City may conduct such investigations as the City deems necessary to establish the responsibility, qualifications, and financial ability of Respondent and any proposed sub-consultants, suppliers and individuals, or entities to perform the work in accordance with the contract documents. In evaluating whether a Respondent is responsible, the City will consider the qualifications of the Respondent and may consider the qualifications and experience of suppliers proposed for those portions of the work for which they identify suppliers. Such information must be submitted as provided in the Proposal documents. The City will also consider whether the Respondent is of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the City. The City, at its sole discretion, may select the Respondent that it believes is appropriately qualified, responsible, and responsive.

12. **Award of Contract.** Recommendation for award of contract will be made by the City Commission based on the highest ranked, most responsive, and most responsible Respondent meeting all conditions and requirements of the RFQ. The contract awarded will be legally binding on both parties at the time of award by the City Commission.

13. **Rejection of Proposals.** The City reserves the right to accept or reject any or all Proposals.

14. **Identical Tie Proposals.** In the event that two or more proposals are identical in price, quality, and service, preference will be given to businesses with a conforming Drug-Free Workplace Program. A Drug-Free Workplace Certificate is enclosed.

15. **Protests.** Respondents who do not agree with the City's recommendation for award will be afforded the opportunity to protest the recommendation by submitting written notice to the Assistant Finance Director within five (5) working days after notice of award. The protest must state the grounds for the protest and the action requested. Proposals not meeting the minimum published requirements (including specifications and/or scope of service) are not subject to protest. The petitioner will be furnished a copy of the written determination and recommendation.

a. The Department Director shall prepare and submit a written determination to the City Manager recommending either approval or disapproval of the petition.
b. The City Manager shall review and either approve or disapprove the recommendation of the Director.
c. Decisions of the City Manager may be appealed to the City Commission by submitting to the City Clerk a written request for hearing within five (5) working days from the date of the City Manager's written decision. The written request shall state the grounds for the appeal and the action requested of the City Commission.
d. A final decision under this section will be conclusive and shall represent the position of the City.
e. In the event of a timely protest and/or appeal, the City shall not proceed further with the award for the respective discipline unless the City Manager can justify the award as protecting the public health, welfare, or safety of the City.

16. **Lobbying.** Lobbying is prohibited in all City of Treasure Island competitive selection processes and contract awards including but not limited to requests for qualifications, bids, or proposals and the award of purchasing contracts of any type. The purpose of this prohibition is to protect the integrity of the procurement process by shielding it from undue influences prior to the contract award, a bid protest being resolved, or the competitive selection process being otherwise concluded. The prospective Respondent may contact the City's main office as specified in the RFQ, to address situations such as clarifications relating to the procurement process or respondent protests.

Lobbying of evaluation committee members, city government employees, or elected officials regarding request for proposals, request for qualifications, invitations to bid, purchasing contracts, or bid protests, by the Respondent/protestor any member of the Respondent's/protestor's staff, any agent or representative of the Respondent/protestor, or any person employed by any legal entity affiliated with or representing a Respondent/protestor, is strictly prohibited from the date of the advertisement, or on a date otherwise established by the City Commission, until: an award is final, any protest is finally resolved, or the competitive selection process is otherwise concluded, whichever is later. This prohibition includes the act of carbon copying officials, agents or employees of the City on email correspondence. Any lobbying activities in violation of this section or on behalf of a Respondent/protestor will result in the disqualification or rejection of the bid, quotation, statement of qualification, Proposal or contract, and may lead to debarment of the respondent or Respondent/protestor.

For purposes of this provision, lobbying means influencing or attempting to influence action or non-action, and/or attempting to obtain the goodwill of persons specified in this section involved in the selection, ranking, or contract award in connection with any request for proposal, request for quotation, requests for qualification, proposal or purchasing contract through direct or indirect oral or written communication. The final award of a contract will be the effective date of the contract.

Any evaluation committee member, city government employee or elected official who has been lobbied must immediately report the lobbying activity to the City Manager.

17. **Proposals From Related Parties or Multiple Proposals Received From One Respondent.** Where two (2) or more related parties each submit a Proposal or multiple Proposals are received from one (1) Respondent for any

contract, such Proposals will be judged non-responsive. For purposes of this section, related parties means Respondents or the principles thereof, which have a direct or indirect ownership interest in another Respondent for the same contract or in which a parent company or the principles thereof of one (1) Respondent have a direct or indirect ownership interest in another respondent for the same contract.

18. **Assignment/Subcontracting/Corporate Acquisition and/or Mergers.** The Consultant shall perform this Contract. If a Respondent intends to subcontract a portion of this work, the Respondent must disclose that intent in the Proposal. No assignment or subcontracting will be allowed without prior written consent of the City. In the event of a corporate acquisition and/or merger, the Consultant must provide written notice to the City within thirty (30) business days of Consultant's notice of such action or upon the occurrence of said action, whichever occurs first. The right to terminate this contract, which will not be unreasonably exercised by the City, includes but is not limited to, instances in which a corporate acquisition and/or merger represent a conflict of interest or are contrary to any local, state, or federal laws. Action by the City awarding a contract to a respondent, which has disclosed its intent to assign or subcontract in its response to this solicitation, without exception will constitute approval for purposes of this contract.

19. **Additional Requirements.** The City reserves the right to request additional goods or services relating to this Agreement from the Consultant. When approved by the City as an amendment to this Agreement and authorized in writing, the Consultant must provide such additional requirements as may become necessary.

20. **Documents Related to Contracted Work.** All documents including field books, drawings, specifications, calculations, geotechnical investigation reports, etc., used in the preparation of the work must be supplied by the Consultant and will become the property of the City and will be made available to the City upon request at any reasonable time, including all finished or unfinished documents and other data prepared or obtained by the Consultant upon the termination of this agreement in whole or in part. Documents shall be provided in original searchable electronic format (as opposed to scanned with OCR). The City acknowledges that such documents are not intended or represented to be suitable for use by the City or others for purposes other than those for which the documents are prepared. Any reuse of these documents without written verification or adaptation by the Consultant for the specific purpose intended will be at the City's sole risk without liability or legal exposure to the Consultant. Upon the Consultant's written request, the City will furnish or cause to be furnished such reports, studies, instruments, documents, and other information as the Consultant and City mutually deem necessary. The City does not warrant the accuracy or completeness of the information authored by third parties. The Consultant is responsible for independently verifying the information contained in the documents provided.

21. **Required Disclosure.** With its submission the Respondent must disclose all material facts pertaining to any felony conviction or any pending felony charges in the last three (3) years in this state or any other state of the United States against (i) Respondent, (ii) any business entity related to or affiliated with Respondent, or (iii) any present or former executive employee, officer, director, stockholder, partner or owner of Respondent or of any such related or affiliated entity. This disclosure will not apply to any person or entity that is only a stockholder and owns 20 percent or less of the outstanding shares of a Respondent whose stock is publicly owned and traded.

At its sole discretion, the City may reject any Proposal the City finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the City to lack honesty, integrity, or moral responsibility. The discretion of the City may be exercised based on the disclosure required in this Section. By submitting a Proposal, Respondent recognizes and accepts that the City may reject the proposal based upon the exercise of its sole discretion and Respondent waives any claim it might have for damages or other relief resulting from the rejection of its proposal based on these grounds.

22. **Scrutinized Companies.** By engaging in business with the City, each Respondent confirms their business entity is not on the Scrutinized Companies that Boycott Israel List as described in Section 287.135, Florida Statutes, or engaged in a boycott of Israel or, for goods or services over one million dollars, respondents confirm they are not on any of the scrutinized company lists identified in Section 287.135, Florida Statutes, or engaged in any such activity identified in that section.

a. A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with an agency or local government entity for goods or services of any amount if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel.

b. A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with an agency or local governmental entity for goods or services of one million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies with Activities in Iran Terrorism Sectors List created pursuant to Section 215.473, Florida Statutes, or engaged in business operations in Cuba or Syria.

23. **Tax.** The City is exempt from all state and local sales tax.

24. **Payment of Invoices.** Payment by the City shall be made in accordance with Sections 218.70 *et seq*. Florida Statutes, Local Government Prompt Payment Act. The signed purchase order and a correct invoice must have been received before payment can be made. All purchases are subject to availability of funds in the City's budget.

25. **Appropriations Clause.** By submitting a Proposal, the Consultant certifies that he/she understands that the City, an entity of government, is subject to the appropriation of funds by its legislative body in an amount sufficient to allow continuation of its performance in accordance with the terms and conditions of this contract for each and every fiscal year following the fiscal year in which this contract is executed and entered into and for which this contract will remain in effect. The City will, upon receipt of notice that sufficient funds are not available to continue its full and faithful performance of this contract, provide written notice to the Consultant of such event within thirty (30) days and, be thereafter released at all further obligations in any way related to the contract.

26. **Legal Requirements.** All applicable provisions of federal, state, county, and local laws including all ordinances, rules, and regulations govern the development, submittal and evaluation of all Proposals received in response to these specifications and govern any and all claims between person(s) submitting a proposal and the City, by and through its officers, employees and authorized representatives. A lack of knowledge by the Respondent concerning any of the aforementioned will not constitute a cognizable defense against the legal effect thereof. The Respondent agrees that it will not discriminate on the basis of race, creed, color, national origin, sex, age, or disability (as provided by law).

The selected Consultant may be required to provide expert witnesses or testimony, if required by the City, to testify in connection with any suit at law or administrative proceeding. A supplemental agreement will be negotiated between the City and the selected Consultant describing the services desired and providing a basis for compensation to the selected Consultant.

27. **Licenses, Registration and Certificates.** Each Respondent must be authorized to conduct business in the State of Florida and must possess at the time of submitting its proposal all licenses, registrations and certificates

necessary to engage in the business of contracting (or special contracting if the work to be performed necessitates a particular type of specialty Consultant) in the City. Respondent must also possess all licenses, registrations and certificates necessary to comply with federal, state and local laws and regulations.

28. **Permits and Taxes.** The Respondent shall procure all permits, pay all charges, fees, and taxes, and give all notices necessary and incidental to the due and lawful prosecution of the work.

29. **Public Records.** By submitting a Proposal, the Consultant certifies that it/he/she understands that the City, an entity of government, is subject to the Public Records Act and in accordance with Section 119.0701, Florida Statutes, the Consultant may be subject to the Public Records Act. Any claim of confidentiality is waved upon submission, effective after Proposal opening pursuant to Section 119.07, Florida Statutes. Any subsequent contract entered into between the City and Consultant related to the scope of services outlined in this RFQ will be conditioned on the Consultant's compliance with the Public Records Act as provided in Section 119.0701 of the Florida Statutes.

30. **Unauthorized Aliens.** The City will consider the employment by the Respondent of unauthorized aliens a violation of Title 8 USC 1324a of the Immigration and Nationality Act. Such violation will be cause for unilateral termination of this contract.

31. **Utilities.** The City will not provide utilities such as water, electricity or refuse pickup unless noted in the contract documents.

32. **Termination.** A contract may be terminated in whole or in part by the City at any time and for any reason in accordance with this clause, whenever the City determines, in its sole discretion that such termination is in the best interests of the City. A Notice of Termination will be effective if delivered to the Respondent at least five (5) calendar days prior to the termination date contained in the notice. The Notice of Termination shall specify the extent to which performance will be terminated, and the date upon which termination becomes effective. An equitable adjustment in the contract price will be made for the completed service, but no amount will be allowed for anticipated profit on unperformed services.

33. **Conflict of Interest and Code of Ethics**. The Respondent represents that it presently has no interest and will acquire no interest, either direct or indirect, which would conflict in any manner with the performance or services required in the contract. Such conflicts shall include but not be limited to the engagement of any services of any person or persons in the employ of the City, on either a full or part-time basis. The Respondent further represents that no person having any such interest will be employed by it/him/her during the agreement term and any extensions.

The Consultant shall promptly notify the City's representative, in writing, by certified mail, of all potential conflicts of interest for any prospective business association, interest, or other circumstance, which may influence or appear to influence the Consultant's judgment or quality of services being provided in the contract. Such written notification must identify the prospective business association, interest or circumstance, the nature of wok that the Consultant may undertake and request an opinion of the City as to whether the association, interest or circumstance would, in the opinion of the City, constitute a conflict of interest if entered into by the Consultant. The City agrees to notify the Consultant of its opinion, by certified mail, within thirty (30) days of receipt of notification by the Consultant.

With respect to this RFQ, if any Respondent violates, directly or indirectly, the ethics provisions of the Florida criminal or civil laws related to public procurement, including, but not limited to, Florida Statutes Chapter 112, Part III, Code of Ethics for Public Officers and Employees, such Respondent will be disqualified from eligibility to perform the work described in this RFQ, and may also be disqualified from furnishing future goods or services to the City, and from submitting any future bids or proposals to supply goods or services to the City.

By submitting an SOQ, the Respondent represents to the City that all statements made and materials submitted are truthful, with no relevant facts withheld. If a Respondent is determined to have been untruthful in its SOQ or any related presentation, such Respondent will be disqualified from eligibility to perform the work described in this RFQ and may also be disqualified from furnishing future goods or services to the City, and from submitting any future bids or proposals to supply goods or services to the City.

By offering a submission to this RFQ, the Respondent certifies that no attempt has been made or will be made by the Respondent to induce any other person or firm to submit or not to submit a submission for the purpose of restricting competition. The only person(s) or principals(s) interested in this submission are named therein and that no person other than those therein mentioned has/have any interest in this submission or in agreement to be entered. Any prospective individual or firm should make an affirmative statement in its proposals to the effect that, to its knowledge, its retention would not result in a conflict of interest with any party.

34. **Nondiscrimination.** In accordance with the provisions of Title VI of the Civil Rights Act of 1964 and Title 15, Part 8 of the Code of Federal Regulations, the City hereby notifies all prospective Respondents that they will affirmatively ensure minority business enterprises will be afforded full opportunity to participate in response to this advertisement and will not be discriminated against on the grounds of race, color or national origin in consideration for an award of contract.

35. **Verification of Employment Status Certification.** In accordance with Florida law, the Consultant shall comply with all applicable provisions of sections 448.09 and 448.095, Florida Statutes, as may be amended. The definitions in section 448.095(1), Florida Statutes, as may be amended, apply to this section of the contract. Consultant shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all employees of Consultant. Consultant may not enter into a contract with a subcontractor to perform work under this contract unless and until the subcontractor registers with and uses the E-Verify system. If Consultant enters into a contract with a subcontractor to perform work under this contract, Consultant must obtain a properly executed affidavit from the subcontractor stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Consultant must maintain copies of all such affidavits for the duration of this contract. The City may terminate this contract for cause if the City determines that Consultant or Consultant's subcontractor has not complied with any applicable provision of sections 448.09 or 448.095, Florida Statutes, as may be amended. The City will terminate this contract for cause if the City has a good faith belief that Consultant has knowingly violated subsection 448.09(1), Florida Statutes, as may be amended. If the City has a good faith belief that a subcontractor knowingly violated section 448.09(1), Florida Statutes, as may be amended, but the City determines that Consultant otherwise complied with section 448.09(1), Florida Statutes, as may be amended, the City will notify Consultant as such, and Consultant must immediately terminate Consultant's contract with said subcontractor. If this contract is terminated under section 448.095(c), F.S.: (a) such termination is not a breach of this contract and may not be considered as such; (b) Consultant may not be awarded a public contract for at least 1 year after the date on which the contract is terminated; and (c) Consultant is liable for any additional costs incurred by the City as a result of the termination of the contract.

