

TIFA

MAY 18, 2023

AGENDA

TIFA LLC MEETING AGENDA
May 18, 2023
11:00 a.m.
MEETING LOCATION
CITY OF TITUSVILLE
CITY HALL, COUNCIL CHAMBER, SECOND FLOOR
555 S. WASHINGTON AVENUE – TITUSVILLE, FLORIDA
Call in Number:
(US) 1-877-304-9269 (PIN: 480560)

Roll Call

Action Items

- I. Approval of the Minutes of the TIFA LLC Meeting April 20, 2023 (Presenter: Jeremy Lebrun)

Financial Items and Reports

- II. Ratification of Expenses Paid from Operating Account and Request for Reimbursement (Presenter: Jeremy Lebrun)

Staff Reports / Informational Items

- III. FPL PowerPoint Presentation Review
- IV. Discussion and Review of RFP Submissions

Other Business

Public Comment

Next Scheduled Meeting

Open Items

Adjournment

Any person who decides to appeal any decision of the TIFA Members with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, 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.

TIFA desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 Florida Statutes, should, at least 48 hours prior to the meeting, submit a written request to the chairperson that the physically handicapped person desires to attend the meeting.

FIRST ORDER OF BUSINESS

Date: May 18, 2023

To: TIFA LLC Management Committee

From: Sarah Sweeting, GMS, LLC

Subject: Approval of Minutes – April 20, 2023 TIFA LLC Meeting

Summary Explanation & Background: The draft minutes of the April 20, 2023 TIFA LLC meeting were previously circulated for review. The minutes of the TIFA LLC meeting are presented for review and approval. Since the draft minutes were circulated, on May 4, 2023, Farmton Water Resources / Miami Corporation indicated they had no comments. No other comments have been received.

Source of Funds: This action requires no funds.

Minutes of TIFA LLC Meeting
April 20, 2023
11:00 a.m.
City Hall Council Chamber, Second Floor
555 S. Washington Avenue
Titusville, Florida

Persons in Attendance

Robbie E. Lee, Jr., Miami Corporation Mgmt., LLC, TIFA Management Committee Member
Jim Ball, City of Titusville, TIFA Management Committee Member
Gene DeMayo, City of Titusville
Kevin Cook, City of Titusville, Public Works
Susan Pattock, Farmton Water Resources (by telephone)
Jeremy LeBrun, GMS LLC

Jeremy LeBrun conducted the meeting.

Roll Call

Action Items

I. Approval of the Minutes of the TIFA LLC Meeting of March 16, 2023 (Presenter: Jeremy LeBrun)

Member Ball moved to approve the March 16, 2023 meeting minutes as presented. Member Lee concurred and the motion passed.

II. Review and Acceptance of Revised October 22, 2022 Meeting Minutes (Presenter: Jeremy LeBrun)

Member Ball moved to accept the revised October 22, 2022 meeting minutes. Member Lee concurred and the motion passed.

Financial Items and Reports

III. Ratification of Expenses Paid from Operating Account and Request for Reimbursement (Presenter: Jeremy LeBrun)

Mr. LeBrun: We received one this morning, the first is in the amount of \$12,925.45 operating expenses and we received the notice for the insurance and that is in the amount of \$33,452.94.

Member Lee moved to ratify the expenses paid from the operating account and request for reimbursement as outlined. Member Ball concurred and the motion passed.

Staff Reports/Informational Items

IV. FPL Presentation

This item tabled.

V. Review of Water Sampling Quotes from Pace labs

Mr. LeBrun: Staff has executed those and are there for your knowledge and they were also sent electronically.

Other Business

Mr. LeBrun: The RFP for the resiliency study went live today and the deadline is May 16th for submissions and will be place on the May 18th agenda for board consideration.

Public Comment

Next Scheduled Meeting

The next meeting will be held May 18, 2023 at 11:00 a.m. same location.

Open Items

Adjournment

Member Lee moved to adjourn the meeting at 11:06 a.m. Member Ball concurred and the meeting adjourned.

SECOND ORDER OF BUSINESS

TIFA LLC
INVOICE APPROVAL BY MANAGERS

WHEREAS, the undersigned are the duly appointed and acting Managers of TIFA LLC, which operates pursuant to that certain Limited Liability Company Operating Agreement of TIFA LLC dated May 24, 2010 ("Operating Agreement"); and,

WHEREAS, at a duly called and noticed public meeting of the Managers as indicated below, the undersigned approved the contract and/or authorized the expenditure as indicated below, and further authorized the managers to execute the Invoice Approval by Managers form reflecting such authorized expenditures in order to process payments.

| Previous Authorizations | | |
|-------------------------|---|--|
| TIFA Meeting Date | Approved | Total Contract or Expenditure Authorized |
| 05/18/2023 | Imprest Account Reimbursement from Depository Account | See Attached |

NOW, THEREFORE, the Managers of TIFA LLC, based upon the previous TIFA authorizations, approve the following payments:

| Invoice Description | Total Amount | Pursuant to Previous TIFA Authorization Date | Invoice Payment |
|--|--------------|--|---------------------------------------|
| Transfer to imprest account at Northern Trust ending *8866 | \$14,753.69 | 05/18/2023 | To be Paid by TIFA upon this approval |

Except as otherwise set forth herein, defined terms shall have the meaning set forth in the Operating Agreement. This Action may be executed in several counterparts, and all counterparts so executed shall constitute one Approval binding on all parties.

