

Minutes of TIFA LLC Meeting
September 18, 2025
11:00 a.m.
City Hall Council Chamber, Second Floor
555 S. Washington Avenue
Titusville, Florida

Persons in Attendance

Robbie E. Lee, Jr., Miami Corp. Management, LLC, TIFA Management Committee Member
Jim Ball, City of Titusville, TIFA Management Committee Member
Gene DeMayo, City of Titusville. Water Production Superintendent
Yuan Zhou, Miami Corporation (by telephone)
Helen Hutchens, Farmton Water Resources (by telephone)
Jeremy LeBrun, GMS LLC
Ruth Anato

Jeremy LeBrun conducted the meeting.

Roll Call

Public Comment

Action Items

I. Approval of the Minutes of the TIFA LLC Meeting of August 21, 2025 (Presenter: Jeremy LeBrun)

Member Ball moved to approve the August 21, 2025 meeting minutes as presented. Member Lee concurred and the motion passed.

Financial Items and Reports

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

Member Lee moved to ratify the expenses paid from the operating account and request for reimbursement in the amount of \$16,975.02. Member Ball concurred and the motion passed.

Staff Reports/Informational Items

III. Residents Well Information Gathering Update

Member Lee: We have an email from Jim and we will see if any more come in within the next 30 days. The more information we get from the people the better.

Ms. Amato: The feedback I got was people are scared to write those reports. They are afraid that writing the reports will invite St. Johns onto their property in some form. Folks are reluctant about retaliation because they made a complaint. They have been struggling to come in but I do expect there is a possibility of more coming in.

Member Lee: I appreciate the feedback and we have to get information to understand the problem before we can fix it.

Resiliency

Mr. DeMayo: We had an extensive TIFA call and I sent Jim notes. David was okay with keeping FPL option for the auxiliary generator on the table. Jim will contact FPL making sure certain things are or are not covered. We have been discussing adding some wells within the next year or two, there was also discussion on one or two backup wells we could put in. If we went with well rehabilitation during that period of time we wouldn't have to run another well, or we could put a rotation. It all boils down to cost and Sean had \$29,000 and over a 20-year difference it was \$391,000 almost \$20,000 per year difference between AECOM or FPL. The way we maintain the city wells gives us a more realistic cost of owning generators and maintaining them.

Other items discussed were: timeline of response time of FPL during hurricanes, automatic switch gear, capacity of fuel tanks, city O&M versus FPL, number of wells up for rehab in the next year and the beginning of deterioration of the road.

Other Business

Public Comment

Next Scheduled Meeting

The next meeting is scheduled for October 21, 2025 with October 22, 2025 as a backup. October 22, 2025.

Open Items

Adjournment

Member Lee moved to adjourn the meeting at 11:51 a.m. Member Ball concurred and the meeting adjourned.