36. **Americans with Disabilities Act.** The City does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation for the public meetings specified herein (i.e., mandatory pre-submittal meeting or presentation), should contact the City's Assistant Finance Director at least twenty-four hours in advance of the activity to request reasonable accommodations.

37. **No Consideration of Consultant's Social, Political or Ideological Interests.** Pursuant to section 287.05701, Florida Statutes, as may be amended, the City may not request documentation of or consider any of Consultant's social, political, or ideological interests when determining if Consultant is a responsible Consultant, nor may the City give preference to Consultant based on Consultant's social, political, or ideological beliefs.

38. **Insurance Requirements.**

A. The Consultant is required, at its own cost and expense, to acquire, maintain, and provide evidence of the minimum insurance policies and limits, and keep specified insurance in force until the City accepts that the Consultant has satisfactorily completed all work required under the contract; and cause sub-consultant(s), if utilized, to acquire and maintain the same.

1. The Consultant, if selected, will provide the City with a Certificate or Certificates of Insurance showing the existence of coverage as required by the contract prior to the start of any work under this contract. In addition, the Consultant will provide to the City, if requested in writing, certified copies of all policies of insurance. New certificates and new certified copies of policies shall be provided to the City whenever any policy is renewed, revised, or obtained from other insurers. The City of Treasure Island shall be named as the Certificate Holder.

   The address where such certificates and certified policies shall be sent or delivered is as follows:

   City of Treasure Island
   Attention: Purchasing
   10451 Gulf Blvd.
   Treasure Island, FL 33706

2. All required policies providing liability coverage(s), other than Professional Liability and Workers' Compensation policies, for both Consultant and sub-consultant(s) shall be endorsed to include The City of Treasure Island as an Additional Insured.
3. The Named Insured on the Certificate of Insurance must match the entity's name that responded to the RFQ and is signing the contract with the City.
4. Consultant shall notify the City within twenty-four (24) hours of receipt of any notice of policy expiration, cancellation, nonrenewal, or adverse material change in the required coverages received by Consultant from its insurer.

B. **Specific Insurance Coverages and Limits**

All requirements in this Insurance Section shall be complied with in full by the Consultant unless excused from compliance in writing by the City. The amounts and types of insurance must conform to the following minimum requirements. Current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) policies, forms, and endorsements or broader shall be used where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be acceptable to the City.

Workers' Compensation and Employers' Liability Insurance shall be maintained in force during the term of this contract for all employees engaged in this work under this contract, in accordance with the laws of the State of Florida. The minimum acceptable limits shall be:

1. Workers' Compensation:	Florida Statutory Requirements
Employer's Liability:	$1,000,000 Each Employee
	$1,000,000 Each Employee Disease
	$1,000,000 Aggregate Disease

2. Commercial General Liability Insurance: The Consultant shall provide for all operations, including but not limited to, Independent Contractor, Contractual Liability Premises/Operations, Products/Completed Operations, and Personal Injury. Projects with a Completed Operations exposure are required to maintain coverage for a period of two (2) years beyond final acceptance by the City.

   $1,000,000 Per Occurrence
   $2,000,000 Products/Completed Operations Aggregate
   $1,000,000 Personal/Advertising Injury
   $2,000,000 General Aggregate

3. Business Automobile Liability Insurance: The Consultant shall provide coverage for all owned, hired, and non-owned vehicles.

   $1,000,000 Combined Single Limit Per Accident

4. Professional Liability (Errors and Omissions) Insurance: The Consultant shall provide coverage with at least minimum limits shown below. If "claims made" coverage is provided, "tail coverage" extending three (3) years beyond completion and acceptance of the project with proof of "tail coverage" to be submitted with the invoice for final payment. In lieu of "tail coverage", Consultant may submit annually to the City, for a three (3) year period, a current certificate of insurance providing "claims made" insurance with prior acts coverage in force with a retroactive date no later than commencement date of this contract.

   $1,000,000 Each Occurrence or Claim
   $2,000,000 General Aggregate

   For acceptance of Professional Liability coverage included within another policy required herein, a statement notifying the certificate holder must be included on the certificate of insurance and the total amount of said coverage per occurrence must be greater than or equal to the amount of Professional Liability and other coverage combined.

   The Consultant recognizes that the registered persons practicing engineering with the Consultant as provided in Chapter 471 of the Florida Statutes are not relieved from personal liability for their professional acts and each registered person practicing engineering with the Consultant who performs consulting engineering services for the City pursuant to this contract shall be liable in accordance with section 471.023(3) of the Florida Statutes.

5. Property Insurance: Consultant will be responsible for all damage to its own property, equipment, and/or materials.

C. These insurance requirements shall not limit the liability of the Consultant and/or sub-consultant(s). Any remedy provided to the City by the insurance provided by the Consultant and its consultants or sub-consultants will be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of the Consultant) available to the City under contract or otherwise.

D. All policies shall be written on a primary, non-contributory basis.

E. Insurance Policies, other than Professional Liability, shall include waivers of subrogation in favor of the City.

F. Companies issuing the insurance policy, or policies, shall have no recourse against the City for payment of premiums or assessments for any deductibles which are all at the sole responsibility and risk of the Consultant.

G. All insurance policies must be placed with insurers duly authorized to do business in the State of Florida and have a current AM Best rating of A- VII or better.

H. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

I. Receipt of certificates or other documentation of insurance or policies or copies of policies by the City, or by any of its representatives, which indicates less coverage that is required, does not constitute a waiver of the Consultant's obligation to fulfill the insurance requirements specified in this contract.

J. Precaution shall be exercised at all times by the Consultant for the protection of all persons, including employees, and property. The Consultant shall be expected to comply with all applicable laws, regulations, or ordinances related to safety and health, and shall make special efforts where appropriate to detect hazardous conditions and shall take prompt action where loss control/safety measures should reasonably be expected.

The City may order work to be stopped if conditions exist that present immediate danger to persons or property. The Consultant acknowledges that such stoppage will not shift responsibility for any damages from the Consultant to the City.

K. No Waiver. Neither approval nor failure to disapprove insurance furnished by the Consultant or its sub-consultant will relieve the Consultant or sub-consultant from responsibility to prove insurance as required.

L. Indemnification Requirements. The Consultant must agree to a provision requiring that it indemnify, defend, and hold harmless the City, any federal, county or municipal funding agency, and all of their officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by Consultant, its agents, or employees during the performance of the contract.

39. **No Contract Funds to be Used for Identification Documents for Those Not Lawfully in U.S.** Consultant agrees that Consultant does not and will not, nor will it allow a subcontractor to, use any funds from the City for the purpose of issuing an identification card or document to any individual who does not provide proof of lawful presence in the United States.

40. **Conflicts of Interest.** The Consultant represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of Treasure Island for review or approval and further agrees that during the term of this agreement, the Consultant will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of Treasure Island for review or approval.

41. **Foreign Country of Concern Disclosure Certification.** This certification is applicable if the offer exceeds $100,000. Pursuant to section 286.101, Florida Statutes, the Consultant is required to disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern, as defined below, if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. For purposes of this section, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern. Consultant's disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder. Note that within one (1) year before proposing any contract to the City, such entity must provide a copy of such disclosure to the Florida Department of Financial Services.

    By executing this certification, the Consultant certifies that it either has, or will prior to contract award, disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern (CHECK "NONE" IF NONE EXISTS).

    □ NONE

    OR

    □ CURRENT OR PRIOR INTEREST WITH FOREIGN COUNTRY OF CONCERN

    If this option is selected, in the space below, provide:

    - The name and mailing address of the disclosing entity;
    - The amount of the contract or gift or grant or the value or the interest disclosed;
    - The applicable Foreign Country of Concern;
    - The date of the termination of the contract or interest;
    - The date of the receipt of the grant or gift;
    - The name of the agent or controlled entity that is the source or interest holder; and
    - State whether within one (1) year before submitting this offer, such entity provided a copy of the disclosure to the Florida Department of Financial Services.

ANY AND ALL SPECIAL CONDITIONS AND SPECIFICATIONS ATTACHED TO THIS AGREEMENT WHICH VARY FROM THESE GENERAL CONDITIONS WILL HAVE PRECEDENCE

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM AGREES TO COMPLY WITH AND ACCEPTS THE GENERAL CONDITIONS.

Signature:_____ Date:_____

Printed Name:_____

RAFTELIS

City of Treasure Island

Commercial Redevelopment Master Plan

STATEMENT OF QUALIFICATIONS / 26-009 / FEBRUARY 6, 2026

Addressed to: David Green, Assistant Finance Director
Firm: Raftelis Financial Consultants, Inc.
Address: 341 N. Maitland Ave, Suite 300, Maitland, FL 32571
Point of Contact: Thierry Boveri, Senior Vice President
P:407.421.1400 / E:tboveri@raftelis.com



TAB 1 - TABLE OF CONTENTS

RAFTELIS CHARITABLE GIFT FUND

Giving back

The Raftelis Charitable Gift Fund seeks to make a difference on issues that matter to our clients and employees by helping build sustainable, inclusive communities locally and worldwide. We do this by allocating company profits and employee contributions of time and money. We support organizations that:

- Promote efficient, sustainable resource use
- Advance diversity, equity, and inclusion within the public sector
- Invest in access to clean water and sanitation
- Help vulnerable communities by addressing affordability issues

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Photo on cover courtesy of Joseph Kellner (Unsplash)

RAFTELIS

TAB 2 – COVER LETTER

February 6, 2026

Mr. David Green, Assistant Finance Director
City of Treasure Island City Hall
10451 Gulf Boulevard
Treasure Island, FL33706

Subject: Statement of Qualifications for Commercial Redevelopment Master Plan (RFQ 26-009)

Dear Mr. Green:

Raftelis is excited to submit our qualifications to assist the City of Treasure Island (City) with the creation of a Commercial Redevelopment Master Plan, including a roadmap and a vision for the future. We understand that the City seeks a master plan to guide long-term vision, strategy, and resource allocation over the next ten years; to identify potential investment opportunities, align your current plans with the future vision, improve the public realm and enhance the community experience. We recognize the critical need for a roadmap that reflects the **planning, redevelopment and resource needs of your diverse community**, grounded in organizational capacity. Raftelis offers the City distinct advantages for this work, aligned with your evaluation criteria:

- **A Team with Specific Local Knowledge and Expertise:** We have assembled a team of professional AICP planners, financial experts, community engagement specialists, facilitators, and strategic planners to support this project. Our Senior Manager for Strategic Communications served as the Communications Manager for Pinellas County, and our Project Manager/Lead Facilitator is a community engagement expert and was a Community Development Director/Economic Development Director/URA Executive Director and is based in Cape Coral, Florida. Our finance team is based in Orlando, Florida and has completed similar projects in Florida and has worked with Treasure Island in the past.
- **Proven Public Sector Expertise:** Our passion for public sector financial work, strategic planning, facilitation and planning combined with our experience as former local government leaders, ensures we understand the constraints and context of municipal operations.
- **Expert Consensus Building:** We excel at facilitating conversations that lead to consensus among diverse stakeholders, including community members, elected officials, and staff—to achieve the broad buy-in necessary for a sustainable plan. Our robust engagement strategy is designed to capture all perspectives effectively.
- **Sustainable and Engaging Deliverables:** Our deliverables are concise, visually engaging, and utilize creative graphics to maximize internal adoption and external communication.
- **Actionable Results:** As former local government leaders, we ensure the plan is both visionary and strategic but also practical, delivering clear, measurable goals and objectives, and with actionable steps.

Raftelis understands that, beyond the technical competencies that must be completed as a part of the project, the City is also looking for some visioning, future focused planning, aspirational goals for redevelopment, and alignment with the community and the resources available. The outcomes listed in the Request for Qualifications are values based, financially grounded, and visionary. We understand that our collaboration and processes will result in the following: include:

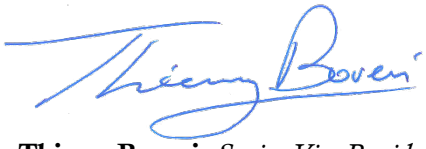
- Strengthening the community's economic base and vitality for the future
- Revitalizing underperforming and aging commercial areas not just through a financial lens but also a design lens
- Expanding and modernizing the city's mix of commercial uses and spaces through community support

- Encouraging mixed use and higher value development where appropriate that honors the quality of life in Treasure Island but also allows new opportunities to be considered
- Aligning the regulations, tools and incentives with the desired outcomes so that there is a path forward

We are confident our collaborative approach will provide the City of Treasure Island with the clear, implementable direction it seeks for the future. All of the outcomes will position the City for long term fiscal sustainability and create the foundation for a beautiful, thriving commercial core that residents and visitors will be drawn to and support.

Raftelis works with communities across the country that desire the same outcomes, working with the whole community to determine the benefits and costs of making policy changes and built environment changes. We've completed feasibility studies, strategic plans, financial assessments, and community engagement processes that create lasting, measurable changes within communities. We would be honored to continue our relationship with Treasure Island by partnering with you on this project. I am authorized to represent the firm. Please contact me with any questions.

Sincerely,



Thierry Boveri, *Senior Vice President*
P: 407.421.1400 / E: tboveri@raftelis.com

TAB 3 - REQUIRED FORMS

SECTION IV
PROPOSAL FORMS

QUALIFICATIONS STATEMENT

SUBMITTED BY:

Official Name of Firm: Raftelis Financial Consultants, Inc.

Address: 341 N. Maitland Avenue, Suite 300
Maitland, FL 32751

SUBMITTED TO: City of Treasure Island – RFQ 26-009

SUBMITTED FOR: Commercial Redevelopment Master Plan

PROPOSERS CONTACT INFORMATION:

Contact Person: Michelle Ferguson

Title: Executive Vice President

Phone: 513.221.0500

Email: mferguson@raftelis.com

Signature: Michelle Ferguson

AFFILIATED COMPANIES:

Name:

Address:

TYPE OF ORGANIZATION *(select one)*:

SOLE PROPRIETORSHIP

Name of Owner: _____

Doing Business As: _____

Date of Organization: _____

PARTNERSHIP

Date of Organization: _____

Type of Partnership (General or Limited): _____

Name and Address of Each Partner: _____

_____

_____

CORPORATION

State of Incorporation: North Carolina

Date of Incorporation: April 23, 2004

Executive Officers

- Chief Executive Officer: Peiffer Brandt

- President: Peiffer Brandt

- Vice President(s): Stacey Aukamp, Thomas Beckley, Thierry Boveri, Catherine Carter, Rocky Craley, Joseph Crea, Todd Cristiano, Collin Drat, Michelle Ferguson Angie Flores, David Fox, Steve Gagnon, Rick Giardina, Anthony Hairston, Murray Hamilton, Nancy Hetrick, Jonathan Ingram, Bart Kreps, Melissa Levin, Henrietta Locklear John Mastracchio, Scott Parker, Jan Perkins, Jennifer Porter, Douglas Spiers Jennifer Tavantzis, Henry Thomas, Catherine Tuck Parrish, Aditya Ramamurthy,

- Treasurer: N/A

- Secretary: Christine McIntyre, Chief Financial Officer

LIMITED LIABILITY COMPANY

State of Organization: _____

Date of Organization: _____

Members: _____

_____

_____

JOINT VENTURE

State of Organization: _____

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____

- Address: _____

_____

Joint Venture Managing Partner

- Name: _____

- Address: _____

_____

Joint Venture Managing Partner

- Name: _____

- Address: _____

_____

PROPOSERS GENERAL INFORMATION

Type of License: Florida Division of Corporations

License Number: F05000000923

Years of Business under License Number: 21

If nonresident, proof of authority to do business in the State of Florida (*Attach with form submission*).