IN WITNESS WHEREOF, the undersigned represent and warrant that each is the duly authorized and appointed agent of TIFA LLC.

Robert E. Lee, Manager

Jim Ball, Manager

Date: _____, 2023

Date: _____, 2023

TIFA LLC
Check Detail
April 15 through May 11, 2023

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|-----------------|------------------|------------|------------------------|-------------------------|-------------|-----------------|
| Check | ACH04282023 | 04/28/2023 | Cardmember Service | 103.00 · Cash- Nort... | | -158.13 |
| | | | | 203.50 · Northern Tr... | -158.13 | 158.13 |
| TOTAL | | | | | -158.13 | 158.13 |
| Bill Pmt -Check | ACH05112023 | 05/11/2023 | Florida Power & Light | 103.00 · Cash- Nort... | | -7,760.20 |
| Bill | 73681-17557May23 | 05/01/2023 | | 511.00 · Utilities | -353.15 | 353.15 |
| Bill | 83665-19117May23 | 05/01/2023 | | 511.00 · Utilities | -373.12 | 373.12 |
| Bill | 09060-50505May23 | 05/01/2023 | | 511.00 · Utilities | -366.56 | 366.56 |
| Bill | 24869-01248May23 | 05/01/2023 | | 511.00 · Utilities | -358.61 | 358.61 |
| Bill | 40983-63494May23 | 05/01/2023 | | 511.00 · Utilities | -329.61 | 329.61 |
| Bill | 62400-69564May23 | 05/01/2023 | | 511.00 · Utilities | -372.36 | 372.36 |
| Bill | 11526-54016May23 | 05/01/2023 | | 511.00 · Utilities | -355.45 | 355.45 |
| Bill | 47893-42013May23 | 05/01/2023 | | 511.00 · Utilities | -657.81 | 657.81 |
| Bill | 54213-71161May23 | 05/01/2023 | | 511.00 · Utilities | -401.82 | 401.82 |
| Bill | 75317-43016May23 | 05/01/2023 | | 511.00 · Utilities | -669.41 | 669.41 |
| Bill | 76646-91016May23 | 05/01/2023 | | 511.00 · Utilities | -607.76 | 607.76 |
| Bill | 18790-42503May23 | 05/01/2023 | | 511.00 · Utilities | -846.17 | 846.17 |
| Bill | 32610-23505May23 | 05/01/2023 | | 511.00 · Utilities | -818.84 | 818.84 |
| Bill | 54996-25506May23 | 05/01/2023 | | 511.00 · Utilities | -564.86 | 564.86 |
| Bill | 74008-14500May23 | 05/01/2023 | | 511.00 · Utilities | -684.67 | 684.67 |
| TOTAL | | | | | -7,760.20 | 7,760.20 |
| Bill Pmt -Check | 1379 | 05/11/2023 | DRMP, Inc. | 103.00 · Cash- Nort... | | -2,295.00 |
| Bill | 0169914 | 01/01/2023 | | 508.00 · Wetland M... | -2,295.00 | 2,295.00 |
| TOTAL | | | | | -2,295.00 | 2,295.00 |
| Bill Pmt -Check | 1380 | 05/11/2023 | The City of Titusville | 103.00 · Cash- Nort... | | -4,540.36 |
| Bill | COT03312023 | 03/31/2023 | | 501.00 · O&M Oper... | -2,270.18 | 2,270.18 |
| Bill | COT04302023 | 04/30/2023 | | 501.00 · O&M Oper... | -2,270.18 | 2,270.18 |
| TOTAL | | | | | -4,540.36 | 4,540.36 |

THIRD ORDER OF BUSINESS



Resiliency as a Service
Reliability. Resilience. Safety.



