

Midtown Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900

<https://midtownid.com>

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Midtown Improvement District ("District"), scheduled to be held at **3:30 p.m. on Tuesday, January 20, 2026, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.** A quorum will be confirmed prior to the start of the meeting.

District Staff, please use the following information to join via the computer or the conference line:

Phone: 1-844-621-3956 Computer: pfmcd.webex.com Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the November 18, 2025, Board of Supervisors' Meeting** *(provided under separate cover)*
- 2. **Consideration of Resolution 2026-01, Amending the Annual Meeting Schedule for Fiscal Year 2026**

Business Matters

- 3. **Consideration of Appointment of Auditor Selection Committee**
- 4. **Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report**
- 5. **Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$24,906.39** *(provided under separate cover)*
- 6. **Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$34,860.60** *(provided under separate cover)*
- 7. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 8. **Review of District Financials** *(provided under separate cover)*

Other Business

- A. Staff Reports
 - a) District Counsel
 - b) District Manager
 - c) District Engineer
 - d) Construction Supervisor
 - e) Landscape Supervisor
 - f) Irrigation Supervisor
- B. Supervisor Requests

Adjournment



Midtown Improvement District

**Minutes of the November 18, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Midtown Improvement District

**Resolution 2026-01,
Amending the Annual Meeting Schedule
for Fiscal Year 2026**

RESOLUTION 2026-01

A RESOLUTION OF MIDTOWN IMPROVEMENT DISTRICT AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Midtown Improvement District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, *Florida Statutes*, and situated entirely within the City of Orlando, Florida; and

WHEREAS, the District previously adopted Resolution 2025-07, setting forth the annual schedule of its regular public meetings, which designates the dates of the District's Fiscal Year 2025/2026 meetings ("FY 2026 Schedule"); and

WHEREAS, the Board desires to amend the FY 2026 Schedule in order to amend the dates.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDTOWN IMPROVEMENT DISTRICT:

SECTION 1. The FY 2026 Schedule is hereby amended and approved to reflect that the Board of Supervisors will hold its meetings on the dates noted in **EXHIBIT A**. The amended FY 2026 Schedule shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of JANUARY 2026.

ATTEST:

MIDTOWN IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

Midtown Improvement District Fiscal Year 2025-2026

The Board of Supervisors of the Midtown Improvement District will hold its meetings for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL at 3:30 p.m. on the third Tuesday of each month unless otherwise noted below:

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 10, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026

Construction Committee of the Boggy Creek, Greeneway, Midtown & Myrtle Creek Improvement Districts and the Midtown Improvement District Fiscal Year 2025-2026

The Construction Committee of the Boggy Creek, Greeneway, Midtown and Myrtle Creek Improvement Districts and the Midtown Improvement District will be meeting for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL 32827 at 3:30 p.m. each month as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 5, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026



Midtown Improvement District

Appointment of Auditor Selection Committee



Midtown Improvement District

District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

MIDTOWN IMPROVEMENT DISTRICT

SEPTEMBER 30, 2025

for:

**MIDTOWN IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**



by:

**McINTOSH ASSOCIATES, an LJA COMPANY
1950 SUMMIT PARK DRIVE
ORLANDO, FL 32810**

District Infrastructure Assessment Report

Midtown Improvement District

September 30, 2025

Introduction

In accordance with the Midtown Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2025 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we observed cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, protruding valve covers, worn/discolored decorative crosswalks, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Roundabouts

The District owns and maintains the roundabout truck apron/pavers within the community development district boundary.