Is this organization an equal employment opportunity employer?

(YES) NO

Does this organization have a Drug-Free Workplace program pursuant to Section 287.087, Florida Statutes? *If yes, include Attachment in this Section.*

(YES) NO

CERTIFICATIONS

CERTIFIED BY:

Disadvantage Business Enterprise: _____

Minority Business Enterprise: _____

Woman Owned Enterprise: _____

Small Business Enterprise: _____

Other (_____): _____

PROPOSERS SPECIFIC INFORMATION

Previous Experience:

Has any firm listed ever failed to complete a contract awarded to it?

YES (NO)

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a contract awarded to them in their name or when acting as a principal of another entity?

YES (NO)

If YES to either of the two questions above, list as an attachment and state why. Include each project's contact information.

DRUG-FREE WORKPLACE CERTIFICATE

IDENTICAL TIE PROPOSALS: Pursuant to Section 287.087 of the Florida Statutes, preference will be given to businesses with Drug-Free Workplace Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a Drug-Free Workplace Program will be given preference in the award process. Established procedures for processing tie Proposals will be followed in the event that none of the tied Proposers have a Drug-Free Workplace Program. In order to have a Drug-Free Workplace Program, a business must:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2) Inform employees about the dangers of drug abuse in the workplace, the company's policy of maintaining a Drug-Free Workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3) Give each employee engaged in providing the commodities or contractual services that are under the proposal a copy of the statement specified in subsection (1).
4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under the proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 of the Florida Statutes, or of any controlled substance law of the United States or any state, for a violation occurring in the work place no later than five (5) days after such conviction or plea.
5) Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted or who has pled.
6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Michelle Ferguson
Signature

2/6/2026
Date

Michelle Ferguson
Printed Name

ADDENDA ACKNOWLEDGEMENT FORM

This form must be submitted with all Statements of Qualifications, regardless of whether or not any addendum was issued.

ACKNOWLEDGEMENT is hereby made of receipt of the following addenda issued during the response period, if any:

	Signature	Date
Addendum No. 1	Michelle Sayre	1/22/26
Addendum No. 2		
Addendum No. 3		
Addendum No. 4		
Addendum No. 5		
Addendum No. 6		

PUBLIC ENTITY CRIMES STATEMENT

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES.

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Treasure Island
(Print name of the public entity)
by Elaine Conti, Chief Administrative Officer
(Print individual's name and title)
for Raftelis Financial Consultants, Inc.
(Print name of entity submitting sworn statement)
whose business address is 341 N. Maitland Avenue, Suite 300
Maitland, FL 32751
and (if applicable its Federal Employer Identification Number) is 20-1054069
(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:_____).

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(l)(a), Florida Statutes, means: a predecessor or successor of a person convicted of a public entity crime: or an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives' partners, shareholders, employees, members and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair

market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in paragraph 287.133(1)(e), Florida Statues, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract in which proposals or applies to id on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in management of an entity.

6. I understand that a person or affiliate who has been placed on the convicted vendor list following the conviction for a public entity crime, may not submit a proposal, proposal or reply on a contract to provide goods or services to a public entity, may not submit a proposal, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals, proposals, or replies on leases of real property to a public entity, may not be awarded or perform work as a Consultant, supplier, cub-consultant, or Consultant under a contract with a public entity, and may not transact business with any public entity in excess of the threshold amount as provided in Section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

7. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting the sworn statement. (Please indicate which statement applies.)

☑ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholder, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer and the State of Florida, Division of Administrative Hearings and the Final Order entered by the hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALANDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017 FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Elaine Conti
(Signature)

Sworn to and subscribed before me by means of (select one): [√] physical presence or [ ] online notarization, this 5th day of February, 2026, by Elaine Conti, who is [select one:]

[√] personally known to me –**or**— [ ] has produced a Florida driver's license as identification.

Personally known √

OR Produced Identification _____

_____
(Type of identification)

Megan P. Whalen
Notary Public – State of North Carolina

My Commission Expires 1/30/2030

Megan P. Whalen
(Printed, typed or stamped commissioned name of notary public)

MEGAN P. WHALEN
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
January 30, 2030

ANTI-HUMAN TRAFFICKING AFFIDAVIT

Instructions: This form must be completed by an officer or representative of an entity entering into, renewing, or extending, a contract with the City of Treasure Island.

The undersigned, on behalf of Raftelis Financial Consultants, Inc. ("Consultant"), hereby attests as follows:

A. Consultant understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City of Treasure Island from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows:

- **"Coercion"** means: **(1)** using or threatening to use physical force against any person; **(2)** restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; **(3)** using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; **(4)** destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; **(5)** causing or threatening to cause financial harm to any person; **(6)** enticing or luring any person by fraud or deceit; or **(7)** providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.
- **"Labor"** means work of economic or financial value.
- **"Services"** means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs.

B. Consultant hereby attests, under penalty of perjury, that Consultant does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes.

I, the undersigned, hereby represent that I make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of Vendor. **Under penalties of perjury, I declare that I have read the forgoing document and that the facts stated in it are true.**

Authorized Signature: Elaine Conti Date: 1/27/2026

Printed Name: Elaine Conti Title: Chief Administrative officer

STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 27th day of January, 2026, by Elaine Conti, as Chief Administrative officer on behalf of the company/corporation. They ☑ are personally known to me or ☐ have produced _____ as identification.

Megan P. Whalen
Signature of Notary Public

Megan P. Whalen
Name of Notary Typed, Printed or Stamped

My Commission Expires: 1/30/2030

MEGAN P. WHALEN
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
January 30, 2030

ANY AND ALL SPECIAL CONDITIONS AND SPECIFICATIONS ATTACHED TO THIS AGREEMENT WHICH VARY FROM THESE GENERAL CONDITIONS WILL HAVE PRECEDENCE

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM AGREES TO COMPLY WITH AND ACCEPTS THE GENERAL CONDITIONS.

Signature: _____ Date: 2/6/2026

Printed Name: Michelle Ferguson

E-Verify

Company ID Number: 266589

Approved by:

Employer Raftelis Financial Consultants, Inc.	
Name (Please Type or Print) Diane Adams	**Title**
Signature Electronically Signed	**Date** 10/21/2009
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	**Title**
Signature Electronically Signed	**Date** 10/21/2009

State of Florida
Department of State

I certify from the records of this office that RAFTELIS FINANCIAL CONSULTANTS, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on February 10, 2005.

The document number of this corporation is F05000000923.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 15, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifteenth day of January, 2025



Secretary of State

Tracking Number: 3644060701CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Client#: 1722483 RAFTEFIN

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Susan McCormack	
USI Insurance Svc Charlotte CL 6100 Fairview Road, Suite 1400 Charlotte, NC 28210-3293 704 543-0258	PHONE (A/C, No, Ext): 980-265-5819	FAX (A/C, No):
	E-MAIL ADDRESS: susan.mccormack@usi.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Federal Insurance Company	20281
INSURED Raftelis Financial Consultants, Inc. 227 West Trade Street, Ste. 1400 Charlotte, NC 28202	INSURER B : Chubb National Insurance Company	10052
	INSURER C : Travelers Casualty & Surety Co. of Amer	31194
	INSURER D : ACE American Insurance Company	22667
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY	X	X	36083016	01/21/2026	01/21/2027	EACH OCCURRENCE	$1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$10,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						PERSONAL & ADV INJURY	$1,000,000
	[ ] OTHER:						GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
								$
A	AUTOMOBILE LIABILITY	X	X	73648269	01/21/2026	01/21/2027	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	[ ] UMBRELLA LIAB [X] OCCUR	X	X	56726414	01/21/2026	01/21/2027	EACH OCCURRENCE	$5,000,000
	[X] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$5,000,000
	[ ] DED [X] RETENTION $0							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		X	71839613	01/21/2026	01/21/2027	[X] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N]	N / A					E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
C	Crime			107207373	01/21/2026	01/21/2027	$1,000,000	
D	Cyber			D02819028	01/21/2026	01/21/2027	$5,000,000	
D	Professional			D02819028	01/21/2026	01/21/2027	$5,000,000 Per Claim	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is included as an Additional Insured with respect to General Liability, Automobile and Umbrella will follow form as per written contract. The coverage afforded to the Additional Insured is on a Primary and Non-Contributory basis for General Liability, Automobile and Umbrella if required by written contract. Waiver of Subrogation applies to General Liability, Automobile, Workers Compensation and Umbrella policies in favor of the above listed Additional Insured per written contract. A 30 day notice of

(See Attached Descriptions)

CERTIFICATE HOLDER	CANCELLATION
To Whom it May Concern	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Paula B Bulman

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DESCRIPTIONS (Continued from Page 1)

cancellation will be given except for non-payment of premium will be 10 days if required by written contract.

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Profit Corporation
RAFTELIS FINANCIAL CONSULTANTS, INC.

Filing Information

Document Number	F05000000923
FEI/EIN Number	20-1054069
Date Filed	02/10/2005
State	NC
Status	ACTIVE

Principal Address

227 West Trade Street
Suite 1400
Charlotte, NC 28202

Changed: 02/09/2017

Mailing Address

227 WEST TRADE STREET
SUITE 1400
CHARLOTTE, NC 28202

Changed: 07/06/2016

Registered Agent Name & Address

HAIRSTON, ANTHONY
463 Wilford Avenue
Longwood, FL 32750

Name Changed: 01/23/2015

Address Changed: 01/23/2015

Officer/Director Detail

Name & Address

Title CORPORATE SECRETARY

McIntyre, Christine
227 West Trade Street
Suite 1400
Charlotte, NC 28202

Title President, CEO

BRANDT, PEIFFER A.
227 West Trade Street
Suite 1400
Charlotte, NC 28202

Title Chairman

Burns, Bernard
227 West Trade Street
Suite 1400
Charlotte, NC 28202

Title Executive Vice President

Conti, Elaine V, EVP
227 West Trade Street
Suite 1400
Charlotte, NC 28202

Annual Reports

Report Year	Filed Date
2023	02/23/2023
2024	02/08/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	View image in PDF format
02/08/2024 -- ANNUAL REPORT	View image in PDF format
02/23/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
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02/22/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
07/06/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
05/06/2016 -- ANNUAL REPORT	View image in PDF format
12/10/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
01/31/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format

02/29/2008 -- ANNUAL REPORT	View image in PDF format
02/25/2007 -- ANNUAL REPORT	View image in PDF format
07/19/2006 -- ANNUAL REPORT	View image in PDF format
02/10/2005 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations

TAB 4 - PROJECT APPROACH AND UNDERSTANDING

Who We Are

RAFTELIS: HELPING LOCAL GOVERNMENTS AND UTILITIES THRIVE.

Since our founding in 1993, local government and utility leaders have partnered with Raftelis to transform their organizations by enhancing performance, planning for the future, identifying top talent, improving their financial condition, and telling their story. We've helped more than 700 organizations in the last year alone. We provide trusted advice, and our experts include former municipal and utility leaders with decades of hands-on experience running successful organizations. People who lead local governments and utilities are innovators—constantly seeking ways to provide better service to the communities that rely on them. Raftelis provides management consulting expertise and insights that help bring about the change that our clients seek.

We believe that Raftelis is the *right fit* for this project. We provide several key factors that will benefit the City and help to make this project a success.

RESOURCES AND EXPERTISE: This project will require the resources necessary to effectively staff the project and the skillsets to complete all required components. With more than 190 consultants, Raftelis has one of the largest local government management and financial consulting practices in the nation. Our depth of resources will allow us to provide the City with the technical expertise necessary to meet your objectives. In addition to having many of the industry's leading management and financial consultants, we also have experts in key related areas, like stakeholder engagement and data analytics, to provide additional insights as needed.

DECADES OF COLLECTIVE EXPERIENCE: Our associates and subject matter experts have decades of experience strengthening local municipalities and nonprofit organizations. They've served in a wide range of positions, from city manager to public works director to fire chief.

PERSONAL SERVICE FROM SENIOR-LEVEL CONSULTANTS: You appreciate it when deadlines are met, phone calls are returned, and your challenges are given in-depth, out-of-the-box thinking. While other firms may assign your business to junior-level people, our approach provides exceptional service from senior-level consultants.

NICHE EXPERTISE: Our expertise lies in strengthening public-sector organizations. We're consulting specialists rather than generalists, focusing our strengths to do a highly effective job for a specific group of clients.

Project Approach and Understanding

Initial Task – Project Initiation

We will begin our project with a Kick-off Meeting. We will review and determine all the details about the schedule, process, and deliverables, and discuss the specifics of community engagement, workshops, document review, dates, and other logistics. Based on this we'll create a project work plan to help manage the work flow and approach. The success or failure of any consulting engagement is defined by the effectiveness of communication between the client and consultant and among the project team members. A cornerstone of Raftelis' success is our commitment to regular, fully transparent, and highly effective communication with each client, as well as within our project teams.

After our Kick-off Meeting our regular updates, phone calls, and emails will continuously guide the overall project. We recommend a regular check-in video conference throughout the process which allows us to update your team regularly, get feedback, address any questions, and immediately make any changes or course corrections during the process.

As a concurrent phase, we conduct all our document review and research to gain a deeper understanding of the background, current status and needs of the organization and community. We review all relevant documents, including land use, budgets, master plans, current and past strategic plans, regional plans, partners'/stakeholders' plans, and more. Our research will also include community and regional demographics that affect the master plan, best practices deployed by your peer communities in the state, and partner plans that can potentially integrate with or leverage results for your current goals. This data will drive the conversation with the community and the financing possibilities.

Meetings:
- In person project Kick-off Meeting
- Ongoing meetings as needed

Deliverables:
- Data/document request
- Logistics and timeline
- Project work plan

Task 1 – Evaluate, Inventory and Identify Conditions, Constraints and Market Baseline

Our approach to the baseline phase is designed to move beyond a simple "snapshot" of the City today. We focus on uncovering the "why" behind current conditions to ensure the eventual Master Plan is both strategic and actionable. We will perform a deep-dive analysis of the John's Pass, Resort, Downtown Core, Downtown Gulf, and Yacht Club areas through the following tasks:

A. Land Use, Zoning, and Physical Assessment

We will conduct a comprehensive review of existing land use and zoning regulations to identify where current rules support or hinder the City's redevelopment goals. Our team will perform on-site assessments to evaluate building conditions and identify key parcels that serve as the "anchors" of each district. This physical inventory ensures that our redevelopment scenarios are grounded in the reality of what is currently on the ground.

B. Demographic and Market Opportunity Profiling

To build a sustainable roadmap, we must understand the "Market Baseline." We will develop a concise profile of Treasure Island's demographics and economic trends. This isn't just a data dump; we will specifically identify "market gaps" - opportunities where the current retail, office, or hospitality mix isn't meeting the needs of residents and visitors. This ensures the Plan positions the City for long-term fiscal sustainability.

C. Public Facilities as Community Amenities

Redevelopment doesn't happen in a vacuum. We will inventory nearby public facilities, parks, plazas, and civic buildings—and assess them as amenities that can drive private investment. By understanding the "connective tissue" between public assets and private parcels, we can identify ways to enhance the overall quality of life within each district.

