

TIFA

JANUARY 15, 2026

FIRST ORDER OF BUSINESS

TIFA LLC MEETING AGENDA
January 15, 2026
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

Public Comment

Action Items

- I. Approval of the Minutes of the TIFA LLC Meeting December 18, 2025
(Presenter: Jeremy Lebrun)

Financial Items and Reports

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

Staff Reports / Informational Items

Other Business

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.

Date: January 15, 2026

To: TIFA LLC Management Committee

From: Sarah Sweeting, GMS, LLC

Subject: Approval of Minutes – December 18, 2025 TIFA LLC Meeting

Summary Explanation & Background: The draft minutes of the December 18, 2025 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, no comments have been received.

Source of Funds: This action requires no funds.

Minutes of TIFA LLC Meeting
December 18, 2025
11:01 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
Helen Hutchens, Farmton Water Resources (by telephone)
Jeremy LeBrun, GMS LLC
Ruth Amato, BOCE

Jeremy LeBrun conducted the meeting.

Roll Call

Public Comment

Action Items

I. Approval of the Minutes of the TIFA LLC Meeting of November 20, 2025 (Presenter: Jeremy LeBrun)

Member Ball moved to approve the November 20, 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 Ball moved to ratify the expenses paid from the operating account and request for reimbursement in the amount of \$16,823.95. Member Lee concurred and the motion passed.

Staff Reports/Informational Items

Mr. DeMayo: Jim Boyd and I got initial pricing back for three generators and three automatic switch gears that came under \$20,000 and we will be looking at that.

Member Ball: Since we do have a not to exceed \$60,000 for capital, will we take all of that or just what it takes to do the three switches?

Ms. Hutchens: It has been our policy to only call that which is needed.

Other Business

Public Comment

Next Scheduled Meeting

The next meeting will be held January 15, 2026.

Open Items

Adjournment

Member Lee moved to adjourn the meeting at 11:05 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
01/15/2026	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	\$11,237.92	12/18/2025	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

Date: _____, 2025

Jim Ball, Manager

Date: _____, 2025

4:16 PM

01/09/26

TIFA LLC
Check Detail

December 11, 2025 through January 9, 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1448	12/16/2025	Pace Analytical, LLC		103.00 · Cash- North...		-740.20
Bill	25325...	12/10/2025			501.50 · O&M Parts &...	-740.20	740.20
TOTAL						-740.20	740.20
Bill Pmt -Check	1449	01/09/2026	The Colinas Group		103.00 · Cash- North...		-2,000.00
Bill	O-869...	01/08/2026			508.00 · Wetland Mo...	-2,000.00	2,000.00
TOTAL						-2,000.00	2,000.00
Bill Pmt -Check	ACH0...	01/09/2026	Florida Power & Light		103.00 · Cash- North...		-8,497.72
Bill	Janua...	01/08/2026			511.00 · Utilities	-8,497.72	8,497.72
TOTAL						-8,497.72	8,497.72

THIRD ORDER OF BUSINESS

**TIFA LLC
2836 GARDEN STREET
TITUSVILLE, FLORIDA 32796**

January 15, 2026

Mr. Kevin Cook
Public Works Director
City of Titusville
2836 Garden Street
Titusville, Florida 32796

Mr. David Fuechtman
Vice President & Secretary
Farmton Water Resources, LLC
410 N. Michigan Avenue Suite
590
Chicago, Illinois 60611

CAPITAL DISTRIBUTION NOTICE

Pursuant to the TIFA LLC Operating Agreement Section 4.1 Distribution of Distributable Cash, a cash distribution from TIFA LLC is requested today in the amount of \$300,000.00 (\$150,000.00 to the City of Titusville and \$150,000.00 to Farmton Water Resources, LLC). Payment is to be made from the TIFA LLC Northern Trust main checking account within 30 days of receipt of this capital distribution notice.

Sincerely,

TIFA LLC

Jim Ball
Manager

Robert E Lee
Manager

TIFA LLC
Member Distributions

	12/31/25
Cash Balance	\$ 864,082.11

Expected Cash Needs	
Csonka All Tech	(35,303.58)
Atlantis Preventative	(25,000.00)
Maintenance Cash Balance	<u>(500,000.00)</u>
Distributable Cash	<u>\$ 303,778.53</u>
Recommended Distribution	\$ 300,000.00
To City of Titusville	\$ 150,000.00
To Farmton Water Resources LLC	\$ 150,000.00

2025 Distributions

	FWR	City	Total
Budgeted	<u>\$ 415,000</u>	<u>\$ 415,000</u>	<u>\$ 830,000</u>
3/31/25	130,000	130,000	260,000
6/30/25	107,500	107,500	215,000
9/30/25	80,000	80,000	160,000
Total	<u>\$ 317,500</u>	<u>\$ 317,500</u>	<u>\$ 635,000</u>

2024 Distributions

	FWR	City	Total
Budgeted	<u>\$ 420,000</u>	<u>\$ 420,000</u>	<u>\$ 840,000</u>
4/30/24	210,000	210,000	420,000
6/30/24	55,000	55,000	110,000
10/31/24	150,000	150,000	300,000
Total	<u>\$ 415,000</u>	<u>\$ 415,000</u>	<u>\$ 830,000</u>

2023 Distributions

	FWR	City	Total
Budgeted	<u>\$ 420,000</u>	<u>\$ 420,000</u>	<u>\$ 840,000</u>
1/31/23	150,000	150,000	300,000
5/31/23	135,000	135,000	270,000
9/30/23	160,000	160,000	320,000
Total	<u>\$ 445,000</u>	<u>\$ 445,000</u>	<u>\$ 890,000</u>