

Finance Committee

DATE & TIME:

Wednesday, May 14, 2025
10:30 a.m. or immediately following the
adjournment of the Board meeting

LOCATION:

MetroPlan Orlando
250 S. Orange Ave., Ste. 200, Orlando, FL 32801
Parking Garage: 25 W. South St.



WiFi available | Network: MpoGuest | Password: mpoaccess

I.	CALL TO ORDER		Chairman Dallari
II.	COMMITTEE MEMBER INTRODUCTIONS		
III.	BUILDING LEASE NEGOTIATION REVIEW	(Tab 1)	Jason Loschiavo Nick Poole
IV.	PURCHASING POLICY UPDATE	(Tab 2)	Jason Loschiavo
V.	PUBLIC COMMENTS		
VI.	COMMITTEE MEMBER COMMENTS		
VII.	ADJOURNMENT		

Public participation is conducted without regard to race, color, national origin, sex, age, disability, religion, or family status. Persons wishing to express concerns, who require special assistance under the Americans with Disabilities Act, or who require language services (free of charge) should contact MetroPlan Orlando by phone at (407) 481-5672 or by email at info@metroplanorlando.gov at least three business days prior to the event.

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TAB 1





Orlando

- Average direct asking rents grew to \$28.64 p.s.f. full-service gross (FSG), up 1.9% year-over-year (YoY).
- The average lease size rose by 25% YoY indicating tenant demand for larger spaces. Tenant demand has risen from last year, with more companies seeking space. They're also looking for larger areas, averaging 10,000 s.f. more than before.
- Large blocks of vacant space in secondary submarkets continue to keep vacancy elevated for the third consecutive year.

The Orlando office market had a positive start to the year with 13,000 s.f. of net absorption, a rise in tenant demand, and continued rent growth.

Market vacancy held steady year-over-year, but Class A and Trophy buildings saw a slight 140 basis points (bps) increase. Expected mid-sized and large move-ins should notably reduce vacancy by year-end. Since 2023, a few buildings with large vacant spaces in secondary areas have kept overall vacancy high. However, top-tier buildings in prime locations are either full or experiencing growing demand.

Compared to this period last year, Q1 2025 leasing volume went up by 27% to 513,000 s.f. and is expected to keep pace into next year. Recent months saw slightly fewer leases signed, but average deal size grew 25% to 9,000 s.f. This increase reflects slower downsizing, higher office attendance, and growing interest in Class B space.

Rent growth remains a bright spot for Orlando, especially among

Class B assets. While the average direct asking rents grew by 1.9% YoY to \$28.64 p.s.f. FSG, Class B rents saw a 5.7% jump to \$26.22 p.s.f. FSG. The lack of new supply will likely keep rates elevated and concessions reduced in 2025.

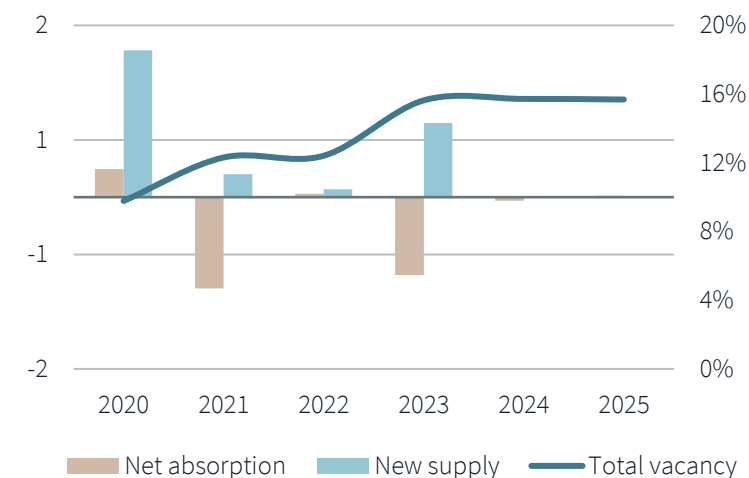
Outlook

Office leasing is rebounding, but capital markets still faces challenges due to high interest rates and continued strict lending standards. Medical office buildings are an exception, trading at lower cap rates. Areas with robust population growth are seeing better sale volume, prices and cap rates.

