MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT OF WAY COMMITTEE MEETING
May 27, 2026

Location: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807
Pelican Conference Room

Committee Members Present:
Christopher Murvin, Citizen Representative, Chairman
Laura F. Carroll, City of Orlando Representative
Shane Fischer, Seminole County Representative
Aida T. Ortiz, Orange County Representative
Paul Satchfield, Osceola County Representative
Juan F. Diaz, Citizen Representative

Committee Members Not Present:
Anita Geraci-Carver, Lake County Representative
Tad Calkins, Brevard County Representative

CFX Staff Present:
Michelle Maikisch, Executive Director
David Falk, Director of Engineering
Cristina T. Berrios, General Counsel
Mimi Lamaute, Recording Secretary/Manager of Executive and Board Services

A. CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairman Murvin.

B. PUBLIC COMMENT

There were no public comments.

C. APPROVAL OF JANUARY 28, 2026 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Ms. Carroll and seconded by Mr. Fischer for approval of the January 28, 2026 Right of Way Committee meeting minutes. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Ms. Geraci-Carver, were not present.

D. AGENDA ITEMS

D.1. PROPOSED MEMORANDUM OF AGREEMENT BETWEEN CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND OSCEOLA COUNTY AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR A JOINT-USE POND FOR THE CR 532 WIDENING FROM OLD LAKE WILSON ROAD TO US 17/92, SR 538 POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235A

Mr. Richard Milian with Nelson Mullins Riley & Scarborough, LLP presented a proposed Memorandum of Agreement (MOU) for a joint-use pond in connection with the CR 532 widening project. He explained that CFX has acquired property for an interim pond and that FDOT will construct a permanent joint-use pond that accommodates both the CFX project and FDOT's truck parking facility. The agreement includes the transfer of property to FDOT, with FDOT responsible for associated future costs.

The Committee members asked questions regarding maintenance responsibilities, ownership transfer, and the perpetual nature of the agreement. Mr. Milian confirmed that FDOT will maintain the pond and that the agreement provides long-term capacity for both projects.

A motion was made by Ms. Carroll seconded by Mr. Satchfield for recommendation for Board approval of the proposed Memorandum of Agreement between the Central Florida Expressway Authority and Osceola County and State of Florida Department of Transportation for a Joint-Use Pond and authorize the Executive Director or designee to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Ms. Geraci-Carver, were not present.

D.2. AUTHORIZATION TO SETTLE ALL CLAIMS ASSERTED BY DUKE ENERGY FLORIDA, LLC, IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. DUKE ENERGY FLORIDA, LLC, ET AL., REGARDING THE SR 538, POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235, PARCELS 53-225 A AND B

Mr. Richard Milian with Nelson Mullins Riley & Scarborough, LLP presented a proposed settlement agreement in the eminent domain case involving Duke Energy Florida, LLC. The acquisition includes a small fee taking and the imposition of a limited-access right-of-way along US 17/92.

Mr. Milian explained that following negotiations the parties reached a proposed settlement of $541,262.50, inclusive of all compensation, damages, attorney's fees, and expert fees. The settlement reflects a negotiated land value and a compromise on severance damages associated with loss of access.

The Committee commented and asked questions, which were answered by Mr. Milian.

A motion was made by Mr. Satchfield and seconded by Ms. Carroll for a recommendation that the Board authorize Right-of-Way Counsel to settle Duke Energy Florida, LLC's claims in the matter of

Central Florida Expressway Authority v. Duke Energy Florida, LLC, et al., for Parcels 53-225 A and B for a negotiated total compensation amount of $541,262.50, inclusive of all compensation, damages, attorneys' fees, and expert fees, and also authorize the Executive Director or designee to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Ms. Geraci-Carver, were not present.

D.3. PROPOSED LEASE AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF ORLANDO AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, FOR A CONSTRUCTION STAGING AREA FOR THE SR 408 WIDENING PROJECT, SEGMENTS 408-315 AND 408 315A

Ms. Leslie Evans with Dinsmore & Shohl, LLP presented a proposed lease agreement with the Housing Authority of the City of Orlando for use of property located at 715 Avondale Avenue and 520 Callahan Drive as a construction staging area for the SR 408 Widening Project.

She explained that the lease term is four (4) years at a de minimis rent of $10. The agreement is being presented in accordance with policy requirements for leases exceeding one year. The property will be used for construction trailers, equipment storage, and parking.

Ms. Carroll clarified that the Housing Authority of the City of Orlando is not in any way connected with the City of Orlando.

The Committee members commented and asked questions which were answered by Ms. Evans.

A motion was made by Ms. Ortiz and seconded by Mr. Fischer for a recommendation for Board approval of the proposed Lease Agreement between the Housing Authority of the City of Orlando and the Central Florida Expressway Authority and authorize the Executive Director to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Ms. Geraci-Carver, were not present.

E. OTHER BUSINESS

There was no other business discussed.

Chairman Murvin stated that the next Right of Way Committee Meeting is scheduled for July 22, 2026 at 2:00 p.m.

F. ADJOURNMENT

Chairman Murvin adjourned the meeting at 2:27 p.m.

Minutes approved on _August 3 ,_ 2026**.**

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