D. Opportunity Site and Character Area Identification

We will identify and map "opportunity sites," including vacant parcels and underutilized buildings that are ripe for revitalization. Beyond just tax records, we will look at "character areas" to ensure that new development respects the unique coastal identity of Treasure Island while modernizing its commercial spaces.

E. Infrastructure Capacity and Constraint Evaluation

Practical redevelopment requires a clear understanding of what's happening "under the hood." Our team will evaluate the capacity of existing assets—including stormwater, sewer, utilities, roads, and parking. We will identify specific constraints that may limit growth and provide creative, engineering-backed recommendations to solve these issues, ensuring the City's infrastructure can support the vision of the Master Plan.

KEY DELIVERABLE:

- **Existing Conditions, Constraints, and Market Baseline Report:** A highly visual, easy-to-understand document that serves as the foundation for the Visioning phase, providing a clear "Starting Line" for the community and stakeholders.

Engagement:	Deliverables:
• Meetings as needed	• Demographic, economic and market opportunity profile • Report: Inventory and assessment of public facilities as amenities • Report: Identify and rank high value opportunities (sites, vacant parcels, underutilized buildings, key character areas) • Report: Recommendations on infrastructure capacity constraints related to growth potential

Task 2 – Visioning, Guiding Principles and Community Engagement

We have deep experience in establishing and working with diverse community groups during a planning process. Our approach includes materials, education, and information; and a facilitation approach that recognizes, honors, and builds upon inclusive opinions. In order to help the community engage with both the process and the resulting master plan into the future, we will facilitate meetings and create engagement opportunities that support collaborative thinking, creativity, inclusivity, and curiosity. We will use the data gathered by the City and Raftelis as a baseline to create communication documents that will help inform and support the community interaction.

We are recommending several approaches to community engagement, and that feedback will be distilled into key themes and be incorporated into the Vision Statement and Guiding Principles. The most successful Master Plans are those that

reflect the collective soul of the community. In this phase, we move beyond "telling" and start "listening." Our goal is to bring diverse voices together—residents, business owners, and city leaders—to build a shared Vision for Treasure Island's future.

A. Inclusive Project Kick-off

We don't believe in boring meetings. We will launch the project with an interactive "Community Kick-off" event designed to generate excitement and transparency. This session will be open to all stakeholders, providing a clear overview of the project's goals and giving everyone a seat at the table from Day One.

B. Comprehensive Engagement Plan

Engagement is not a checkbox; it is a conversation. We will facilitate a multi-layered engagement strategy that includes:

- **Targeted Workshops:** Interactive sessions where participants can roll up their sleeves and map out their ideas for the five key districts.
- **Community Surveys:** Digital and physical tools to reach those who can't attend meetings, ensuring we capture a statistically diverse range of opinions.
- **Listening Sessions:** Focused "deep dives" with commercial property owners and business partners to understand the specific needs of the local economy.

C. Crafting a Concise Vision & Guiding Principles

Using the feedback gathered, we will distill thousands of comments into a single, powerful Vision Statement supported by a set of "Guiding Principles." These principles act as a "litmus test" for the rest of the project—whenever the City faces a tough decision, we will look back at these principles to ensure we are staying true to what the community asked for.

D. Inspiring Visual Diagrams and Sketches

Words are important, but pictures tell the story. Our team will produce simple, inspiring diagrams and "vision sketches" that illustrate the community's desired future character. These visuals make the abstract concepts of "vibrancy" and "mixed-use" feel real and attainable, providing a preview of the commercial character Treasure Island strives to achieve.

KEY DELIVERABLE:

- **Vision & Guiding Principles Summary:** A vibrant, easy-to-read summary that documents the engagement process and codifies the community's "marching orders" for the Master Plan.

Critical to the community visioning will include conversations and ideas about "what could be" to elicit feedback and reactions. These simple yet engaging drawings will show various options for massing and height at specific locations as a method of gaining inspiration as well as direction for the City.

Engagement:

- Open House Community Kickoff
- Community Workshops/Listening Sessions
- Surveys online and in person
- Engagement at various events and locations
- "On Location" Engagement at specific locations within the community
- Community Visioning Session

Deliverables:

- Public Engagement and Communication Plan
- Communication materials for print, web, and meetings as needed
- Key Themes from Community Feedback
- Community Vision Statement
- Community Guiding Principles
- Simple yet inspiring diagrams and sketches of what could be

Task 3 – Land Use and Redevelopment Scenarios and Feasibility

Building on the community engagement in the Visioning phase as well as the research and document review and Task 2, our team will transition from "what could be" to "what will work." We will develop district-specific scenarios that balance the community's aesthetic desires with the economic realities of the development market. Our work in this phase is designed to remove the guesswork for the City and future private partners. Part of this work will involve evaluating barriers in current land use and zoning policy and procedures as well as long range master plans. We will then prepare some conceptual opportunities for redevelopment and land use that will include modeling height and mass options.

A. Regulatory Barrier Analysis

We will perform a "stress test" on current zoning codes for each of the five districts. By identifying specific barriers—such as restrictive height limits, Floor Area Ratio (FAR) imbalances, or outdated parking requirements—we can pinpoint exactly what needs to change to make high-value, mixed-use development a reality.

B. District-Specific Redevelopment Concepts

We will prepare custom land use alternatives for John's Pass, the Resort area, Downtown Core, Downtown Gulf, and the Yacht Club. These concepts won't be one-size-fits-all; they will be tailored to the unique "vibe" and market potential of each area, ensuring a modernized mix of commercial uses that strengthen the City's economic base.

C. 3-D Massing and Visual Modeling

To help the community "see" the future, we will create simple massing models for key redevelopment opportunities. These models are essential for facilitating consensus, as they allow stakeholders to understand the scale, density, and "feel" of proposed buildings before a single brick is laid.

D. Commercial Space & Design Guidance

Successful commercial districts require more than just buildings; they require a "sense of place." We will provide specific guidance on building forms, storefront designs, and transitions between different heights and intensities. This ensures that new development is beautiful, functional, and pedestrian-friendly.

E. Deep-Dive Site Feasibility (±3 Acres)

In each district, we will select at least one catalytic site (approximately 3 acres) for an in-depth feasibility evaluation. We will run the numbers to determine if current or proposed rules support project viability. We categorize these as: *Feasible*, *Feasible with Modifications*, or *Not Feasible*. This "reality check" saves the City years of chasing projects that the market cannot sustain.

F. Identifying Catalytic Public Investments

Private investment often follows public commitment. We will identify specific "catalytic" public projects—such as streetscape improvements, public parking, or utility upgrades—that will "unlock" private interest and accelerate commercial investment in each unique district.

KEY DELIVERABLE:

- **Land Use & Redevelopment Scenarios and Feasibility Studies Package:** A comprehensive toolkit including site-specific testing, graphics, and financial viability results that provide a clear roadmap for the City's future growth.

As we perform these planning and conceptual activities, we will work with the City to identify which potential redevelopment options need to be further studies so that we can then conduct a comprehensive feasibility evaluation, which will highlight whether the City's existing policies and regulations will support those types of redevelopment or need to be modified. Raftelis will also suggest public investment opportunities that have been proven to provide accelerated private and public investment.

Meetings:
- Internal staff meetings as needed

Deliverables:
- Report on barriers for redevelopment
- Land use alternatives and concepts for each area
- Simple concept plans and massing models for identified redevelopment opportunities
- Diagrams and graphics for simple concept plans
- Comprehensive feasibility evaluation for at least one opportunity in each area
- Identification of public investments to serve as a catalyst for private investment within each area

Task 4 – Evaluate, Review and Identify Mobility and Parking Feasibility

A vibrant commercial district only works if people can get to it—and move through it—with ease. Our approach to mobility and parking focuses on creating a "seamless journey" for residents and visitors alike. We don't just count cars; we look at how to balance vehicle access with a safe, walkable, and "island-friendly" environment. Raftelis will research and review (as part of Task 2 and Task 4) any studies completed for the City focused on parking, mobility, traffic and transportation and provide a high level evaluation of parking opportunities and constraints in each district. We will create recommendations on the current amount of parking, how that parking is being utilitized and could be utilized, circulation, demand and management options, improve the experience of residents and visitors to each district.

A. Multi-Modal Evaluation and Parking Strategy

We will begin with a "reality check" of the current situation. By reviewing past studies and conducting fresh evaluations for each of the five districts, we will analyze current supply, peak utilization, and circulation patterns. We will move beyond traditional "more asphalt" solutions to provide sophisticated management options—such as shared parking strategies or parking structure feasibility—designed to enhance the user experience while maximizing land value.

B. "Quick-Build" Mobility Improvements

Success shouldn't always take ten years. We will identify "Quick-Build" projects that the City can implement almost immediately to see results. These include "low-cost, high-impact" improvements like enhanced crosswalks, tactical traffic calming, strategic sidewalk widening, and expanded bike amenities. These "early wins" improve safety and signal to the private market that the City is serious about creating a pedestrian-friendly atmosphere.

C. Long-Term Infrastructure for Growth

To support the redevelopment scenarios identified in Task 3, we will craft a long-term mobility roadmap. This plan will anticipate the needs of future growth, ensuring that as more residents and visitors arrive, the transportation network (including transit, micro-mobility, and vehicles) expands in a way that preserves the City's unique coastal character. We focus on creating a network that works for everyone—whether they are on two wheels, four wheels, or on foot.

KEY DELIVERABLE:

- **Mobility & Parking Evaluation Report:** A data-driven yet easy-to-navigate strategy included within the final Master Plan package, providing both immediate fixes and long-term infrastructure solutions.

Our report will identify two important areas:

1. Quick wins in mobility improvements that might include bike amenities, pedestrian amenities, improved safety in crosswalks, traffic calming, and sidewalks.
2. Longer term capital improvmenet investments for future growth that would accommodate visistors, businesses, residents and employees.

Meetings:	Deliverables:
• Internal staff meetings	• Recommendations for parking opportunities and constraints • Report on mobility improvement for quick wins and longer-term investments.

Task 5 – Economic Vitality and Housing

A Master Plan is only as strong as the economy that supports it. Our approach to Task 5 focuses on creating a "Resilient Treasure Island"—one that balances a world-class hospitality experience with a diverse local business ecosystem and housing options that allow the workforce and residents to thrive.

In this task we will develop a fiscal impact analysis template/model that can be used to evaluate the fiscal impact of alternative develop possibilities, including not only proposed developments, but also to test scenarios of potential development in various parts of the City. In evaluating any development it is important to understand

1) the revenue to be generated in terms of property taxes, sales tax (as applicable), fees
2) any opther revenues that will be generated by the development
3) to evalute the marginal impact of the development upon expenses, such as additonal law enforcement costs, fire protection costs, permit inspections costs, etc.

Our fiscal impact template will consider all of the identified revenues and expenses that will result from the subject developments being analyzed. Also, our template will consider the timing of the development and will have the capibility of considering alternative absorbtion rates for transfer of ownership of properties and the resultant timing for realization of revenues and expenses associated with the development.

A. Market-Driven Investment Opportunities

We will identify specific, high-value opportunities for new office, retail, and hospitality development within each of the five districts. By aligning our market analysis with the unique "personality" of each area, we provide the City with a toolkit of tools and incentives designed to attract high-quality private investment that pays dividends for years to come.

B. Small Business Support & Economic Diversification

Treasure Island's "small town" charm and character is one significant competitive advantage. We will recommend strategies to protect and grow small businesses while diversifying the local economy. Our goal is to ensure the City isn't over-reliant on any one sector, creating a stable tax base that can weather shifting economic tides.

C. Activation through Arts, Culture, and Entertainment

Commercial districts need "gravity" to pull people in. We will identify opportunities for enhanced activation—including public art, cultural programming, and entertainment nodes—that drive foot traffic and encourage visitors to stay longer and spend more. We look at activation as an economic engine that turns a "commercial area" into a "destination."

D. Regulatory Roadmap for Diverse Housing

Sustainable redevelopment requires a place for people to call home. We will study local, county, and state regulations to identify creative ways to integrate more housing into the commercial districts. From "missing middle" housing to workforce-attainable units, we will provide actionable recommendations that allow people who work in Treasure Island to live in Treasure Island, reducing traffic and strengthening the community fabric.

KEY DELIVERABLE:

- **Economic Vitality & Housing Strategy:** A roadmap for growth (included in the Final Plan) that provides a clear "pitch" to developers while safeguarding the local economy and community identity.

Meetings:
- Internal staff meetings

Deliverables:
- Pro forma templates
- Report on financing tools

Task 6 – Fiscal and Financial Modeling and Economic Impact Analysis

A Master Plan must be more than visionary; it must be fiscally responsible. This task is focused on the best practices and real life application of incentives and P3 (public private partnership) funding for Treasure Island. Our team will ground every redevelopment scenario in a rigorous financial framework. By modeling the "dollars and cents" of the plan, we provide the City with the confidence that the proposed improvements will generate the necessary revenue to sustain public services and infrastructure for the long term.

A. Current Fiscal Baseline

We begin by establishing a clear understanding of the present. We will evaluate the current fiscal performance of each district, including property tax revenues, sales tax estimates, and parking revenues. Crucially, we offset these by analyzing the actual operational costs for public services (public works, safety, and maintenance) to identify the true "net value" of each area today.

B. Parcel-Level Fiscal Profiling

For our identified "Opportunity Sites" (± 3 acres), we will create a baseline fiscal profile. This allows the City to compare the current tax yield of an underutilized site against its future potential, making a data-driven case for redevelopment.

C. Pro Forma Analysis for Catalytic Sites

To ensure our concepts are "bankable," we will complete detailed pro forma analyses for priority redevelopment sites. This looks at the project through the eyes of a developer—testing land costs, construction heights, and market rents—to ensure the private sector can and will build what the community has envisioned.

D. Scenario-Based Fiscal Modeling

As we develop different land use concepts, we will run "what-if" fiscal models. This helps the City understand how different choices—such as more residential vs. more retail—impact the bottom line over a 10-year horizon.

E. Funding & Implementation Mechanisms

We will evaluate a "toolbox" of funding mechanisms to pay for the public side of the plan. This includes exploring Grants, Tax Increment Financing (TIF), Special Taxing Districts, Public-Private Partnerships (P3), and innovative "Streetscape-Parking" districts. We find the right "funding cocktail" that minimizes the burden on the general fund.

F. Impact on City Operating and Capital Budgets

Finally, we will project how future redevelopment will impact the City's long-term budget. We identify the "fiscal upside"—the new revenue available to fund the City's future—ensuring the Commercial Redevelopment Master Plan positions Treasure Island for permanent fiscal sustainability.

KEY DELIVERABLE:

- **Fiscal & Economic Impact Report:** A transparent, data-backed analysis (included in the Final Plan package) that proves the economic viability of the vision and provides a clear funding path for implementation.

Task 7 - Private Sector Infrastructure funding and Devleopment Incentive Strategies

The vision for Treasure Island is a shared one, and the responsibility for building it should be shared as well. In this task, we move beyond traditional public funding to create a sophisticated "Incentive Toolbox." Our goal is to align private developer interests with the City's public infrastructure goals, ensuring that every new project contributes to the overall quality of life in the community.

A. Developer Contribution Mechanisms

We will identify specific, legally sound mechanisms through which private developers can contribute to the public realm. Whether it's through infrastructure impact fees, connection charges, or "pro-rata" contributions for district-wide upgrades (like stormwater or road expansions), we will ensure that new growth "pays its own way" and supports the City's long-term maintenance needs.

