

RESOLUTION NO. 2022-13

A RESOLUTION OF THE CITY OF VENICE, FLORIDA, ACCEPTING UTILITIES AND IMPROVEMENTS INSTALLED BY 2705 VENICE PROPERTIES, LLC, INC. AND ACCEPTING A ONE YEAR DEVELOPERS MAINTENANCE BOND AND BILL OF SALE, AND PROVIDING AN EFFECTIVE DATE (CURRY LANE)

WHEREAS, 2705 Venice Properties, LLC, hereinafter referred to as "Developer", has installed potable water distribution lines and necessary appurtenances for the rendering of potable water services to the following described property: along Curry Lane, from Pinebrook Road to the east end of Curry Lane; and

WHEREAS, Developer, in accordance with the City of Venice Resolution No. 853-84 is desirous of turning over said improvements to the City of Venice; and

WHEREAS, the construction and installation of said improvements complies with the rules and regulations of the City of Venice; and

WHEREAS, Developer has submitted the documentation required by City of Venice Resolution No. 853-84, including a one-year developer's maintenance bond and said documentation is acceptable.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. The above Whereas clauses are ratified and confirmed as true and correct.

SECTION 2. The potable water distribution lines and necessary appurtenances, in the area above described, are hereby accepted as part of the water system of the City of Venice, Florida.

SECTION 3. The Bill of Sale attached hereto as Exhibit "1", is hereby accepted by the City of Venice, Florida.

SECTION 4. The one-year developers maintenance bond, attached hereto as Exhibit "2", is hereby accepted by the City of Venice, Florida.

SECTION 5. This Resolution shall take effect immediately upon its approval and adoption as required by law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, AT A MEETING HELD ON THE 28th DAY OF JUNE 2022.

Ron Feinsod, Mayor, City of Venice

ATTEST:

Kelly Michaels, MMC, City Clerk

I, Kelly Michaels, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of a Resolution duly adopted by the City Council of the City of Venice, Florida, at a meeting thereof duly convened and held on the 28th day of June 2022, a quorum being present.

WITNESS my hand and official seal of said City this 28th day of June 2022.

Kelly Michaels, MMC, City Clerk

(S E A L)

Approved as to form:

Kelly Fernandez, City Attorney

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that 2705 Venice Properties, LLC , PARTY OF THE FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CITY OF VENICE, PARTY OF THE SECOND PART, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer, and deliver unto the party of the second part, its successors and assigns, all those certain goods and chattels located in the County of Sarasota and the State of Florida, more particularly described as follows:

All pipelines, pipes, tees, ells, manholes, connections, cut-offs, fire hydrants, valves, and all other equipment used for, useful for, and/or in connection with, the water distribution constructed and installed by the party of the first part in the subdivision and lands described as follows:

Curry Lane Project

It is the purpose and intent of the party of the first part to convey to the party of the second part, by this Bill of Sale, all property comprising said water distribution to and within the above described property, together with all of the rights of the party of the first part arising out of any and all guarantees, performance bonds, contracts and agreements of the party of the first part in connection with said water distribution

TOGETHER with every right, privilege, permit and easement of every kind and nature of the party of the first part, in and to and in connection with, the aforesaid water distribution, reserving however, similar non-exclusive easement rights in party of the first part for other utility purposes.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever.

AND THE PARTY OF THE FIRST PART does for itself and its successors covenant to and with the party of the second part, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the said party of the second part, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed and its name by its proper officers and its corporate seal to be affixed, this 24th day of March, 2022.

WITNESSES:

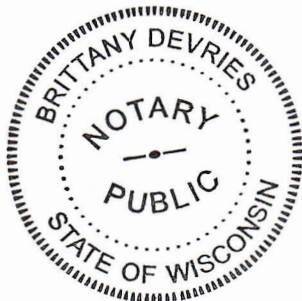
[Signature]

[Signature]

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

Subscribed before me this 24th day of March, 2022 by Anthony Lampasona, who is personally known to me.

Notary stamp:



[Signature]

Notary Public: Brittany DeVries
Commission Expiration: August 05, 2025
Commission Id: 198117

AGENT AUTHORIZATION FORM

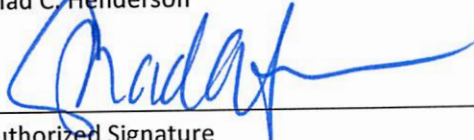
Owner: 2705 VENICE PROPERTIES, LLC
Street Address: Curry Lane, Venice FL

The undersigned, registered property owners of the above noted property, do hereby authorize, Anthony Lampasona, Chief Development Officer, of Catalyst Healthcare Real Estate, to act on and sign on my behalf to take all actions necessary for the processing, issuance and acceptance of this permit(s) or certification and any and all standard and special conditions attached.