Optional Supplemental Power Services (OSPS)

2023

Resiliency as a Service (RaaS) Overview

- ▶ **Launched in Sept. 2019 due to customers backup power requests**

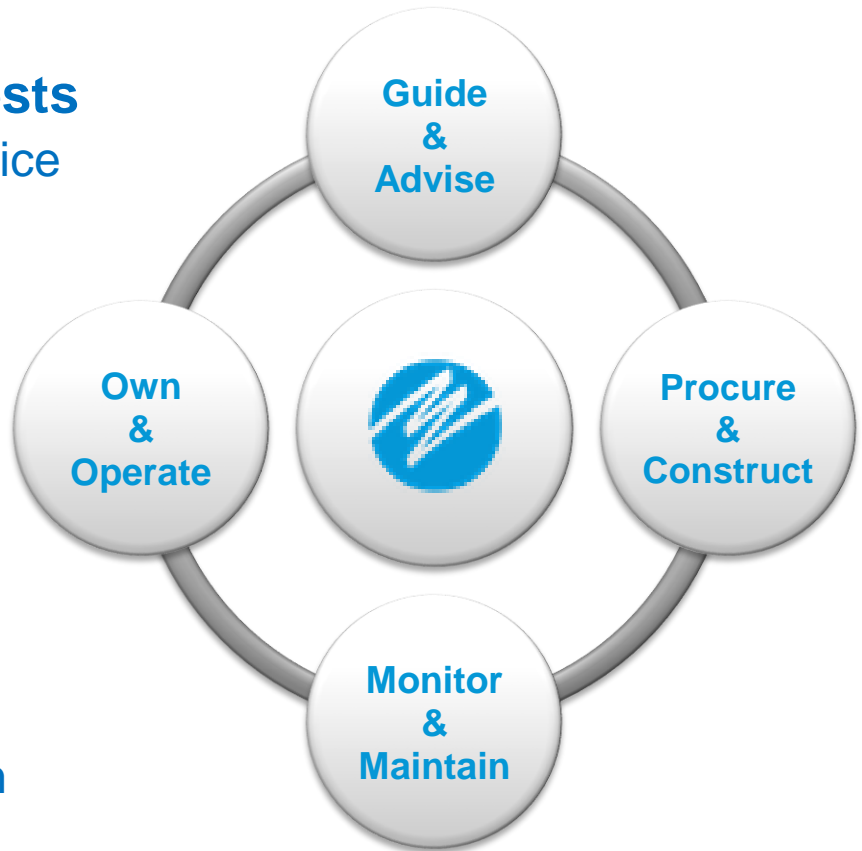
- » Approved by the Florida Public Service Commission
- » Customized Solution

- ▶ **Voluntary FPL Tariff**

- » Governmental Agencies
- » Commercial Customers

- ▶ **Program Benefits**

- » FPL Partnership
- » Full Facility Backup Power
- » ZERO Upfront Capital
 - › Fully Depreciated Asset upon term expiration
- » Leverage FPL's Resource (e.g., Monitoring and Fuel Stores)
- » Limited Commitment with Buyout Option starting in Year 2



Services

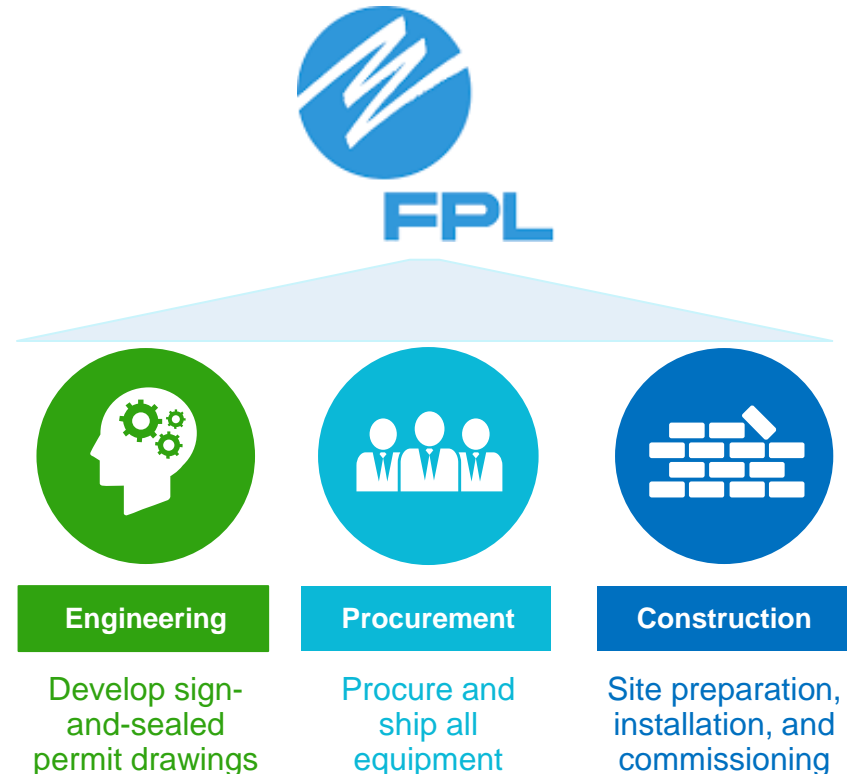
Project Lifecycle Services

► Phase I: Design-Build (EPC)

- » Engineering
 - › Customized Solution
 - › Sign and Sealed Drawings
 - › AHJ Coordination
- » Procurement
 - › Equipment, conduit, wires, etc.
- » Construction
 - › GC & EC Services⁽¹⁾
 - › Cutover and Commissioning⁽²⁾

► Phase II: Service Contract

- » 24/7/365 Monitoring
- » Quarterly, Annual, and Triennial Preventative Maintenance
- » Emergency Response Plan
- » Contract Term Warranty



1) General Contracting (GC) and Electrical Contracting (EC) services include site preparation, laying new conduit, pulling new wire, forming and pouring concrete pads, crane picks for new equipment setting, and wiring the main and control circuit.