B. Value-Exchange & Development Bonuses

We believe in "incentive-based" planning. We will assess the feasibility of offering development bonuses—such as increased density, intensity, or height—in exchange for verified community benefits. This "value-exchange" approach can be used to secure land dedications for parks, the construction of public parking, or the inclusion of public plazas, turning private developments into community assets.

C. Policy Frameworks & Code Amendments

To ensure these strategies are actionable, we will recommend a policy framework that is both legally defensible and fiscally beneficial. We will provide the specific "language" for code amendments that align the City's land development regulations with its long-term redevelopment and infrastructure goals, providing a clear and predictable "rulebook" for the development community.

D. Best Practices from Successful Coastal Communities

Treasure Island doesn't need to reinvent the wheel. We will provide a curated set of "Best Practices" from other successful coastal communities that have used incentive-based tools to fund public infrastructure. By showing "proof of concept" from other communities, we can build confidence among stakeholders and city leaders that these tools will work in the Florida market.

KEY DELIVERABLE:

- **Redevelopment Toolbox and Incentives Policy Guide:** A practical manual for City staff and leadership that outlines how to negotiate and implement public-private partnerships to fund the Master Plan's infrastructure needs.

Meetings:	Deliverables:
• Internal staff meetings • Survey of benchmarked communities	• Recommendations for Incentive Based Development Tools • Policy Framework Recommendations • Code Amendment Recommendations • Recommendations for public funding mechanisms

Task 8 – Implementation Roadmap and Action Plan

The true measure of success of a Master Plan is the ability to implement it and take action into the future. While an overall Commercial Redevelopment Plan may have several aspirational, long term ideas, visions and goals, an Implementation Plan is realistic, actionable and practical. Our Implementation Roadmap serves as the "Action Manual" for City leadership. We translate the high-level vision into a sequenced, manageable series of steps that ensure the plan is strategic, practical, and, above all, actionable.

Based on the work in previous Tasks, Raftelis will create an Aciton Plan that is sectioned into short term, mid team and long term opportunities and initiatives, prioritized based on our research and community engagement. This Action Plan will serve as an implementation roadmap for the City to move forward.

A. Phased Action Planning (Short, Mid, and Long-Term)

We will prioritize every recommendation into a clear timeline. By categorizing actions into Short-term (1-3 years), Mid-term (4-7 years), and Long-term (8-10 years), we help the City align its Master Plan goals with its annual Capital Improvement Program (CIP) and budgeting cycles. This ensures that the Plan stays on track even as administration or economic conditions change.

B. The "Early Wins" List

To build public confidence and private sector interest, momentum is key. We will identify a specific list of "Early Wins"—projects that are low-cost but high-visibility. These immediate actions signal to the community that the Master Plan is underway and that the City is committed to making tangible improvements right now.

C. District-Specific Recommendations

Since each of the five commercial districts has its own unique constraints and character, a "one-size-fits-all" implementation strategy won't work. We will provide a tailored set of recommendations for each area, ensuring John's Pass, the Resort area, Downtown Core, Downtown Gulf, and the Yacht Club each have a customized path to success.

D. Comprehensive Regulatory Alignment

To ensure the vision is legally protected, we will recommend specific amendments to the City's Comprehensive Plan, Zoning Code, and Land Development Regulations. These recommendations will bridge the gap between "concept" and "code," ensuring that the new standards for height, massing, and use are officially codified to support the redevelopment concept plans.

KEY DELIVERABLE:

- **Implementation Roadmap:** A step-by-step action guide (included in the Final Plan) that identifies who is responsible for each task, how it will be funded, and the specific metrics for success.

Meetings:	Deliverables:
• Internal staff meetings	• Action Plan for short term, mid term and long term • Recommendations provided by area

Task 9 – Draft and Final Deliverables

The deliverables listed in each task are first created as drafts and then finalized after review and the full list is below. This Task refers specifically to the Draft and Final Commercial Redevelopment Plan which incorporates all of those reports and information, and includes the Executive Summary.

Format, Design, and Usability of Final Documents

We provide high-resolution print-ready and digital documents for our final products. We can provide the document in PDF, Word, or original design files as desired. All of our documents are created to be a communication tool that both tells the story and offers the appropriate overview or in-depth content. Our plans are full of easy-to-read, compelling graphics with text that adds context and supports the City's work. Our implementation roadmaps are detailed but not overwhelming, and our executive summaries are easy to read, concise, and valuable as reflective resources.

Plan Deliverables

We understand that the list of overal materials includes, but might not be limited to the following:

1. Existing Conditions, Constraints, Market Baseline Report
2. Vision & Guiding Principles Summary
3. Land Use & Redevelopment Scenarios and Feasibility Studies Package (with graphics, testing,
1. 3D massing)
4. Redevelopment Toolbox and Incentives Policy Guide
5. Draft Commercial Redevelopment Master Plan
6. Final Commercial Redevelopment Master Plan
7. Executive Summary (up to 4 pages)
8. Public Meeting Presentation Material

Meetings:	Deliverables:
• Internal staff meetings • Community Meeting to Review Draft Plan • City Council Workshop to Review Draft Plan • City Council Workshop to Approve Final Information	• Draft Commercial Redevelopment Plan • Final Commercial Redevelopment Plan • Executive Summary • All Meeting Presentation Materials

Optional Task: Conduct a Financial Sustainability Analysis for the General Fund

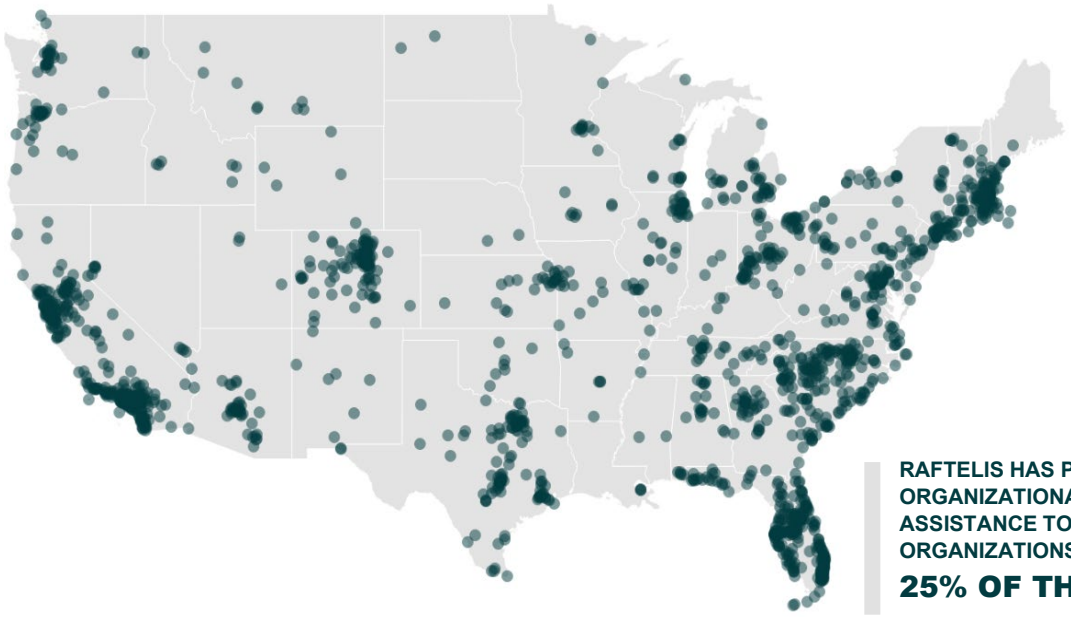
We have included this task as optional in our fee proposal; however, it may be somethong that the City may want to conside either in this phase or in subsequent phases of work. We will review and assist in the implications of all elements of the master plan on the long-term financial sustainability of the City's General Fund.

TAB 5 - EXPERIENCE WITH SIMILAR PROJECTS

Qualifications and Experience

RAFTELIS HAS THE MOST EXPERIENCED PUBLIC FINANCIAL AND MANAGEMENT CONSULTING PRACTICE IN THE NATION.

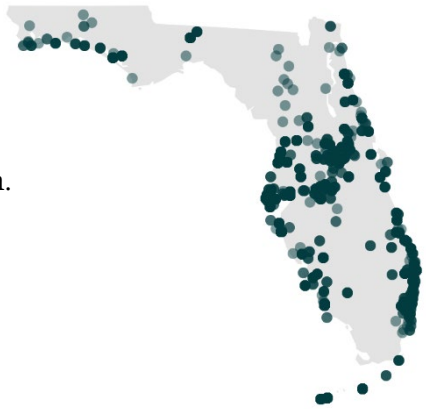
Our staff has assisted more than 1,700 local government agencies and utilities across the U.S., including some of the largest and most complex agencies in the nation. In the past year alone, Raftelis worked on more than 1,300 financial, organizational, and/or technology consulting projects for over 700 agencies in 47 states, the District of Columbia, and Canada. Raftelis has assisted hundreds of local governments across the country. In many instances, we have worked with organizations over multiple years and established long-term partnerships to build capacity and lasting improvements throughout an organization. We have become trusted advisors to these local governments, as outlined in the following references.



RAFTELIS HAS PROVIDED FINANCIAL/ ORGANIZATIONAL/TECHNOLOGY ASSISTANCE TO PUBLIC SECTOR ORGANIZATIONS SERVING MORE THAN **25% OF THE U.S. POPULATION.**

Experience with Similar Projects

Specific to Florida, Raftelis has served hundreds of cities and counties, providing assistance in financial feasibility models, long range planning, organizational assessment, strategic planning, community engagement, facilitation, rate studies, economic development studies, and land use evaluation.



Village of Palm Springs FL

Point of Contact: Michael Bornstein, Village Manager,
226 Cypress Lane, Palm Springs, Florida 33461 / P: 561.584.8200 ext. 8411 / E: mbornstein@vpsfl.org
Project Duration: April 2024 – Ongoing
Total Cost of service: $100,000
Project Team: Mike Burton, Chad Cowan, Henry Thomas, Meade Olson
Level of Responsibility: Prime
Description of Work Completed: In 2024, the Village of Palm Springs (Village) contracted with Raftelis for the completion of multiple long-term financial planning models including a general fund sustainability model, a CRA sustainability model and rates studies for the Water & Sewer Fund and Stormwater Fund. The team leveraged Raftelis' Decision Panel Model for each of the models which allowed the Village to evaluate multiple solutions for each fund. The process allowed the Village to evaluate multiple scenarios related to funding capital projects within the General Fund model and ensure that they would be able to continue to meet their financial metric. A similar approach was taken in completing the review of the W&S Sewer Fund, CRA Funds and the Stormwater fund. Each model provides the Village with the ability to view the health of each fund under various scenarios to assist with future decisions-making. The project is ongoing and expected to be completed in the next several weeks.

City of Coconut Creek FL

Point of Contact: City of Coconut Creek, Bernadette Hughes, Assistant City Manager,
4900 W Copans Road, Coconut Creek, Florida 33063 / P: 954.973.6770 / E: bhughes@coconutcreek.net
Project Duration: April 2020 – August 2022
Total Cost-of-service: $60,000
Project Team: Sheryl Trent
Level of Responsibility: Prime
Description of Work Completed: The City of Coconut Creek (City) engaged our team to update its Vision 2020 strategic plan to Vision 2030. The process included a significant and extensive community engagement process, including surveys, interviews, social media, website creation, community meetings, and more. The process resulted in strong community engagement (the highest attendance ever at virtual meetings), educating the public about City responsibilities and accountability, and a graphic illustration of the new vision.

Hillsborough County FL

Point of Contact: Hillsborough County, Tiffany Brasel, CPA, Manager of Business and Financial Services
332 North Falkenburg Road, Tampa, FL 33619 / P: 813.663.3225 / E: braselt@hcfl.gov
Project Duration: Initial year of client work 1994, currently performing annual Utility and Solid Waste studies, most recently completed engagement(s) for utility and solid waste financial planning November 2023 – July 2024.
Total Cost-of-service: $84,443
Project Team: Robert Ori, Thierry Boveri, Maurizzio Onorato
Level of Responsibility: Prime
Description of Work Completed: Raftelis (previously Public Resources Management Group, Inc. (PRMG)) has been serving the utility enterprise for over 20 years on variety of rate, financial, and business consulting projects. Hillsborough County's (County) Utility System provides: i) retail water service to approximately 200,000 accounts which translates to over 277,000 Equivalent Residential Connections (ERCs); and ii) retail wastewater service to approximately 192,000 accounts which equates to approximately 302,500 ERCs. Since 2013, the firm has also been assisting in rate and financial issues for the Solid Waste Division. The County's Solid Waste System disposes of

over 1,000,000 tons of waste annually and includes a 1,800 ton per day waste-to-energy facility (WTE), landfill, and a yard waste processing facility, serving over 320,000 residential disposal units and additional commercial establishments. Raftelis has developed detailed financial and business models for the two enterprise funds, evaluated rates for services, assisted in system financings and has provided other ongoing financial and business support projects.

Martin County FL

Point of Contact: Samuel Amerson, Utilities and Solid Waste Director,
3473 S.E. Willoughby Boulevard, Suite 102, Stuart, FL 34994 / P: 772.223.7942 / E: samerson@martin.fl.us
Project Duration: Initial year of client work 1994, currently performing water and wastewater impact fee study, most recently completed engagement(s) utility rate study completed January 2024
Total Cost-of-service: $33,800
Project Team: Thierry Boveri, Donna Cox, Mark Tuma, Matthew Ori
Level of Responsibility: Prime
Description of Work Completed: Raftelis has been serving the Marin County's (County) utility enterprise departments for over 20 years on a variety of rate, financial, and business consulting projects. The County's Utility System provides: i) water service to approximately 34,000 accounts which translates to over 47,000 Equivalent Residential Connections (ERCs); and ii) wastewater service to approximately 25,000 accounts which equates to approximately 32,000 ERCs. The Utility System was established through a series of private utility acquisitions, ongoing development, and through the extension of services to existing development funded through assessment and cost sharing programs in order to consolidate water and wastewater treatment plant facilities and create a regionalized utility that provides efficient service for the benefit of the County's customers and the environment. Raftelis has assisted the County with its regionalization efforts and the consolidation of the Utility System into a single enterprise fund.

Metro Government of Nashville and Davidson County TN

Point of Contact: Metro Government of Nashville and Davidson County, Scott Potter, Director,
Metro Water Services Customer Service Building, 1700 3rd Ave N, Nashville, TN 37208 / P: 615-862-4600 / E: spotter@nashville.gov
Project Duration: October 2019 – March 2022
Total Cost-of-service: $99,860
Project Team: Melissa Levin, Melissa Levin, Erik Johnson, Ford Moriarty, Jason Kreps, Jon Davis, Mihaela Coopersmith, Peiffer Brandt
Level of Responsibility: Prime
Description of Work Completed: The Metropolitan Government of Nashville and Davidson County – Metro Water Services (MWS) has contracted with Raftelis for four, five-year financial and rate consulting engagements in 2001, 2006, 2011, and 2017. During these engagements, Raftelis has conducted numerous studies for MWS including several cost-of-service and rate studies where Raftelis determined the cost to serve MWS water retail customers, segregated between specific customer classes, as well as determined the cost to serve wholesale customers. As part of the cost-of-service studies, Raftelis reviewed the methodology used to develop miscellaneous fees such as tap fees, meter inspection fees, and flow test, and provided recommendations for revising fee calculations. Capital recovery fees were also calculated, so that MWS could recover cost related to growing its system.