Property Owner / Principal: Chad C. Henderson
Owner/Principal Address: 41 N. Jefferson Street, 4th floor, Pensacola, FL 32502
Telephone: (850) 607-6069, ext. 102

We hereby certify the above information submitted in this authorization form is true and accurate to the best of our knowledge.

Chad C. Henderson



Authorized Signature

Date: March 28, 2022

Anthony Lampasona

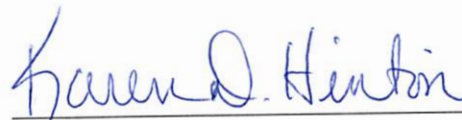
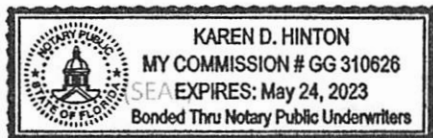


Authorized Signature

Date: March 28, 2022

STATE OF FLORIDA)
COUNT OF ESCAMBIA)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 28th day, of March, 2022 by the property owner Chad C. Henderson and authorized agent, Anthony Lampasona, who are personally known to me or who has produced _____ as identification.



Notary Public

Karen D Hinton
Printed Name

2060 N. Humboldt Avenue, Suite 225 | Milwaukee, WI 53212 | 850-607-6069 | catalysthre.com
Regional Offices: Pensacola, FL | Ocala, FL | Dallas, TX

Better Access. Quality Outcomes. Lasting Relationships.

DEVELOPERS MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that 2705 Venice Properties, LLC, herein called "Developer", is held and firmly bound unto the City of Venice, a municipal corporation, herein called "City", in the full and just sum of Nineteen Thousand Nine Hundred Sixty Eight and 29/100 (\$ 19,968.29) Dollars, lawful money of the United States of America, to the payment of which sum, well and truly to be made, the Developer binds itself, its heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Developer to secure this obligation, has provided the City with Surety Bond No. S-336538 in the amount of \$ 19,968.29 issued by NGM Insurance Company, which expires on 02/24/2023, the original of which is attached hereto.

WHEREAS, the Developer has developed a Installation of the Water Distribution Line in Venice, Florida, known and identified as Curry Lane Improvements (ENCP21-00135), and in connection therewith has installed, with the approval of the City Engineer, certain improvements identified on EXHIBIT A attached hereto.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer shall promptly maintain, repair or replace said improvements as required by the City should said improvements, for whatever causes, require repair or replacement for a period of one year from the date of formal acceptance of said improvements by the City, and further that if the Developer shall pay any and all costs or expenses incidental to the performance of all work required to be performed hereunder, then this obligation shall be void and the Surety Bond returned to the Developer, otherwise it shall remain in full force and effect.

In the event the Developer fails to satisfactorily perform any repair or maintenance work required herein within fifteen (15) days of a written request from the City, then the Developer shall be in default and the City shall have, in addition to all other rights, the immediate right to make or cause to be made, any such repairs and pay all costs, both direct and incidental, from the proceeds of this bond.

The City shall be entitled to its reasonable attorney's fees and costs in any action at law or equity, including appellate court actions, to enforce the City's rights under this bond.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly executed on the 24th day of February, 2022.

ATTEST:

[Signature]
Secretary

DEVELOPER: 2705 Venice Properties, LLC

[Signature]
President/Vice President

ATTEST:

[Signature]

Surety: NGM Insurance Company

[Signature]
Shelby E. Daniels, Attorney-in-Fact

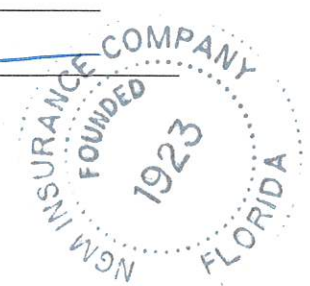


EXHIBIT A

February 23, 2022

Ms. Kathleen Weeden, P.E.
City Engineer
City of Venice
401 West Venice Avenue
Venice, Florida 34285

Re: Public Portion of Curry Lane Improvements Water Distribution Line

Our Ref: 043490000

Dear Ms. Weeden:

This letter is to certify that the final costs of the installation of the water distribution line associated with Curry Lane Improvements (ENCP21-00135) that are to be turned over to the City of Venice are:

Water Distribution Cost	\$	133,121.90
TOTAL	\$	133,121.90
15% Total for Maintenance Bond	\$	19,968.29

Attached is EXHIBIT A, a cost breakdown.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ryan R. Hoppe, P.E.
Florida Registration #79400

