

Minutes of TIFA LLC Meeting
October 21, 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
Kevin Cook, City of Titusville, Public Works Director
Yuan Zhou, Miami Corporation (by telephone)
Helen Hutchens, Farmton Water Resources (by telephone)
Jeremy LeBrun, GMS LLC
Ruth Amato

Jeremy LeBrun conducted the meeting.

Roll Call

Public Comment

Action Items

I. Approval of the Minutes of the TIFA LLC Meeting of September 18, 2025 (Presenter: Jeremy LeBrun)

Member Ball moved to approve the September 18, 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 \$30,820.23. Member Ball concurred and the motion passed.

Staff Reports/Informational Items

II. Residents Well Information Gathering Update

Mr. DeMayo: FPL pulled out of the potential agreement for the resiliency program.

Member Lee: What was their focus?

Mr. DeMayo: Larger size. We are still waiting on Zonka to come back with some estimates on automatic transfer switches for the portable generators, which could be used as the generators when we eventually move forward with that. The transfer switches would be permanent, but we would be able to use that with either a portable and when we eventually get generators out there.

Member Ball: I read the email trail and the different things that Jim had put in the listing for FPL to respond to. We don't need to answer all those, because we are not going to do it. I thought that was a great capture of things that needed to be done.

As a possible consideration now that we are in this position maybe Gene or Robbie or both can pass on to Jim to get his thoughts, as I understand it there are multiple manufacturers of the generators that we could use to go in place and find out if there is an option to lease the equipment? Essentially that is what it would have been with FPL. I think the equipment should be 50% of the capital cost. We would still have to do side work and that would be a way to reduce the capitalization cost and fold the lease into our operating costs.

Ms. Hutchens: We haven't looked into a lease option because we were looking at the purchase versus leasing from FPL but now we can change and see if there is an option to lease. I'm assuming the city doesn't lease any of their generators.

Mr. DeMayo: Not to my knowledge. I suggest we spec out automatic transfer gear switches for the WR 1, 2, and 3 and try to get them installed before the next hurricane season so that we can bring portables out there and that would maximize the fuel capacity in hurricane events. I think three transfer switches would be money well spent because it is going to be needed eventually and it will give us much more capacity for fuel.

Member Lee: That is compatible with the older generators.

Mr. DeMayo: I'm still working with Zonka to convert the older generators. They are working with the manufacturers but the three new ones are ready to go.

Member Lee: Is there a kit that will convert over with those older generators?

Mr. DeMayo: That is what Zonka is looking into.

Other Business

Public Comment

Next Scheduled Meeting

The next meeting will be held November 20, 2025.

Open Items

Adjournment

Member Ball moved to adjourn the meeting at 11:20 a.m. Member Lee concurred and the meeting adjourned.