MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT OF WAY COMMITTEE MEETING
September 23, 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
Anita Geraci-Carver, Lake County Representative

Committee Member Not Present:
Tad Calkins, Brevard County Representative

CFX Staff Present:
Jacob McMahon, Assistant General Counsel
Glenn Pressimone, Chief of Infrastructure
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. Chairman Murvin stated that Mr. Calkins was not able to attend, however there was a quorum present.

He stated that pursuant to the Right of Way Committee Charter, the Osceola County representative was designated as the incoming Chairman and asked Mr. Paul Satchfield to assume the role.

Chairman Satchfield assumed the Chairmanship role and stated that he would serve until September 2027, at which time Ms. Anita Geraci-Carver, Lake County Representative, would have the opportunity to serve as Chairman.

B. PUBLIC COMMENT

Ms. Mimi Lamaute, committee recording secretary, stated there were no public comments.

C. APPROVAL OF AUGUST 3, 2026 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Ms. Carroll and seconded by Mr. Murvin to approve the August 3, 2026 Right of Way Committee meeting minutes. The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Calkins, was not present.

D. AGENDA ITEMS

D.1. PROPOSED REAL ESTATE PURCHASE AND SALE AGREEMENT AND THE DEVELOPMENT AND CONSTRUCTION BETWEEN THE DIOCESE OF ORLANDO AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, FOR THE BOGGY CREEK ROAD EXTENSION, PROJECT 534-243, PARCEL NO. 534-275

Ms. Leslie Evans with Dinsmore & Shohl, LLP, presented the proposed Real Estate Purchase and Sale Agreement between CFX and John G. Noonan, as Bishop of the Diocese of Orlando, a corporation sole, for the acquisition of Parcel 534-275 for the Boggy Creek Road Extension Project.

Ms. Evans stated that the agreement provides for the acquisition of fee simple title to approximately 6.18 acres, together with drainage easements, for a negotiated purchase price of $7,915,199.90. The purchase price includes the appraised value of the property interests and the Diocese's reasonable appraiser, attorney, and professional consultant fees. CFX would make an initial deposit of $7,716,200.00, with the balance due at closing.

Ms. Evans explained that the transaction is part of a larger arrangement with the Diocese involving the development and construction of a roadway within the fee parcel area. Closing would occur after construction is completed or, if necessary, after CFX exercises its step-in rights to complete the construction.

The Committee members asked questions, which were answered by Ms. Evans and Mr. Pressimone.

A motion was made by Ms. Carroll and seconded by Mr. Murvin for a recommendation that the Board approve the Real Estate Purchase and Sale Agreement between the Central Florida Expressway Authority and the Diocese of Orlando, providing for the acquisition of the realignment property for a purchase price of $7,915,199.90 for Parcel 534-275, and authorize the Executive Director or designee to approve any non-substantial changes by legal counsel. The motion carried with six (6) Committee members present voting AYE by voice vote. One (1) Committee member, Ms. Ortiz voted NAY. One (1) Committee member, Mr. Calkins, was not present.

D.2. PROPOSED REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE ORLANDO HOUSING AUTHORITY AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY FOR THE SALE OF SURPLUS REAL PROPERTY, PROJECT 408-312B, PARCEL NOS.: 312-1 PART A AND 312-2 PART A

Ms. Leslie Evans with Dinsmore & Shohl, LLP, presented the proposed Real Estate Purchase and Sale Agreement between CFX and the Orlando Housing Authority for the sale of CFX surplus real property Parcels 312-1, Part A, and 312-2, Part A.

Ms. Evans stated that the property is located south of SR 408 and west of I-4 near downtown Orlando. The parcels were originally acquired in connection with CFX's SR 408 project and were declared surplus property in 2025.

Ms. Evans stated that the Orlando Housing Authority offered to purchase the property for its appraised value of $1,810,000.00. In exchange for CFX not offering the property for public bid, the Orlando Housing Authority agreed to accept title subject to a use restriction and a right of first refusal. The use restriction would require the Housing Authority to commence and complete construction of affordable housing units within five years after taking title and to use the property exclusively for affordable housing purposes for five years after completion of construction.

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

A motion was made by Ms. Geraci-Carver and seconded by Ms. Ortiz for a recommendation that the Board approve the Real Estate Purchase and Sale Agreement between the Central Florida Expressway Authority and the Orlando Housing Authority, providing for the sale of the property to the Housing Authority of the City of Orlando for $1,810,000.00 for Parcels 312-1, Part A, and 312-2, Part A, and authorize the Executive Director or designee to approve any non-substantial changes by legal counsel. The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Calkins, was not present.

D.3. PROPOSED RESOLUTION DECLARING REAL PROPERTY AS SURPLUS PROPERTY AVAILABLE FOR SALE - SR 408 PROJECT 2.1, PARCEL NUMBERS 312-3 PART A, 312-4 PARTS A AND B, 312-3 PARTS B, C AND D, AND 312-4 PARTS F, G, H, I AND J

Mr. David Shontz with Shutts & Bowen presented the proposed resolution declaring certain CFX real property related to SR 408 as surplus property.

Mr. Shontz stated that, following coordination with the Florida Department of Transportation's I-4 Ultimate Project and the City of Orlando on their Hicks Avenue Extension Project, the parcels located west of I-4/SR 408 interchange were no longer needed due to the reconfiguration of ramps and flyovers.

Mr. Shontz stated that CFX staff and its general engineering consultant, Dewberry, examined the parcels and determined that they are not needed to support the existing expressway facilities and are unnecessary for current or future expressway operations and that their disposition would not impede the expressway system.

Ms. Carroll asked whether her role as the City of Orlando representative required her to abstain on this item. Mr. Jacob McMahon, Assistant General Counsel, advised that she was not required to abstain from voting on the surplus resolution.

A motion was made by Ms. Carroll and seconded by Mr. Fischer for a recommendation that the Board approve the Resolution Declaring Certain Real Property as Surplus Property and authorizing the disposal of such property in accordance with the Central Florida Expressway Authority's Amended and Restated Master Bond Resolution and Real Property Procedures Manual for SR 408, Project 2.1, Parcel Numbers 312-3 (Part A), 312-4 (Parts A & B), 312-3 (Parts B, C, & D), and 312-4 (Parts F, G, H, I, and J). The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Calkins, was not present.

E. OTHER BUSINESS

Mr. Murvin announced that he was retiring and that this would be his final meeting. Mr. Pressimone thanked Mr. Murvin for his service on the Right of Way Committee, noting that Mr. Murvin had served on the Committee since 2016 and was its longest tenured member.

There was no other business discussed.

Chairman Satchfield stated that the next Right of Way Committee Meeting is scheduled for November 18, 2026 at 2:00 p.m.

F. ADJOURNMENT

Chairman Satchfield adjourned the meeting at 2:21 p.m.

Minutes approved on November 18, 2026.

Pursuant to the Florida Public Records Law and Central Florida Expressway Authority Records and Information Management Program Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Custodian of Public Records at (407) 690-5326, publicrecords@CFXWay.com or 4974 ORL Tower Road, Orlando, Florida 32807.