KCK: (K:\SAR_Civil\043490000 - Catalyst HC Curry Lane\CONSTRUCTION\Bonds\2021-11-22_Maintenance Bond Letter.docx)

**COST BREAKDOWN
EXHIBIT A**



PROJECT NAME: CURRY LANE IMPROVEMENTS

WATER SYSTEM:

QUANTITY	SIZE	DESCRIPTION	COST
76_LF	6"	PVC Water Main	\$1,867.32
2363_LF	8"	PVC Water Main	\$84,760.81
34_LF	4"	PVC Water Main	\$1,859.80
1_EA	8" x 4"	Water Tee	\$822.21
8_EA	8"	Gate Valve	\$12,952.24
2_EA	6"	Gate Valve	\$2,350.04
1_EA	4"	Gate Valve	\$1,036.44
2_EA	6"	Hydrant	\$10,271.54
1_LS	N/A	Pressure Testing	\$3707.35
1_LS	N/A	Bacteriological Testing	\$8212.45
1_EA	12" x 8"	Tapping Sleeve	\$5281.70
Sub-Total:			<u>\$133,121.90</u>



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint **R E Daniels, Shelby E Daniels** -----

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

- 1. **No one bond to exceed Ten Million Dollars (\$10,000,000.00)**

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By:

Kimberly K. Law

Kimberly K. Law
Vice President,
General Counsel and Secretary



State of Florida,
County of Duval.

On this 7th day of January, 2020, before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

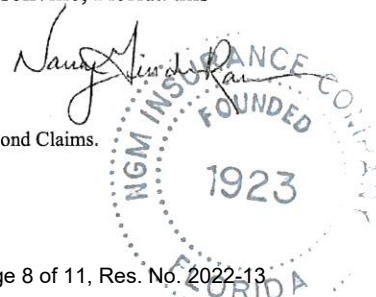
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jacksonville, Florida this 7th day of January, 2020.

Loa K. Penton



I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this 24th day of February, 2022.



WARNING: Any unauthorized reproduction or alteration of this document is prohibited.
TO CONFIRM VALIDITY of the attached bond please call 1-800-225-5646.
TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431 Attn: Bond Claims.

SURETY RIDER

To be attached to and form a part of

Bond No. **S-336538**

Type of

Bond: Developers Maintenance Bond

dated

effective 02/24/2022
(MONTH-DAY-YEAR)

executed by 2705 Venice Properties, LLC, as Principal,
(PRINCIPAL)

and by NGM Insurance Company, as Surety,

in favor of City of Venice
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing
the expiration date from 02/24/2023 to 04/30/2023.

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider

is effective 02/24/2022
(MONTH-DAY-YEAR)

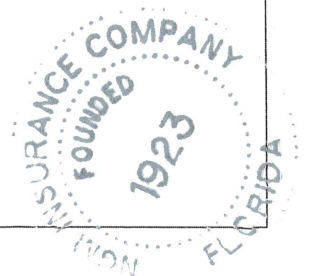
Signed and Sealed 03/08/2022
(MONTH-DAY-YEAR)

2705 Venice Properties, LLC
(PRINCIPAL)

By: _____
(PRINCIPAL)

NGM Insurance Company

By: _____
Shelby E. Daniels, Attorney-in-Fact



SURETY RIDER

To be attached to and form a part of

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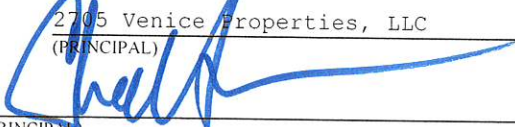
in favor of City of Venice
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing
The expiration date from 4/30/2023 to 6/30/2023

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider
is effective 02/24/2022
(MONTH-DAY-YEAR)

Signed and Sealed 04/13/2022
(MONTH-DAY-YEAR)

2705 Venice Properties, LLC
(PRINCIPAL)
By: 
(PRINCIPAL)

NGM Insurance Company
(SURETY)

By: 
(ATTORNEY-IN-FACT) Shelby E. Daniels, Attorney-in-Fact

POWER OF ATTORNEY

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does hereby make, constitute and appoint **R E Daniels, Shelby E Daniels** -----

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

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and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

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IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By:

Kimberly K. Law

Kimberly K. Law
Vice President,
General Counsel and Secretary

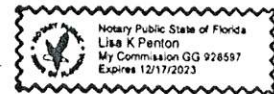


State of Florida,
County of Duval.

On this 7th day of January, 2020, before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jacksonville, Florida this 7th day of January, 2020.

Lisa K. Penton



I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this 13th day of April, 2022.

Nancy Giordano-Ramos

WARNING: Any unauthorized reproduction or alteration of this document is prohibited.
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