In addition, Raftelis has performed financial feasibility studies as part of the MWS' Series 2002 Revenue Bond offering and as part of the Series 2010 Revenue Bond offering. The studies were completed as part of the official statements to prove the financial sufficiency of the utility system and its ability to support the associated debt service. Raftelis also provided financial forecasts for information as part of the 2017 Revenue Bond offering and is currently working with MWS to defease and restructure its existing debt in anticipation of 2021 Revenue Bond offering and proposed WIFIA loan. A $650.0 million Water Treatment Plant expansion is in the planning stages that will require this funding.

Raftelis also performs several annual updates and reviews to ensure that MWS is in compliance with their rate covenant test defined by the Water and Sewer Revenue Bond Resolution, as well as in compliance with the user fee requirements of the United States Environmental Protection Agency. The annual budget review requires the review of budgeted revenues to determine the adequacy of to cover projected operating expenses and debt service requirements, particularly with regard to compliance with the rate covenant test defined by their Water and Sewer Revenue Bond Resolution. Raftelis also conducts an analysis regarding the calculation of the average cost per billing unit (100 cubic feet) for wastewater operations, maintenance and replacement costs. This analysis is performed annually to demonstrate that MWS is in compliance with the user fee requirements of the U.S. Environmental Protection Agency.

Lastly, Raftelis has developed several high strength surcharge models for MWS. In the past, MWS was assessing surcharges to industries discharging wastewater with higher concentrations of biochemical oxygen demand and total suspended solids than normal domestic wastewater. MWS was interested in adding a surcharge for nitrogen (as measured by ammonia). To calculate an appropriate surcharge, Raftelis developed a model to determine the per unit (or per pound) cost of treating these parameters. Raftelis calculates these surcharges for MWS every three to four years.

TAB 6 - PERSONNEL QUALIFICATIONS AND EXPERIENCE

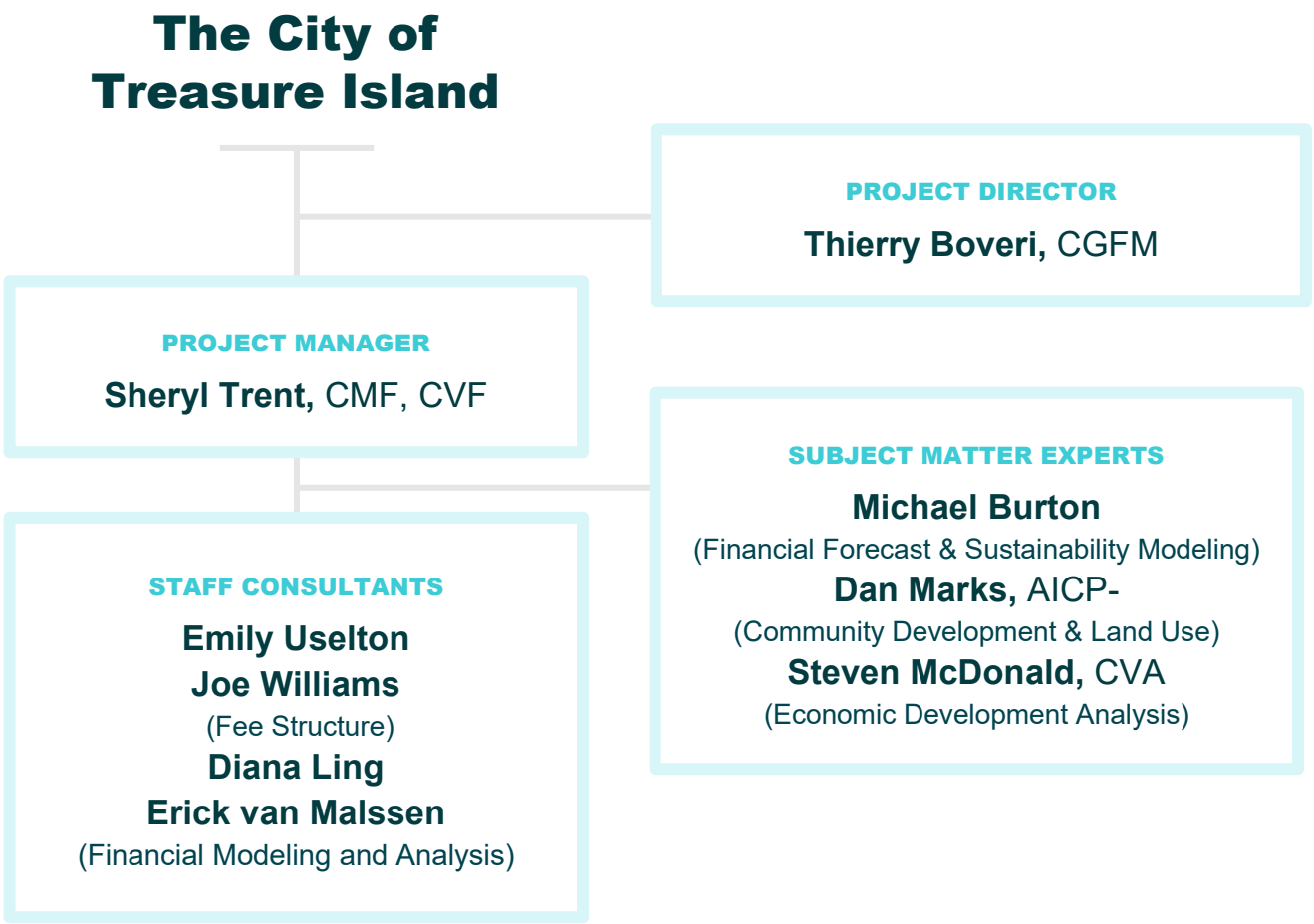
Project Team

WE HAVE DEVELOPED A TEAM OF CONSULTANTS WHO SPECIALIZE IN THE SPECIFIC ELEMENTS THAT WILL BE CRITICAL TO THE SUCCESS OF THE CITY'S PROJECT.

The City will have the support of our full staff of 223 employees, including 190 consultants, 3 AICP Licensed Planners and 33 additional support staff to provide administrative, billing, and graphic design services.

Raftelis is proposing a team of consultants who specialize in the specific elements that will be critical to the success of the City's project. Our project team is made up of senior-level consultants with direct local government experience, many of whom have worked with and for Treasure Island in the past. What sets our project team apart is our ability to explore and relate to local community values while at the same time investigating realistic approaches for cost-effective solutions. We are also able to access other Raftelis team members with specific experience as needed for the project. Because we possess the in-house knowledge and experience necessary for this work, no subconsultants will be used. All team members are Raftelis employees. The services will be performed from our Florida office.

Short bios for each team member, including project roles, are provided below with an organizational chart. Full resumes are included in the Appendix.





Thierry Boveri CGFM

PROJECT DIRECTOR
Senior Vice President

- **Project Role:** Responsible for overall project accountability
- **Location:** Orlando, Florida
- **Experience:** Thiery has over twenty-one years of experience providing strategic and financial planning consulting to over eighty-five local governments in twenty-two states comprising over approximately +250 engagements. His expertise resides in performing economic and business case evaluations with a varied background with both enterprise and general governmental consulting engagements. He is an active member of multiple industry associations, serving on several committees, board of directors, author of several industry recognized manuals of practice, and frequent speaker at conferences.
- **Education and Certifications:** Bachelor of Arts in Economics, and Bachelor of Arts in International Business, Rollins College. Thierry is a Certified Government Financial Manager, No. 15483.



Sheryl Trent CMF, CVF

PROJECT MANAGER
Principal Consultant

- **Project Role:** Sheryl will manage the day-to-day aspects of the project and will lead consulting staff. She will also serve as the lead facilitator and community engagement expert.
- **Location:** Cape Coral, Florida
- **Experience:** As a Certified Master Facilitator™ and Certified Master Learning Facilitator™, Sheryl is known for creating fun, engaging meetings that build consensus and trust. Her work has been featured at conferences and in national magazines and has won awards. She is a nationally recognized speaker on strategic planning, facilitation, and inclusive community engagement issues. Sheryl brings over thirty-five years of experience as a local government employee, serving as a Town Manager, Assistant City Manager, Assistant County Manager, and numerous department head roles.
- **Education:** Master of Public Administration, University of Washington; Bachelor of Arts Political Science University of Washington.



Michael Burton

SUBJECT MATTER EXPERT – FINANCIAL FORECAST AND SUSTAINABILITY MODELING
Executive Vice President

- **Project Role:** Mike will focus on directing the financial forecast and financial sustainability modeling.
- **Location:** East Palatka, Florida
- **Experience:** He has 35+ years of experience managing a variety of projects to assist local government in addressing general fund financial forecasts, pricing and tax rate issues, and financial sustainability modeling Mike has experience throughout the state of Florida and other areas of the country
- **Education:** Bachelor of Industrial Engineering – University of Florida



Dan Marks AICP

SUBJECT MATTER EXPERT – COMMUNITY DEVELOPMENT AND LAND USE

Senior Advisor

- **Project Role:** Dan will provide input and guidance as a Subject Matter Expert for the community development and land use components of this project
- **Location:** Oakland, California
- **Experience:** Dan has more than 30 years of experience as a local government land use planner, including 16 years as a Community Development Director and Planning Director. He has expertise in zoning tools, historic preservation, Housing Elements, Climate Action Plans, and the California Environmental Quality Act.
- **Education and Certifications:** Master of City Planning, University of California, Berkeley; member of the American Institute of Certified Planners (AICP) since 1984.



Steven McDonald CVA

SUBJECT MATTER EXPERT – ECONOMIC DEVELOPMENT ANALYSIS

Principal/Chief Economist

- **Project Role:** Steven will serve as a subject matter expert and lead and manage the economic development analysis.
- **Location:** Orlando, Florida
- **Experience:** Steven is an Economist, Researcher, and Strategist with 31 years of experience, almost equally divided between consulting assignments and corporate roles. He specializes in quantitative and qualitative research and analysis to include Business Valuation and Appraisal (CVA©#20639), economic analyses and econometrics, cost-benefit analyses, and short- and long-term financial analyses. **Education and Certifications:** Bachelor of Arts in Public Policy – University of Central Florida (1988), Master of Arts in Applied Economics – University of Central Florida (1990)



Emily Uselton

STAFF CONSULTANT

Senior Manager

- **Project Role:** Emily will support Sheryl in supervising the work of the consultants, conducting interviews, and preparing deliverables. She will provide support and oversight for the financial modeling aspects of the work.
- **Location:** Temple, Texas
- **Experience:** Emily has fifteen years of experience working in accounting and the private sector. Previously worked as Norfolk Virginia's Budget Director and Assistant Director. In this position she was responsible for overseeing the City's strategic financial and policy planning, including managing the development and administration of a $1 billion operating budget.
- **Education and Certifications:** Master of Public Policy, College of William and Mary; Bachelor of Science (concentrations in Accounting and Finance), Xavier University – Cincinnati; Certified Public Accountant Certification (inactive).



Joe Williams

STAFF CONSULTANT - FEE STRUCTURE

Senior Advisor

- **Project Role:** Will provide input and guidance as a Subject Matter Expert for the municipal impact fee components of this project.
- **Location:** Orlando, Florida
- **Experience**: Will has expertise in the areas of developing utility rate studies, impact fees, bond feasibility reports, building fees, miscellaneous fees, and other related financial solutions based on technical analysis and unique needs of each client.
- **Education:** Master of Business Administration, University of Central Florida; Bachelor of Science in Business Administration (Financing & Accounting), University of Central Florida.



Diana Ling

STAFF CONSULTANT

Senior Consultant

- **Project Role:** Diana will provide expert economic development analysis. She will focus on valuation services for the purposes of utility acquisitions, evaluation financial positions by developing and forecasting revenue and expense projections
- **Location:** Charlotte, North Carolina
- **Experience:** Diana has experience specializing in developing user rates and fees, analyzing customer data and developing client specific financial models.
- **Education:** Master of Arts in Applied Economics, Florida State University; Bachelor of Arts in Economics and International Affairs, Florida State University.



Erick van Malssen

STAFF CONSULTANT - FINANCIAL MODELING AND ANALYSIS

Senior Consultant

- **Project Role:** Erick will perform and manage the financial modeling and analysis.
- **Location:** Green Cove Springs, Florida
- **Experience:** Erick has over twenty years of experience in financial modeling in various cities & counties in Florida. Additionally, he has specialized in and developed novel techniques utilizing live modeling to mediate crucial financial decisions at the executive and elected board levels
- **Education:** . Master of Business Administration, University of Central Florida; Bachelor of Science in Finance – University of Central Florida.

Work Currently Being Performed in Pinellas County

City / County	Client
City of Bellair Bluffs	• Stormwater Utility Fee
City of Clearwater	• Valuation of Propane Bus • Natural Gas Rate Study
City of Dunedin	• Utility Fund Revenue
City of Oldsmar	• Revenue Sufficiency
Pinellas County	• Solid Waste Strategic and Financial Planning • Management Advisory Co • Regional Biosolids Project
City of St. Pete Beach	• City Enterprise Fee • City Impact Fee • Enterprise and Operation • FY 22/23 Wholesale Waste
Tampa Bay Water	• Tampa Bay Water – Utility Management
City of Treasure Island	• Citywide Master Plan



Photo courtesy of John (*Flickr)*

TAB 7 - AVAILABILITY AND FIRM CAPACITY

Availability & Firm Capacity

At Raftelis, we understand that a project of this significance requires more than just technical expertise; it requires a consultant team that is responsive, accessible, and fully committed to your timeline. We pride ourselves on being a firm that provides the "depth and breadth" of a national leader with the nimble, high-touch service of a local partner.

Immediate Project Commencement

We are prepared to hit the ground running. Our identified project team—including our Lead Master Planners, Financial Analysts, and Engagement Facilitators—has been strategically selected because of their specific expertise and current availability. Upon receiving a notice to proceed, our team is available to **start immediately**, beginning with the project kick-off and the Task 1 baseline assessment.

A Depth and Breadth of Professional Talent

One of the primary advantages of partnering with Raftelis is our deep bench of talent. Beyond our core project team, we have a vast network of in-house specialists in Florida and across the country. This "depth and breadth" means that if a unique challenge arises—whether it's a complex fiscal modeling question or a specific regulatory hurdle—we have the internal resources to address it instantly without delaying the project schedule.

Proactive Workload Management

We take our commitment to our clients seriously. We manage our firm-wide workload through a rigorous resource-planning process that ensures our team members are never "over-leveraged." By maintaining a healthy balance across our project portfolio, we ensure that the City of Treasure Island receives our full attention. Our goal is not simply to meet your deadlines, but to **exceed your expectations** through proactive communication, timely deliverables, and a level of responsiveness that keeps the project moving forward with momentum.

Location of Services

The services for this Master Plan will be performed primarily out of our **Orlando, Florida** office, ensuring that our team is easily accessible for site visits, in-person workshops, and Commission meetings. Our proximity to Treasure Island allows us to be "on-site and on-call" whenever the City needs us.

Firm Capacity

Office Location: 341 N. Maitland Avenue, Suite 300**,** Maitland, FL 32751

Current Workload of Team Members: Various team members are assigned to several projects over time, but none will conflict with our work with the City.

Personnel Assignment: Please see the above short list of personnel and assignments. As the Project Manager, Sheryl Trent will be responsible for assigning and managing tasks effectively, using both project management software, regular meetings with the City, and consistent internal communication and updates about the project.