Conclusion

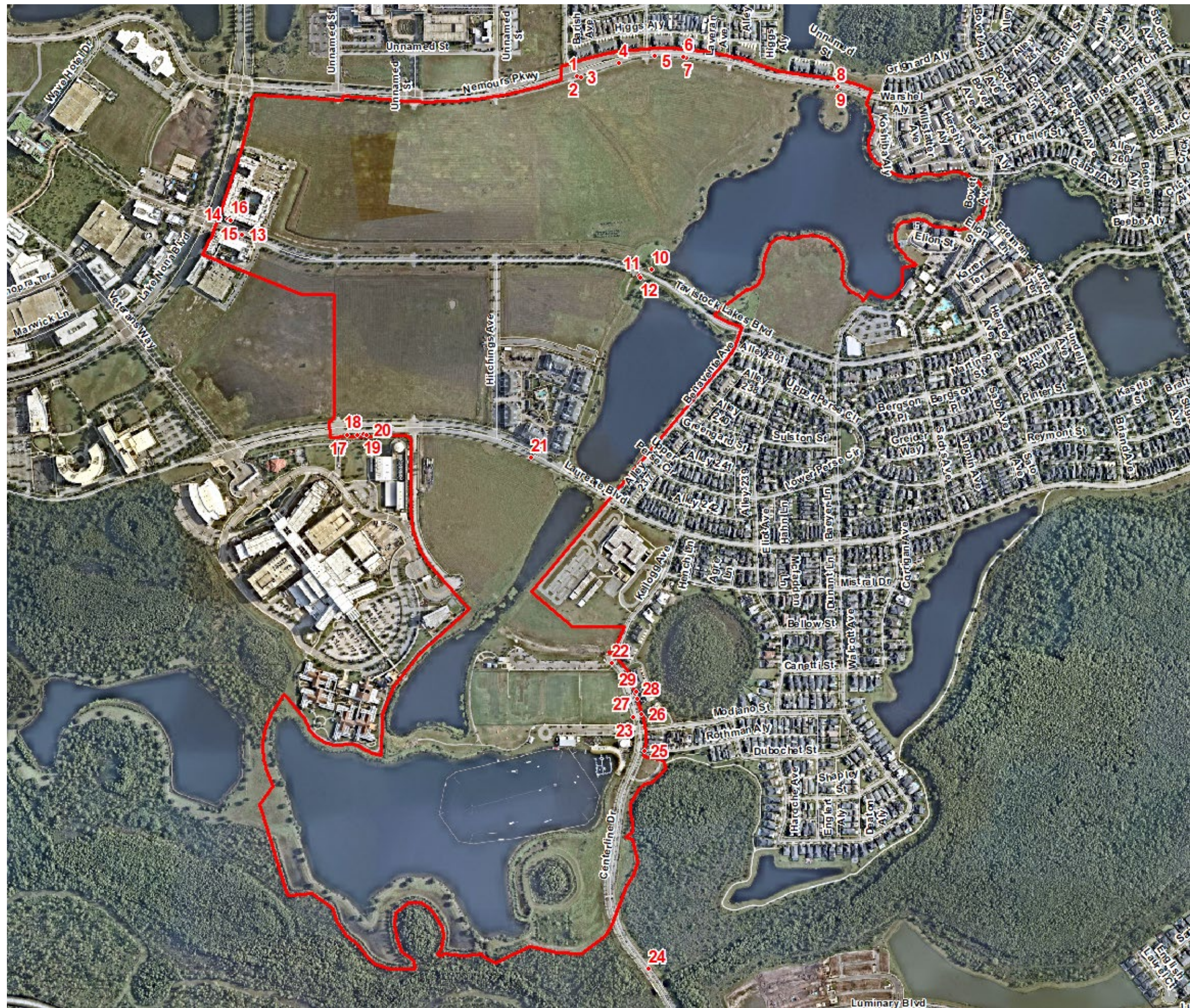
The annual inspection of the Midtown Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



MIDTOWN IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 1 – Deteriorating Thermoplastic



