



Kai Connected, LLC
2502 N. Rocky Pointe Drive, Suite 1000
Tampa, Florida 33607
(813) 565-4663

***MCKENDREE POINTE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Organizational Meeting***

May 5, 2025

9:00 a.m.

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.

McKendree Pointe Community Development District

Kai Connected, LLC d.b.a. Kai, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607
Phone: (813) 565-4663

May 5, 2025

Board of Supervisors
McKendree Pointe Community
Development District

Dear Board Members:

The Organizational Meeting of the McKendree Pointe Community Development District is scheduled for **May 5, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa/Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

In the meantime if you have any questions, please contact me.

Sincerely,

Heather Dilley
Heather Dilley
District Manager

Agenda

McKendree Pointe Community Development District

DISTRICT OFFICE – 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607

May 2, 2025

Board of Supervisors
McKendree Pointe Community Development District

Dear Board Members:

The organizational meeting of the Board of Supervisors of the McKendree Pointe Community Development District will be held on **May 5, 2025, at 9:00 a.m., the Hilton Garden Inn Tampa/Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558.** The following is the advance agenda for this meeting:

AGENDA ORGANIZATIONAL MEETING

1. **Call to Order**
2. **Public Comment Period**
3. **Oath of Office for Supervisors**
4. **Affidavit of Publication of Meeting Notice**
5. **Review of Chapter 190, Florida Statutes**
6. **Review of Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
7. **Administrative Matters**
 - A. Consideration of Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers Exhibit 1
 - B. Resolution 2025-01 – Designating Officers: Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Secretary and Assistant Secretary Exhibit 2
 - C. Resolution 2025-02 – Appointing District Manager Exhibit 3
 1. District Management Agreement
 - D. Resolution 2025-03 – Appointing District Counsel Exhibit 4
 - E. Resolution 2025-04 – Designating Registered Agent and Registered Office Exhibit 5

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| F. | Resolution 2025-05 – Designating Primary Administrative Office and Principal Headquarters | Exhibit 6 |
| G. | Resolution 2025-06 – Designating Local District Records Office | Exhibit 7 |
| H. | Resolution 2025-07 – Designating Public Comment Period | Exhibit 8 |
| I. | Consideration of Establishment of Audit Committee – By Motion | |
| J. | Discussion of District Website Services – By Motion | |

8. Organizational Matters

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| A. | Resolution 2025-08 – Consideration of Travel Reimbursement Policy | Exhibit 9 |
| B. | Resolution 2025-09 – Consideration of Resolution Setting Forth District Policy for Legal Defense of Board Members and Officers
1. Authorization to Obtain Public Officers Liability Insurance - By Motion | Exhibit 10 |
| C. | Resolution 2025-10 – Authorizing the Recorded Notice of Establishment | Exhibit 11 |
| D. | Resolution 2025-11 – Adopt Records Retention Schedule | Exhibit 12 |
| E. | Resolution 2025-12 – Prompt Payment Policies and Procedures | Exhibit 13 |
| F. | Consideration of Retention of Interim Engineer (Stantec’s Professional Services Agreement for Engineer’s Reports) – By Motion | Exhibit 14 |
| G. | Authorize RFQ for District Engineer – By Motion | Exhibit 15 |
| H. | Resolution 2025-13 – Authorizing Chair to Execute Plats, Permits and Conveyances | Exhibit 16 |

9. Meetings and Hearing Dates Matters

- A. Resolution 2025-14 – Designate Regular Meeting Dates, Time and Location for FY 2024/2025 Exhibit 17
- B. Resolution 2025-15 – Consideration of Proposed Budget for FY 2024/2025 and FY 2025/2026 for Submission to Pasco County and Set Date, Time, Place for Public Hearing Exhibit 18
 - Proposed Budget FY 2024/2025
 - Proposed Budget FY 2025/2026
- C. Resolution 2025-16 -- Set Date, Time and Place and Authorize Publication of Notice of Public Hearing on Rules of Procedure Exhibit 19
 - 1. Discussion regarding draft rules and notices
 - Notice of Rule Development
 - Notice of Rulemaking
 - Rules of Procedure
- D. Resolution 2025-17 -- Set Date, Time and Location and Authorize Publication of Notice of Public Hearing on Uniform Method of Collection Exhibit 20
- E. Resolution 2025-18 -- Set Date, Time and Location and Authorize Publication of Notice of Landowners’ Meeting Exhibit 21

10. Banking Matters

- A. Resolution 2025-19 -- Select District Depository Exhibit 22
- B. Resolution 2025-20 – Authorize Bank Account Signatories Exhibit 23
- C. Resolution 2025-21 – Approve Disbursement of Expenses Exhibit 24
- D. Consideration of Funding Request

11. Bond Matters

- A. Appointment of Financing Team
 - 1. Appointment of Bond Counsel – **By Motion** Exhibit 25
 - Approval of Bond Counsel Agreement
 - 2. Appointment of Investment Banker – **By Motion**
 - Approval of Underwriting Agreement *Under Separate Cover*
 - 3. Appointment of Trustee – **By Motion**
 - 4. Kai Connected, LLC Assessment Agreement – **By Motion** Exhibit 26

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| B. | Approve Master Report of the District Engineer dated May 5, 2025 | Exhibit 27 |
| C. | Approve Master Special Assessment Methodology Report dated May 5, 2025 | Exhibit 28 |
| D. | Resolution 2025-22 – Authorizing the Issuance of Bonds, Approving the Form of Indenture, and Authorizing Commencement of Validation Proceedings | Exhibit 29 |
| E. | Resolution 2025-23 – Approving the Development Acquisition Agreement and Promissory Note <ul style="list-style-type: none"> • Development Acquisition Agreement • Promissory Note | Exhibit 30 |
| F. | Resolution 2025-24 – Declaring Special Assessments | Exhibit 31 |
| G. | Resolution 2025-25 – Setting Public Hearing on Special Assessments | Exhibit 32 |
| 12. E-Verify – Memorandum of Understanding | | |
| A. | Memorandum of Understanding for E-Verify Employer | Exhibit 33 |
| B. | E-Verify website: www.e-verify.gov | |
| 13. Staff Reports | | |
| | a. District Counsel | |
| | b. Interim Engineer | |
| | c. District Manager | |
| 14. Supervisor Requests and Audience Comments | | |
| 15. Adjournment | | |

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 565-4663.

Very truly yours,

Heather Dilley, District Manager
On behalf of the McKendree Pointe Community
Development District