APPENDIX: RESUMES

Appendix: Resumes

Thierry Boveri CGFM

PROJECT DIRECTOR
Vice President



ROLE

Thierry will oversee and manage the project, guiding the overall work of the team and reviewing the workflow. He will also be responsible for ensuring the communication is consistent and clear for client relationships.

PROFILE

Thierry has over 20 years of experience and brings a client-focused approach with a strong desire to provide value and client satisfaction. Thierry has performed numerous utility revenue sufficiency and cost-of-service studies for more than 85 local governments throughout 22 states and internationally, prepared financial feasibility and disclosure reports totaling over $2.0 billion in debt proceeds issued through the traditional bond market, state revolving loans, and rural development loans; and assisted in a variety of economic and miscellaneous fee studies. Thierry has also been involved in the formulation of financial policies regarding liquidity and financial position related to industry best management practices. He has supported contract negotiations and provided other related utility and management advisory services.

Thierry is an active member of AWWA, WEF, GFOA and SWANA through his participation on several committees, periodic conference presentations on subject matters ranging from effective utility management (EUM) to the Circular Economy. Thierry has been a primary author to several leading industry recognized manuals of practice including WEF's *Manual of Practice No. 27, Financing and Charges for Wastewater Systems,* the WEF Water Reuse Road Map, and the upcoming American Water Works Association (AWWA) M85 Manual on System Development Charges. Thierry serves as a member of the FL AWWA Rates and Charge Committee, WEF Utility management committee, and is a sitting board member for the Florida Sunshine Chapter of SWANA.

Specialties
- Water & sewer rate fees
- Solid waste fees
- Parks & recreation fees
- Wholesale fees
- Impact fees
- Feasibility study
- Utility acquisition/valuations
- Capital planning tools
- Business/strategic plans/negotiations
- Desktop financial asset evaluation/ reinvestment
- Cost/benefit analysis/life cycle NPV analysis
- Financial policies/best management practices

Professional History
- Raftelis: Board of Directors (2023 – Present); Vice President (2022-present); Senior Manager (2019-2021); Associate, PRMG (2005-2019)

Education
- Bachelor of Arts in Economics; Bachelor of Arts in International Business - Rollins College (2005)

Certifications
- Certified Government Financial Manager, No. 15483

Professional Memberships
- AWWA: Florida Section - Finance & Rates Committee
- WEF: Utility Management Committee
- Government Finance Officers Association
- Solid Waste Association of North America: Florida - Finance & Planning Committee

KEY RELEVANT PARTIAL CLIENT PROJECT EXPERIENCE:

Collier County (FL) – 2024 Water and Wastewater Rate Study; 2024 Solid Waste Rate Study
Hernando County (FL) – 2024 Solid Waste Rate Study
Hillsborough County (FL) – 2024 Water and Wastewater Rate Study; 2024 Solid Waste Rate Study; 2025 Reclaimed COS Study
Lee County (FL) – 2024 Water and Wastewater Revenue Sufficiency Study; 2024 Solid Waste Revenue Sufficiency Study
Manatee County (FL) – 2023 Public Utilities (Water, Sewer, Reclaimed, Solid Waste, Stormwater) Bond Feasibility Study; 2025 Public Utilities Bond Feasibility Study (On-going)
Palm Beach County (FL) – 2024 Water and Wastewater Cost of Service Study
Sarasota County (FL) – 2023 Water and Wastewater Utility Bond feasibility Study, 2025 Water and Wastewater Revenue Sufficiency Study (On-going); 2024 Solid Waste Rate Study

Sheryl Trent

PROJECT MANAGER

Principal Consultant



ROLE

Sheryl will manage the day-to-day aspects of the project ensuring it is within budget, on schedule, and effectively meets *client's objectives. She will also lead the consulting staff in conducting analyses and preparing deliverables for the project. Sheryl will serve as the City's main point of contact for the project.

PROFILE

Sheryl has over 35 years of experience as a local government employee, consultant, and practitioner. That experience included serving as a Town Manager, Assistant City Manager, Assistant County Manager, and numerous department head roles; leading strategic plans, master plans, comprehensive plans, and economic development efforts. Her unique background allows her to clearly understand the constraints, frustrations, and operating environments of federal and state agencies, cities, counties, special districts, community foundations, departments and divisions of government, and community nonprofits.

With extensive experience as a facilitator for long-range strategic plans, organizational assessments, and high-performing team building, she collaboratively creates results based on the values of client-centric service, creating deliverables customized to each client and exceeding expectations. As a Certified Master Facilitator™ and Certified Master Learning Facilitator™, she is known for creating fun, engaging meetings that build consensus and trust. Her work has been featured at conferences and in national magazines and has won awards. She is a nationally recognized speaker on strategic planning, facilitation, and inclusive community engagement issues.

Sheryl is a believer in the practice of facilitation as the basis for building consensus, creating transparency, aligning values, improving communication, and strengthening relationships. She served as the past Chair of the International Institute for Facilitation, the world's leading institution for facilitation certification, research, and innovative learning. She is a member of the Association for Strategic Planning, the International Association of Facilitators, the National Center for Deliberative Debate, and many other professional organizations.

Specialties

- Strategic planning
- Facilitation
- Organizational culture and team building
- Organizational assessment
- Governance strategy and support
- Community engagement

Professional History

- Raftelis: Principal Consultant (present)
- SBrand Solutions: Founder and President (2011-2025)
- City of Evans, CO: Community and Economic Development Director and Executive Director, Urban Renewal Authority (2008-2013)
- Town of Milliken, CO: Town Manager (2005-2008)
- City of Grand Junction, CO: Assistant City Manager (2000-2005)
- Siskiyou County, CA: Assistant County Administrator (1995-1998)

Education

- Master of Public Administration - University of Washington (1992)
- Bachelor of Arts, Political Science - University of Washington (1989)

Certifications

- Certified Master Facilitator
- Certified Virtual Facilitator
- Certified Master Learning Facilitator
- ICMA, CPM (prior)
- Cornell University, Diversity and Inclusion

Professional Memberships

- International Institute for Facilitation (INIFAC) Board Member, Past Chair
- Mid Atlantic Facilitators Network MAFN)
- International Association of Strategic Planning (IASP)
- International Association of Facilitators (IAF)
- National Center for Deliberative Debate (NCDD)

Michael Burton

SUBJECT MATTER EXPERT – FINANCIAL FORECAST AND SUSTAINABILITY MODELING

Senior Principal



Specialties

- Utility revenue sufficiency & cost-of-service & rate structure studies
- Interactive financial sustainability modeling for utilities and the general funds of local governments
- Conservation rate studies
- Bond forecasts & feasibility studies
- Economic feasibility studies
- Capital recovery fee studies

Professional History

- Raftelis: Senior Principal (2025-present); Executive Vice President
- Founder and President of Burton & Associates (acquired in 2016 by Stantec Consulting Services, Inc.)
- Arthur Young & Company: Principal and co- developer with George Raftelis of the firm's water and wastewater rate practice

Education

- Bachelor of Industrial Engineering – University of Florida

Professional Memberships

- AMWA
- WEF
- Florida City County Managers Association

ROLE

Michael will provide input and guidance as a Subject Matter Expert for the financial forecast and financial sustainability modeling components of this project.

PROFILE

Mike has 35+ years of experience managing a variety of projects to assist water and wastewater utilities, as well as the general fund of local government in addressing economic, financial, pricing issues, and financial sustainability modeling. As an Executive Vice President of Raftelis, he is responsible for providing overall management input to the practice as well as focusing on directing the financial analysis component of the firm's management consulting practice. As the founder of another firm in the local government and utility consulting arena, he has over 35 years of hands on experience in advising utility directors, city managers, budget directors and governing boards of over 100 local government clients. Mike served on the AWWA Rates and Charges Committee for 5 years, where he was a contributing author of the first edition of AWWA's Manual M54 – Developing Rates for Small Systems.

KEY PROJECT EXPERIENCE

- **City of Fort Lauderdale (FL)** - Utility Rate Studies, Funding Development Study
- **City of Fort Myers (FL)** - Utility Rate Studies, Fire Assessment
- **City of Baytown and the Baytown Area Water Authority (TX)** - Wholesale Water Rate Study
- **City of Lake Worth (FL)** - Water and Sewer Rate Study, Funding Development Study
- **City of Cocoa (FL)** -Utility Rate Studies, Fire Assessment Program, Funding Development Study
- **Orange County (FL)** - Water and Sewer Rate Studies, Development Impact Fees Study
- **City of Clearwater (FL)** - Utility Rate Studies, Impact Fee Studies, General Fund Development Study
- **City of Cape Coral (FL)** - Litigation support for Fire Assessment
- **City of Tempe (AZ)** - Solid waste rate study
- **City of Punta Gorda (FL)** - Water and sewer rate study
- **City of Miramar (FL)** - General Fund Financial Sustainability Study
- **Orange Water and Sewer Authority (ONWASA) (NC)** - Comprehensive water and sewer rate study
- **UNC Chapel Hill and OWASA (NC)** - Joint reclaimed water system financial plan and rate study
- **The Villages Community Development Districts (FL)** - Water and sewer rate studies and bond refinancing feasibility studies
- **Pinellas County (FL)** - Water and sewer rate studies and permit fee study
- **City of Deerfield Beach (FL)** - Fire assessment study
- **Nassau County (FL)** - Financial sustainability analysis
- **City of Temple Terrace (FL) -** Financial sustainability study
- **City of Sarasota (FL)** - Water and sewer rate studies

Dan Marks AICP

SUBJECT MATTER EXPERT – COMMUNITY DEVELOPMENT AND LAND USE

Senior Advisor



Specialties

- Land use and building permit processes
- Community development department structure and alignment
- Community engagement
- Use of technology in permitting

Professional History

- Management Partners: Principal Analyst (2003-2012); Interim Community Development Director, Vallejo, California (2012-2014); Interim Community Development Director. Benicia (2014-15)
- City of Berkeley, California: Director (2003-2012); Zoning Officer (1995-1997)
- City of Fremont, California: Planning Director (1997-2003); Associate Planner (1988-1990)
- City of Napa, California: Principal Planner, (1990-1995)

Education

- Master of City Planning - University of California, Berkeley (1980)

Certifications

- American Institute of Certified Planners (AICP), American Planning Association

Professional Memberships

- American Planning Association
- Planner Emeritus Network

ROLE

Dan will provide input and guidance as a Subject Matter Expert for the community development and land use components of this project.

PROFILE

Dan has more than 30 years of experience as a local government land use planner, including 16 years as a Community Development Director and Planning Director. He has served in several California jurisdictions including Berkeley (Director, 2003-2012 and Zoning Officer, 1995-97), Fremont (Planning Director, 1997-2003, Associate Planner, 1988-90), Napa (Principal Planner, 1990-95). After retiring from full time public service in 2012, he has been a local government management consultant. His consulting work has including interim assignments as Community Development Director for the cities of Vallejo, CA (2012-14) and Benicia, CA (2014-15), and as principal analyst for improving the land use and building permit processing functions for over 25 California jurisdictions, including Alameda County and the cities of Pleasant Hill, Santa Cruz, Lafayette, San Leandro, and Santa Rosa.

As Director of Planning and Development for the City of Berkeley, Dan instituted numerous procedural improvements to allow for a more certain and timely development review process. He also won awards for a groundbreaking Climate Action Plan and a Downtown Plan which resulted in transforming Berkeley's downtown. In virtually all of the cities where Dan has been a manager, he has taken divisions and departments in crisis and created stable and strong teams, streamlined development processes, and significantly improved the relationship of the department to the community and to building and design professionals.

Dan specializes in streamlining permit processing for both land use entitlements and building permits, improving community development department functional alignment and structure, identifying methods for ensuring appropriate community engagement, assessing the use of technology in permit processing, and facilitating improved communication between permit reviewing agencies. He has expertise in zoning tools, historic preservation, Housing Elements, Climate Action Plans, and the California Environmental Quality Act.

Dan has Master of City Planning (MCP) degree from the University of California, Berkeley (1980) and has been a member of the American Institute of Certified Planners (AICP) since 1984. He has taught in UC Berkeley's Department of City and Regional Planning and is a member of the Planner Emeritus Network.

Steven McDonald CVA

SUBJECT MATTER EXPERT – ECONOMIC DEVELOPMENT ANALYSIS

Principal/Chief Economist



Specialties
- Business Valuation and Appraisal
- Economic Forecasting
- Economic Impact Analysis
- Cost-Benefit Analysis
- Fiscal Impact Analysis

Professional History
- Raftelis: Principal/Chief Economist (2025-present); Chief Economist/Valuation Services (2021-2024)
- GAI Consultants (2012-2021)
- The Disney Company (2008-2012)
- RERC (2004–2008)
- Burton & Associates (2002–2004)
- CHEP International (1999–2002)
- The Disney Company (1996–1999)
- Fishkind & Associates (1990–1996)

Education
- Bachelor of Arts in Public Policy – University of Central Florida (1988)
- Master of Arts in Applied Economics
- – University of Central Florida (1990)

Certifications
- Certified Valuation Analyst - CVA©#20639

Professional Affiliations
- National Association of Certified Valuators and Analysts (NACVA)
- Past Chairman and member of NACVA Ethics Oversight Board (EOB)
- President, NACVA Florida North Chapter
- American Society of Appraisers, Member
- Webster University, Adjunct Instructor

ROLE

Steven will provide input and guidance as a Subject Matter Expert for the economic development analysis components of this project.

PROFILE

Steven is an Economist, Researcher, and Strategist with 35 years of experience, almost equally divided between consulting assignments and corporate roles. He specializes in quantitative and qualitative research and analysis to include Business Valuation and Appraisal (CVA©#20639), economic analyses and econometrics, cost-benefit analyses, and short- and long-term financial analyses. Over this time, Steven has developed a high degree of technical expertise balanced with strategic management experience from high-profile, innovative projects, both domestically and internationally, focused on economic and financial issues across a broad range of industries. Altogether, corporate roles and consulting assignments, along with managing work efforts across no less than four business cycles, have provided Steven the opportunity to develop strong expertise in the field of economics and understanding enterprise business value.

Steven strives to maintain active participation as a member of the NACVA and is currently the President of the NACVA Florida North Chapter. In addition, he has served on the NACVA Ethics Oversight Board for three years, one of those years as Chairman. Steven also has more than ten years of experience in Economic Concepts and Managerial Economics.

KEY PROJECT EXPERIENCE

Business Valuation and Appraisal

Business Valuation services have been provided for purposes of insurance, litigation, and purchase and sale transactions (M&A), generally resulting in a detailed, summary, or oral appraisal or value reports. A Business Valuation, as defined by Uniform Standards of Professional Appraisal Practice (USPAP) Standard 9, provides a specific value based on purpose and use of the appraisal or calculation. All valuation services provided conform with the Professional Standards of the NACVA. Professional experience with providing Business Valuation services has included the following:

- Alabama Water Rights, 2024 – Lender Collateral
- Florida Public Utility (Water), 2024 – Asset Transaction
- Tennessee Public Utility (Water), 2023 – Asset Transaction
- Florida Public Utility (Waste-to-Energy), 2023 – Asset Transaction
- Florida IOU (Water), 2023 – Asset Transaction
- Florida Public Utility (Propane), 2023 – Asset Transaction

Emily Uselton

STAFF CONSULTANT
Senior Manager



Specialties
- Financial management and capital planning
- Performance management and process improvement
- Workforce strategies
- Strategic planning and community engagement

Professional History
- Raftelis: Senior Manager (2025-present); Manager (2023-2024)
- City of Norfolk, Virginia; Interim Budget Director (2022); Assistant Budget Director (2021-2022); Budget and Policy Manager (2019-2021); Budget Analyst / Senior Analyst (2015-2019)
- Welltower (formerly Healthcare REIT): Director Relationship Accounting (2010-2013)
- Crowe Horwath LLP: External Auditor, Financial Institutions Group (2008-2010)

Education
- Master of Public Policy – College of William and Mary (2015)
- Bachelor of Science in Accounting and Finance – Xavier University (2008)

Certifications
- Certified Public Accountant, CPA (inactive – 2009)

Professional Memberships
- Government Finance Officers Association (GFOA)
- International City/County Management Association (ICMA)
- Engaging Local Government Leaders (ELGL)

ROLE

Emily will work under the direction of Sheryl in conducting interviews, directing research and analysis, preparing recommendations, and drafting deliverables.