Photo 2 – Deteriorating Thermoplastic

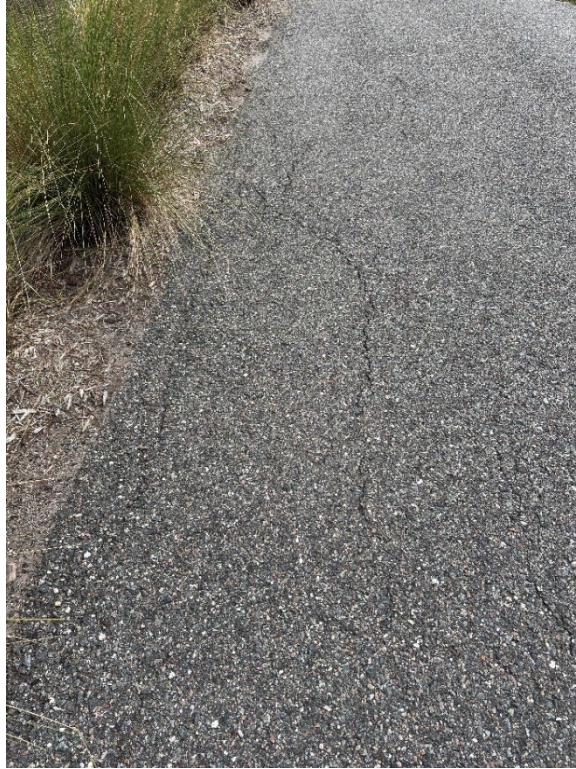


Photo 3 – Asphalt Edge Raveling

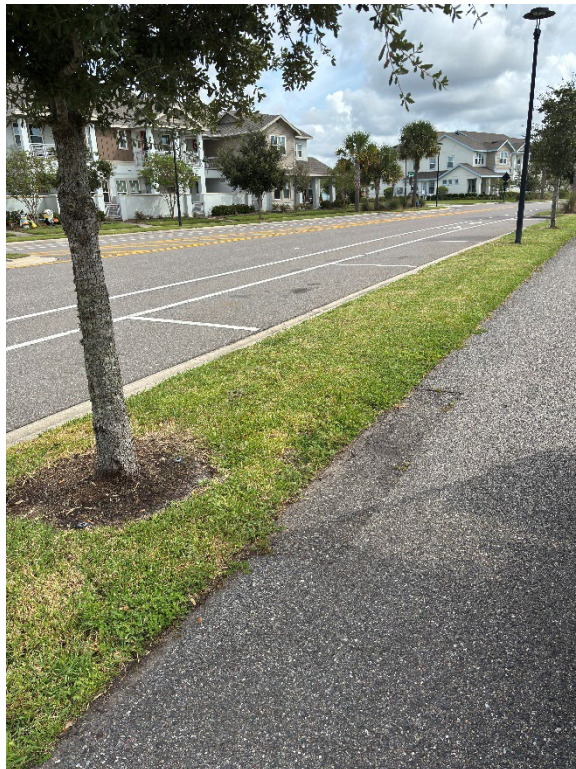


Photo 4 – Poor Quality Asphalt Patch



Photo 5 –Asphalt Raveling



Photo 6 – Low Area Holding Water



Photo 7 – Low Area Holding Water



Photo 8 – Deteriorating Thermoplastic and Worn Coloration



Photo 9 – Deteriorating Thermoplastic and Worn Coloration



Photo 10 – Poor Quality Asphalt Patch



Photo 11 – Surficial Cracked Concrete



Photo 12 – Surficial Cracked Concrete



Photo 13 – Surficial Cracked Concrete



Photo 14 – Surficial Cracked Concrete



Photo 15 – Broken Concrete



Photo 16 – Broken Concrete



Photo 17 – Asphalt Raveling and Base Failure



Photo 18 – Low Area Holding Water



Photo 19 – Asphalt Base Failure



Photo 20 – Poor Quality Asphalt Patch



Photo 21 – Low Area Holding Water



Photo 22 – Asphalt Raveling and Base Failure



Photo 23 – Asphalt Raveling



Photo 24- Asphalt Raveling and Base Failure



Photo 25 – Low Area Holding Water



Photo 26 – Valve Cover Reveal 1/2 Inch



Photo 27 – Asphalt Raveling



Photo 28 – Low Area Holding Water



Photo 29 – Asphalt Raveling and Base Failure



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in
November 2025 in an amount totaling \$24,906.39**
(provided under separate cover)



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in
December 2025 in an amount totaling \$34,860.60**
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Midtown Improvement District

Work Authorizations/Proposed Services *(if applicable)*



Midtown Improvement District

District Financials
(provided under separate cover)