2) Cutover planning is required to ensure all equipment where work will take place is de-energized for safety (OSHA requirement). Commissioning includes standard factory startup, checks and adjustments, simulated power failure testing, load bank testing, and customer training sessions.

Solutions

Case Study of Proven Technology

► Scope

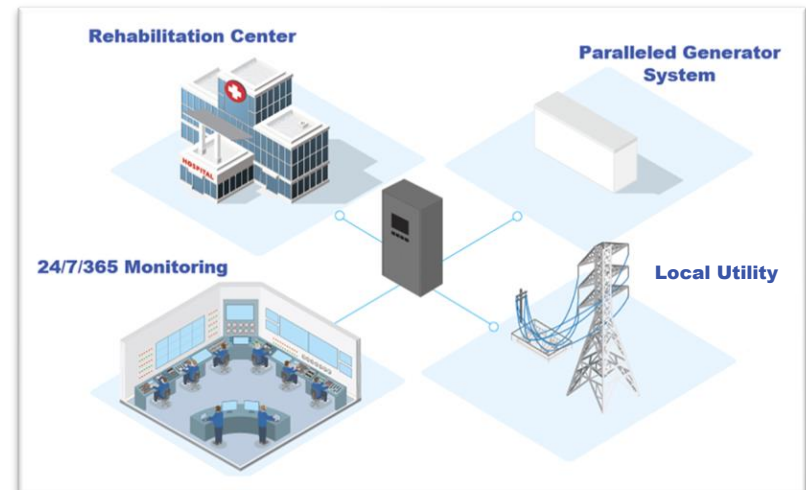
- » Whole-campus generator for 603-bed, state-owned North Florida rehabilitation facility

► Solution

- » 2.5MW Tier 4 Final Diesel, standby-rated, generator system
- » Parallel and isolation capabilities

► Result

- » New system powered full campus load during March 2021 outage
- » FPL team immediately notified; monitored situation and communicated with customer throughout outage
- » Seamless transition off and back to grid



Case Study of Proven Technology

► Scope

- » Whole-campus generator for 40-bed, privately-owned, 24/7 Healthcare Facility in south Florida

► Solution

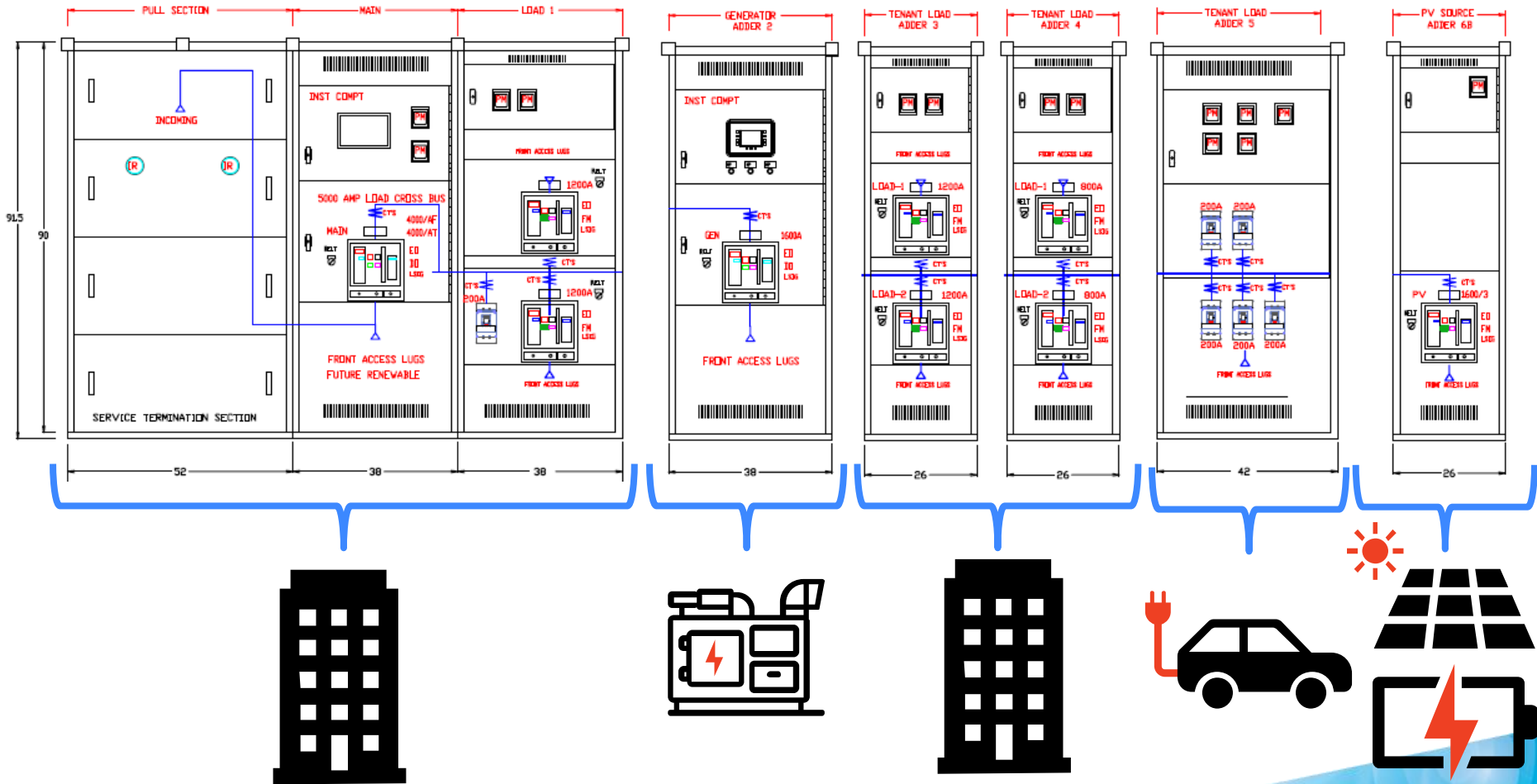
- » 800kW Diesel, standby-rated generator system
- » Closed Transition (<100ms) and isolation capabilities