PROFILE

Emily joined Raftelis in 2023 after more than seven years of direct service to the City of Norfolk, Virginia. Emily has over 15 years of finance experience in both the private and public sector. As Norfolk's Budget Director and Assistant Director, Emily was responsible for overseeing the City's strategic financial and policy planning, including managing the development and administration of a $1 billion operating budget. Her leadership helped provide effective resource recommendations, leading to better performance outcomes and the ability to solve challenging policy issues. Emily led several citywide initiatives, including public workforce recruiting and retention strategies, the development of a program budget, as well as budget development public engagement efforts. Emily's direct service experience and breadth of exposure to relevant local government and utility policy issues make her skillful at asking thought-provoking questions, inspiring innovation and creativity in the problem-solving process, and yielding results that are as pragmatic as they are valuable. During her time in local government, she presented to a variety of stakeholders, including the City Council, executive leadership teams, community groups, and a cross-section of department-level staff.

Since joining Raftelis, Emily has continued to assist utility and local government clients across an array of focus areas, encompassing strategic planning, facilitation, and organizational assessments. Emily's areas of expertise are in budgeting and finance, workforce planning, operations analysis, internal service functions, project management, and performance measurement. She is a quick study of organizational context, providing relevant and achievable recommendations that appreciate the unique considerations of each organization.

Previously, Emily worked in private-sector finance and accounting. She began her career as an auditor for mid-size financial institutions before transitioning to a commercial healthcare real estate company, where she built a team of accountants responsible for overseeing multiple mergers and acquisitions between the company and seniors housing operators across the U.S. and abroad.

Emily earned a master's degree in Public Policy from the College of William and Mary, and a Bachelor of Science with concentrations in Accounting and Finance from Xavier University – Cincinnati. Since 2009, she has held a certified public accountant, CPA certification (inactive).

Joe Williams

STAFF CONSULTANT
Senior Manager



Specialties
- Utility cost-of-service & rate structure studies
- Bond feasibility reports
- Long-range financial planning & feasibility studies
- Impact fee studies (utility & municipal)

Professional History
- Raftelis: Senior Manager (2023-present); Manager (2020-2022); Senior Consultant (2018-2019); Consultant (2015-2017); Associate Consultant (2013-2014); Analyst (2012)

Education
- Master of Business Administration - University of Central Florida (2018)
- Bachelor of Science in Business Administration (Financing & Accounting) - University of Central Florida (2012)

ROLE

Joe will work under the direction of Sheryl in conducting interviews, directing research and analysis, preparing recommendations, and drafting deliverables.

PROFILE

Joe currently serves as a Senior Manager in Raftelis' Maitland, FL office. He has over 13 years of experience in financial, management, and rate consulting for utility and other municipal clients. His expertise lies in the areas of developing utility rate studies, impact fees, bond feasibility reports, building fees, miscellaneous fees, and other related financial solutions based on technical analysis and unique needs of each client. He has worked with staff, leadership, and governing bodies for municipal utilities to find solutions to financial and managerial issues that can arise in providing sustainable and effective service delivery.

PROJECT LIST

- **Alabaster Water Board (AL)** – Water rate study
- **Auburn Water Works Board (AL)** – Water rate study and miscellaneous charge review
- **City of Auburn (AL)** – Sewer rate study
- **City of Alachua (FL)** – Reclaimed water study
- **City of Atwater (CA)** – Water rate study
- **City of Auburndale (FL)** – Revenue sufficiency study
- **City of Bartow (FL)** – Fire fees
- **Bonita Springs Utilities (FL)** – Water and wastewater rate study
- **Brunswick-Glynn County JWSC (GA)** - Water and wastewater rate design and financial forecast
- **Cassatt Water Company (SC)** – Water rate study
- **Charlotte County (FL)** – Dispute resolutions
- **City of Clarksville (TN) –** Water and wastewater financial planning
- **City of Clearwater (FL)** – Utility customer service efficiency review
- **Emerald Coast Utilities Authority (FL)** – Water and wastewater bond feasibility
- **Florida Keys Aqueduct Authority (FL)** – System development charge study, miscellaneous charge review, and water and wastewater revenue sufficiency
- **City of Fort Walton Beach (FL)** – Water, wastewater and stormwater rate study
- **City of Goodyear (AZ)** – Water, wastewater, police, fire, recreation, and streets development impact fee study
- **Indian River County (FL)** – AMR/AMI feasibility study
- **City of Groveland (FL)** – Utility rate study
- **Village of Islamorada (FL)** – Wastewater update
- **City of Marathon (FL)** – Wastewater and stormwater financial forecast
- **City of Margate (FL)** – Development of a utility financial model

Diana Ling

STAFF CONSULTANT
Consultant



Specialties
- Financial modeling/forecasting
- Revenue sufficiency studies
- Utility valuation and appraisal
- Building fees analysis
- Street lighting assessment studies

Professional History
- Raftelis: Consultant (2021-present)
- Enterprise Florida: Senior Project Manager (2021); Project Manager (2018-2021); Associate (2017-2018)

Education
- Bachelor of Arts in Economics and International Affairs – Florida State University (2016)
- Master of Arts in Applied Economics – Florida State University (2017)

Professional Memberships
- Florida Government Finance Officers Association

ROLE

Diana will work under the direction of Sheryl in conducting interviews, directing research and analysis, preparing recommendations, and drafting deliverables.

PROFILE

Diana has contributed to projects involving water and wastewater utilities with a focus on valuation services for the purposes of utility acquisitions, evaluation financial positions by developing and forecasting revenue and expense projections, developing user rates and fees, analyzing customer data and developing client specific financial models. In addition, Diana has assisted in the detailed review, sufficiency and rate design of building fees and street lighting assessments.

KEY PROJECT EXPERIENCE

Hillsborough County (FL)

Diana has assisted in analysis of the Hillsborough Street Lighting Assessment Program. This project required extensive analysis of electric provider street lighting inventory data, historical parcel and tax roll data, revenue and expense forecasting, the development of cost of service and rate design. Diana also assisted the county in future program improvements and planning.

City of Oldsmar (FL)

Diana has assisted in the analysis of revenue sufficiency and rate design for the City of Oldsmar Water and Wastewater Division. This involved developing detailed projections of revenues and expenses, customer growth, and capital funding requirements to develop a five-year forecast.

Alexandria Renew Enterprises (FL)

Diana was the analysis for the development of Alexandria Renews' years revenue sufficiency forecast. This involved developing detailed projections of revenues and expenses, planned capital improvement projects and the funding of such projects over a 10-year forecast period.

City of Sanford (FL)

Diana assisted in the development of a five-year revenue requirements analysis and capital funding plans, evaluation of fiscal performance and compliance with the authorizing bond resolution and loan agreements and the development of rate adjustment recommendations to recover the identified cost-of-service. In addition, Diana also helped in updating the City's building fee schedule for plan review and inspection fees related to enforcing the Florida Building Code.

Erick van Malssen

STAFF CONSULTANT - FINANCIAL MODELING & ANALYSIS

Senior Consultant



Specialties

- Interactive financial sustainability modeling for utilities and the general funds of local governments
- Utility & special revenue fund revenue sufficiency & rate structure studies
- Non-ad valorem special assessment fee studies
- Economic feasibility studies
- Capital recovery fee studies
- Custom financial modeling

Professional History

- Raftelis: Senior Consultant
- Stantec: Principal (2017-2020)
- Burton & Associates: Manager (2014-2017); Consultant (2010-2014)
- Tetra Tech: Consultant (2008-2010); Analyst (2005-2008)

Education

- Master of Business Administration – University of Central Florida (2005)
- Bachelor of Science in Finance – University of Central Florida (2004)

ROLE

Erick will work under the direction of Sheryl in conducting interviews, directing research and analysis, preparing recommendations, and drafting deliverables.

PROFILE

Erick has 15+ years of experience performing and managing a variety of projects with focus on financial modeling and analysis crucial for public utility & municipal government financial consulting. Erick has spearheaded the design and implementation of a model that simulates the financial dynamics of a municipality from the General Fund down to the smallest of special revenue and enterprise funds. The model has been used in various cities & counties in Florida to aid the municipalities in solving financial hurdles; working closely with municipal management and governing bodies to make critical decisions in the sensitive political climate that governments find themselves in. Erick has specialized and developed novel techniques utilizing live modeling to mediate crucial financial decisions at the executive and elected board levels. Erick has also earned the reputation as one of the prominent specialists in Fire/Rescue Special Assessment Fee design, implementation and management in the State of Florida.

KEY PROJECT EXPERIENCE

City of Coral Springs (FL): Annual General Fund Financial Sustainability Analysis

Erick served the City of Coral Springs (City) for several years. During that time, he developed a financial sustainability model for the City's General Fund. Erick managed the facilitation of communication of the results of this study to the City's employees in several town hall type interactive review sessions.

The City Manager commissioned and participated in these meetings to provide true transparency to employees for the need to have lower than expected salary adjustments and health care contributions by the City in order to maintain staff through the next few years to get to a point of sustainability in future years. All employees ultimately endorsed the budget with the aforementioned adjustments.

City of Fort Lauderdale (FL): Integrated Financial Sustainability Analysis

Erick served the City of Fort Lauderdale (City) for over 7 years during which time he managed a variety of projects including the development of an integrated financial sustainability modeling system that included the General Fund, Water and Sewer Fund, Regional Sewer Fund, Stormwater Fund, Solid Waste Fund, Regional Airport Fund, Building Fund, and Parking Fund. Each fund model was linked with others, where transfers occur, so changes in one fund would flow through to all other affected funds.

City of Treasure Island
Commercial Redevelopment Master Plan
Activities, Cost, and DRAFT Process Timeline Summary

	Phase	Purpose	Key Deliverable	Cost	Timing
0	**Project Initiation & Management**	Strategic framing	Project Management Plan; Benchmark Snapshot (3-5)	$38,888	Kick-off in April 2026 / Ongoing
1	**Baseline**	Understand today	Existing Conditions-Constraints-Market Baseline Reports	$17,543	April - July 2026
2	**Vision**	Define direction	Vision & Guiding Principles; Simple and Inspiring Diagrams	$32,073	July - September 2026
3	**Scenarios**	Test options	Land Use & Redevelopment Scenarios; Concept plans and 3D Massing Models; Feasibility Evaluations; Public Investments Recommendations	$15,755	April - July 2026
4	**Systems to Support**	Make it work	Review all past Mobility, Traffic, Parking studies review and parking evaluation for each district	$10,465	April - July 2026
5	**Economic-Housing**	Market driven opportunities	Economic Vitality and Housing Strategy	$9,405	April - July 2026
6	**Fiscal Modeling-Pro Formas**	Validate reality	Financial-Pro-forma,-Scenario Based Fiscal Modeling Analysis, Funding Mechanisms	$36,400	July - September 2026
7	**Infrastructure Funding & Redevelopment Incentive Strategies**	Policies and tools	Incentives + Infrastructure Funding Tools	$9,480	April - July 2026
8	**Implementation Roadmap**	Take action	Recommendation for amendments to Comp Plan-Zoning-Code and actions by area and phasing Strategy	$9,970	October - December 2026
9	**Final Plan**	Formalize	Master Plan Document and Adoption	$17,525	October - December 2026
				$197,504	

City of Treasure Island

DRAFT PLANNING PROCESS & TIMELINE

1: PROJECT PLANNING AND MANAGEMENT

Major Activities

- Project kick-off meeting with project team
- Ongoing meetings with project team
- Ongoing meetings with specific department staff

Deliverables

- Project timeline
- Data/document request

Kickoff in April 2026 / Ongoing

2: REVIEW, ASSESS, SCENARIOS, FEASIBILITY, STRATEGIES

Major Activities
Tasks 1,3,4,5,7

- Assessment of current conditions
- Regulatory analysis
- Development concepts
- Modeling
- Site feasibility analysis
- Identifying catalytic investments

To the extent that the City has identified specific redevelopment projects, Raftelis can perform a financial modeling and analysis at any time in the process

Deliverables

- Existing Conditions, Constraints and Market Baseline Report
- Land Use and Redevelopment Scenarios and Feasibility Package
- Evaluation Reports: Mobility, Parking
- Economic Vitality and Housing Strategy
- Redevelopment Toolbox and Incentive Strategies

April - July 2026

3: ENGAGE, VISION, MODELING AND IMPACT ANALYSIS

Major Activities
Tasks 2,6

- Community Survey
- Council Interviews
- 5 Area Specific Workshops (in person)
- 5 Listening Sessions (3 in person, 2 virtual)
- Fiscal baseline
- Parcel level profiling
- Pro forma analysis for catalytic sites
- Fiscal modeling
- Funding mechanisms
- Impact on budget

Deliverables

- Vision and Guiding Principles
- Fiscal and Economic Impact Report
- Recommendations for Updated Codes and Regulations
- Best Practices Recommendations

July - September 2026

4: DRAFT AND FINAL MASTER PLAN AND IMPLEMENTATION PLAN FRAMEWORK

Major Activities
Tasks 8,9

- Meeting with staff to review implementation and action step
- Meeting with staff to review draft redevelopment plan

Deliverables

- Draft Comprehensive Redevelopment Master Plan
- Draft Implementation Plan

October 2026

5: PRESENTATION AND ADOPTION

Major Activities
Task 9

- Community meeting to review draft redevelopment plan
- Revisions to the plan
- Council meeting presentation of final plan

Deliverables

- Final Comprehensive Redevelopment Master Plan
- Final Implementation Plan
- Executive Summary
- All Presentation Materials

October - December 2026

- This is a draft process for discussion only, this will be finalized in the Initial Task for Project Management and Management. This may change over time to accommodate schedules and timelines

AGENDA ITEM NO. H.4

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 7, 2026
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Taxes in comparison to other coastal cities (we are the highest). (Commissioner Czyszczon)
BACKGROUND:	Commissioner Item.
POLICY/PURPOSE:	Commissioner Item.
STRATEGIC PLAN RELEVANCE:	Commissioner Item.
ANALYSIS/DISCUSSION:	Commissioner Item.
FUNDING:	Commissioner Item.
MOTION:	

ATTACHMENTS:

AGENDA ITEM NO. H.5

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 7, 2026
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	West Causeway drainage and landscaping including seeding and sodding ordinance for adjacent lots (Commissioner Czyszczon)
BACKGROUND:	Commissioner Item.
POLICY/PURPOSE:	Commissioner Item.
STRATEGIC PLAN RELEVANCE:	Commissioner Item.
ANALYSIS/DISCUSSION:	Commissioner Item.
FUNDING:	Commissioner Item.
MOTION:	

ATTACHMENTS: