

***NORTH AR-1 OF PASCO
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Date/Time:
Thursday, August 3, 2023
6:00 P.M.***

***Location:
Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida, 33544***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

North AR-1 Of Pasco Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

North AR-1 Of Pasco Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the North Ar-1 Of Pasco Community Development District is scheduled for **Thursday, August 3, 2023, at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, 33544**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Heather Dilley

Heather Dilley

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

Board of Supervisors:
Mike Lawson- Chairman
Doug Draper- Vice Chairman
Lori Price- Assistant Secretary
Christie Ray- Assistant Secretary
Kelly Evans- Assistant Secretary

Staff:
Heather Dilley- District Manager
Patricia Thibault- District Manager
John Vericker- District Counsel
Vivek Babbar- District Counsel
Tonja Stewart- District Engineer
Colette Fuller- Community Director

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT

Thursday, August 3, 2023 at 6:00 P.M.

Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida, 33544

Dial In: +1 312-626-6799
Meeting ID: 283 184 3050
Passcode: 54321

Agenda

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Business Matters**
 - A. Consideration for Adoption of **Resolution 2023-06, Designating Officers** **Exhibit 1**
 - B. Consideration for Adoption of **Resolution 2023-07, Adopting the FY 2023-2024 Budget** **Exhibit 2**
 - FY 2023-2024 Budget (To be Distributed) **Exhibit 3**
 - C. Consideration for Adoption of **Resolution 2023-08, Levying and Imposing the O&M Assessments for the FY 2023/2024 Budget** **Exhibit 4**
 - FY 2023-2024 Budget (To be Distributed) **Exhibit 5**
 - Developer Budget Funding Agreement **Exhibit 6**
 - D. Consideration for Adoption of **Resolution 2023-09, Setting the Meeting Schedule for FY 2023-2024** **Exhibit 7**
 - E. Consideration for Adoption of **Resolution 2023-10 to Repeal Resolution 2023-01, Delegating Award for Project Area Three (To be Distributed)** **Exhibit 8**
 - F. Consideration for Adoption of **Resolution 2023-11, Delegating Award for Project Area Three (To be Distributed)** **Exhibit 9**
 - Exhibit A – Form of Purchase Contract **Exhibit 10**
 - Exhibit B – Form of Supplemental Indenture **Exhibit 11**
 - Exhibit C – Form of Preliminary Limited Offering Memorandum **Exhibit 12**
 - Exhibit D – Form of Continuing Disclosure Agreement **Exhibit 13**

G. Consideration for Adoption of Resolution 2023-12 , Delegating Award for Project Area Four (To be Distributed)	Exhibit 14
➤ Exhibit A – Form of Purchase Contract	Exhibit 15
➤ Exhibit B – Form of Supplemental Indenture	Exhibit 16
➤ Exhibit C – Form of Preliminary Limited Offering Memorandum	Exhibit 17
➤ Exhibit D – Form of Continuing Disclosure Agreement	Exhibit 18
H. Consideration and Award of Phase 4A Construction Services Contract	
➤ Presentation of Request for Proposals Advertisement for Construction Services	Exhibit 19
➤ Presentation of Bid Proposal Instructions	Exhibit 20
➤ Presentation of Evaluation Criteria	Exhibit 21
➤ Presentation of Summary of Bid Proposals	Exhibit 22
• BRW Contracting	Exhibit 23
• Kearney	Exhibit 24
• RCS	Exhibit 25
• RIPA	Exhibit 26

IV. Consent Agenda

A. Consideration for Approval the Minutes of the Board of Supervisors Regular Meeting Held June 1, 2023	Exhibit 27
B. Consideration for Approval the Minutes of the Board of Supervisors Regular Meeting Held June 6, 2023	Exhibit 28
C. Ratification of Contracts	
➤ Adopted Resolution 2023-05, Recommended Order for a Bid Protest	Exhibit 29
➤ District Contractor Agreement- Angeline Grand Live Oak Blvd.- \$2,877,730.00	Exhibit 30
➤ Cost Share Agreement Between North AR-1 of Pasco Community Development District and Angeline Master Homeowners Association, Inc.	Exhibit 31

V. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer

VI. Audience Comments - New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

VIII. Adjournment