► Results

- » Commercially operational June 2022
- » Provides additional resiliency to the existing Level 1 generator



Customized Switchgear



Demand Response Program

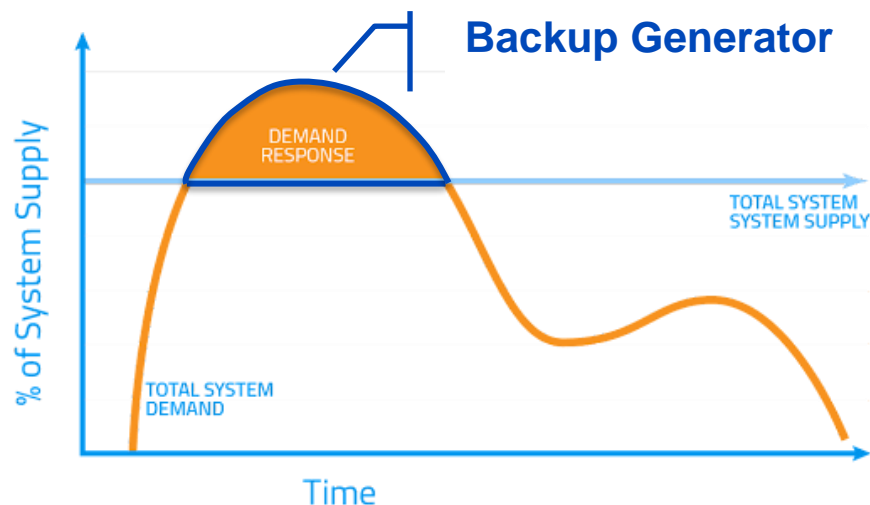
Demand Response Program

► Commercial Demand Reduction (CDR) Overview

- » CDR - \$8.70/kW credit
- » Voluntary Program
- » Savings vary based on customer usage patterns
- » FPL is allowed to automatically control customer load during emergency event

► Operational Details

- » Customer receives 1-hour advanced notice
- » Duration not to exceed 6 hours
- » RaaS provides full backup when load control is utilized



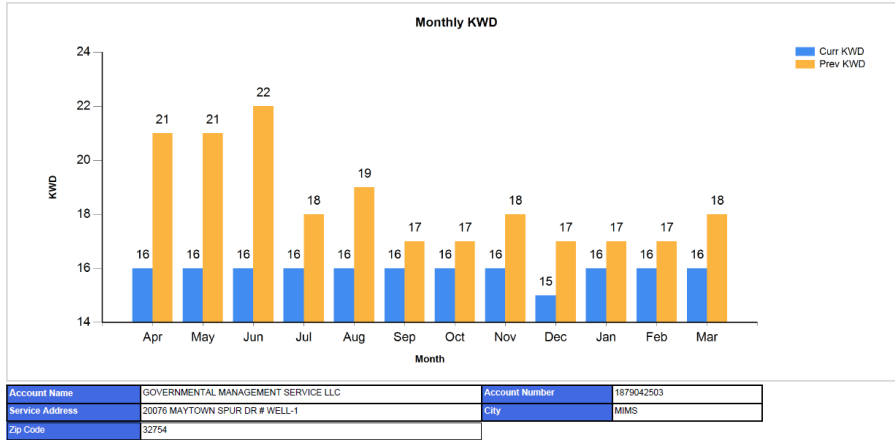
Accounts

Wells – Account Analysis

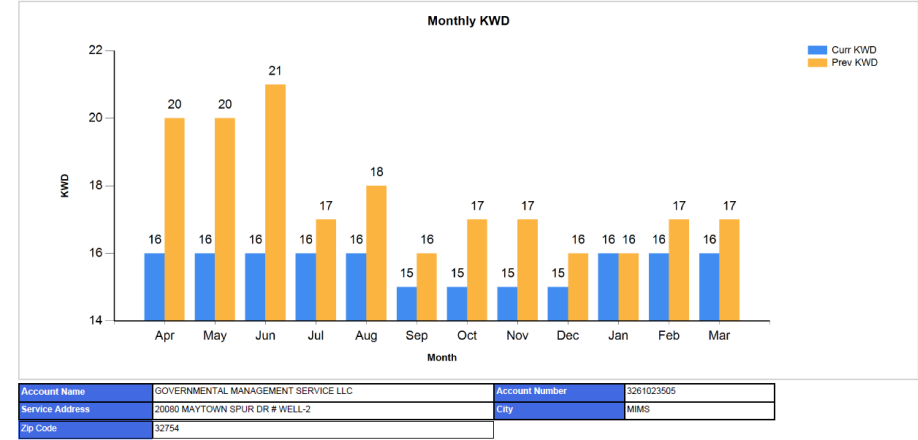
| Account Name | Service Address | Well # | Meter Number | Premise Number | Annual KWH Usage | Annual Max KWD |
|--------------------------------------|---|----------|--------------|----------------|------------------|----------------|
| Governmental Management Services LLC | 20076 Maytown Spur Dr MIMS, FL 32754 | WELL-1 | KN50566 | 732482714 | 67706 | 22 |
| | 20080 Maytown Spur Dr | WELL-2 | KN50565 | 361101614 | 65229 | 21 |
| | 20084 Maytown Spur Dr | WELL-3 | KN59033 | 154471514 | 54938 | 18 |
| | 21000 Maytown Spur Dr | WELL-4 | KN53884 | 387471414 | 45796 | 14 |
| TIFA LLC | 21001 Maytown Spur Dr | WELL 407 | KN75647 | 435971901 | 29201 | 8 |
| | 21005 Maytown Spur Dr | WELL 408 | KN75649 | 180654602 | 29355 | 8 |
| | 21009 Maytown Spur Dr | WELL 409 | KN75715 | 252198628 | 29996 | 8 |
| | 21019 Maytown Spur Dr | WELL 411 | KN75716 | 299566135 | 30119 | 9 |
| | 21019 Maytown Spur Dr | WELL 412 | KN75648 | 349896812 | 28218 | 7 |
| | 21023 Maytown Spur Dr | WELL 413 | KN75646 | 19283114 | 26651 | 7 |

Annual kWD Per Month

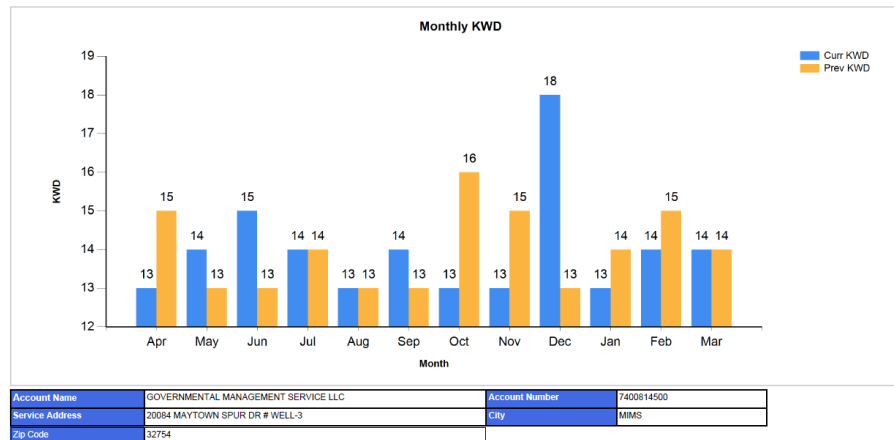
WR1



WR2



WR3

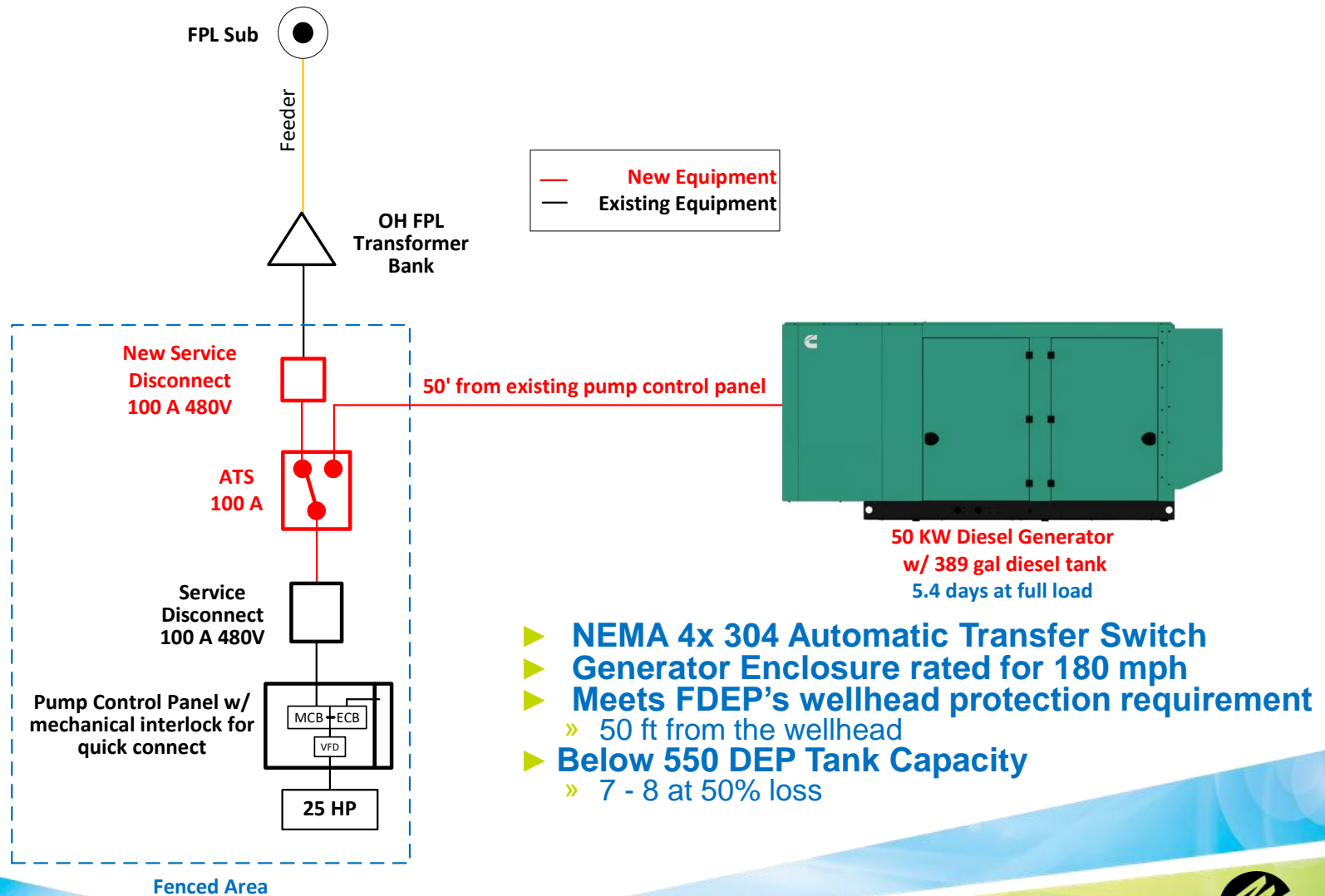


Account Analysis

| Account Name | Account Number | Service Address | Meter Number | Rev/Rate/Rider | Premise Number | Annual KWH Usage | Annual Max KWD | Load Factor | Load Control Credit |
|-----------------------|----------------|--|--------------|----------------|----------------|------------------|----------------|-------------|---------------------|
| Osprey WWTP | 9531006485 | 1105 Buffalo Rd Titusville, FL 32796 | PV7139D | C/54/ | 3196449 | 2376720 | 630 | 49.8% | \$2,570 |
| Blue Heron WWTP | 5995446431 | 4800 Deep March Rd Titusville, FL 32780 | PV57176 | B/54/ | 296000450 | 3398640 | 527 | 73.4% | \$3,613 |
| Mourning Dove WTP | 4607800457 | 2836 Garden St Titusville, FL 32796 | PV7138D | C/56/ | 332044 | 1561440 | 323 | 56.6% | \$1,687 |
| Master Pump Station* | 5276763405 | 1125 Knox Mcrae Dr Titusville, FL 32780 | MV5018A | B/270/ | 872778946 | 67200 | 76 | | N/A |
| Lime St | 8299169311 | 311 Bryan Ave Titusville, FL 32796 | KN47458 | B/72/ | 283952245 | 93320 | 38 | | N/A |
| Seminole Lift Station | 8517803477 | 1301 Riverside Dr Titusville, FL 32780 | KJ33802 | B/72/ | 321001 | 15125 | 27 | | N/A |

Preliminary Assessment

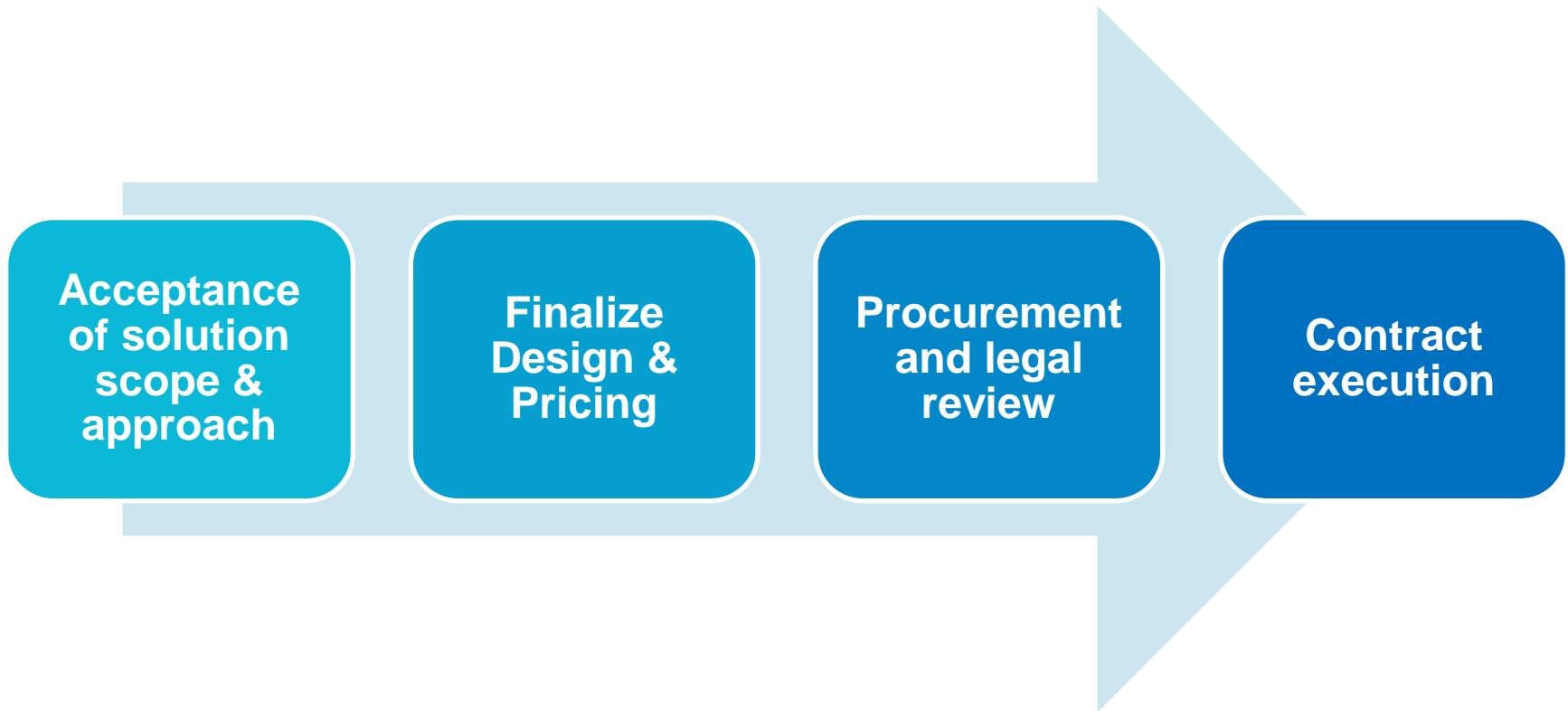
Preliminary Single Line Diagram



City of Titusville – Well Pumps

| Budgetary Cost per Well | |
|-------------------------------|----------------------------|
| Generator System | 50 KW |
| Fuel | Diesel Tier 2 |
| Contract (Parts & Labor) | 20 years Full Coverage |
| Preventative Maintenance | Included for term duration |
| System Monitoring 24/7/365 | Included for term duration |
| OSPS Fixed Monthly Cost Range | \$1,708 - \$2,290 |

Next Steps



Contact Information

Frankie Sanchez

Manager Business Operations
Optional Supplemental Power Systems

Phone: (561) 289 - 1719
Francisco.Sanchez@FPL.com

**Alexander Cruz, PMP**

Lead Project Manager
Optional Supplemental Power Systems

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Alexander.Cruz@FPL.com



Call us today for information on how FPL OSPS can work to benefit your organization