Fundamentals		Forecast
YTD net absorption	13,796 s.f.	↑
Total vacancy	15.7%	↓
Class A direct asking rent	\$30.68 p.s.f.	↑
Overall direct asking rent	\$28.64 p.s.f.	↑
Concessions	Falling	↓
Under construction	0 s.f.	→
Preleased	0%	→

Historical supply and demand trends

s.f. (millions)





	Class	Inventory (s.f.)	Total net absorption (s.f.)	YTD total net absorption (s.f.)	YTD total net absorption (% of stock)	Direct vacancy (%)	Total vacancy (%)	Average direct asking rent (\$ p.s.f.)	YTD Completions (s.f.)	Under Development (s.f.)
CBD	Totals	7,234,854	-24,618	-24,618	-0.3%	14.7%	16.3%	\$32.50	0	0
Lake Nona	Totals	1,605,536	0	0	0.0%	18.8%	20.2%	\$34.32	0	0
Tourist Corridor	Totals	6,395,520	-8,262	-8,262	-0.1%	7.4%	10.9%	\$31.42	0	0
436 Corridor	Totals	1,731,862	-21,060	-21,060	-1.2%	6.6%	8.7%	\$26.47	0	0
Altamonte Springs	Totals	1,310,094	2,668	2,668	0.2%	19.9%	19.9%	\$22.39	0	0
Celebration	Totals	923,119	0	0	0.0%	0.5%	0.5%	\$28.50	0	0
Lake Mary	Totals	5,836,861	55,155	55,155	0.9%	14.4%	17.7%	\$28.58	0	0
Maitland	Totals	5,488,153	14,692	14,692	0.3%	19.9%	21.3%	\$24.31	0	0
Southwest	Totals	2,203,307	22,102	22,102	1.0%	12.0%	13.0%	\$24.99	0	0
University Area	Totals	5,802,568	-26,881	-26,881	-0.5%	15.1%	16.4%	\$28.67	0	0
Suburban	Totals	31,297,020	38,414	38,414	0.1%	13.5%	15.6%	\$27.87	0	0
Orlando	Totals	38,618,946	13,796	13,796	0.0%	13.7%	15.7%	\$28.64	0	0
CBD	A	4,650,577	-24,715	-24,715	-0.5%	14.8%	16.9%	\$32.25	0	0
Lake Nona	A	1,605,536	0	0	0.0%	18.8%	20.2%	\$34.32	0	0
Tourist Corridor	A	3,791,574	-2,181	-2,181	-0.1%	9.0%	14.9%	\$31.74	0	0
436 Corridor	A	950,758	1,940	1,940	0.2%	3.9%	7.2%	\$34.09	0	0
Altamonte Springs	A	267,264	0	0	0.0%	12.9%	12.9%	\$23.00	0	0
Celebration	A	748,611	0	0	0.0%	0.7%	0.7%	\$28.50	0	0
Lake Mary	A	3,625,208	50,577	50,577	1.4%	16.2%	20.3%	\$29.74	0	0
Maitland	A	2,369,439	2,454	2,454	0.1%	21.3%	22.4%	\$27.89	0	0
Southwest	A	936,575	18,210	18,210	1.9%	9.7%	11.9%	\$26.93	0	0
University Area	A	2,284,447	-73,239	-73,239	-3.2%	26.4%	29.2%	\$29.07	0	0
Suburban	A	16,579,412	-2,239	-2,239	0.0%	15.1%	18.3%	\$30.32	0	0
Orlando	A	21,317,061	-26,954	-26,954	-0.1%	15.0%	18.0%	\$30.68	0	0







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Lease Proposal

Summary



PROVISIONS:	THE EXCHANGE – PARK BUILDING FIRST OFFER – 2/21/2025:	THE EXCHANGE – PARK BUILDING SECOND OFFER – 3/31/2025:	THE EXCHANGE – PARK BUILDING THIRD OFFER – 4/23/2025:
<div>PREPARED FOR:</div> <div>metroplan orlando <small>A REGIONAL TRANSPORTATION PARTNERSHIP</small></div> <div>APRIL 30, 2025</div>			
BUILDING NAME & ADDRESS:	The Exchange on Orange 250 S. Orange Ave., Orlando, FL 32801	The Exchange on Orange 250 S. Orange Ave., Orlando, FL 32801	The Exchange on Orange 250 S. Orange Ave., Orlando, FL 32801
LANDLORD/OWNERSHIP:	Piedmont 200 & 250 South Orange Avenue, LLC Subsidiary of Piedmont Office Realty Trust, Inc. (NYSE: PDM)	Piedmont 200 & 250 South Orange Avenue, LLC Subsidiary of Piedmont Office Realty Trust, Inc. (NYSE: PDM)	Piedmont 200 & 250 South Orange Avenue, LLC Subsidiary of Piedmont Office Realty Trust, Inc. (NYSE: PDM)
USE:	Per the existing lease agreement	Per the existing lease agreement	Per the existing lease agreement
PREMISES:	Entire 2 nd Floor (Suite 200) – 10,000 rentable s.f.	Entire 2 nd Floor (Suite 200) – 10,000 rentable s.f.	Entire 2 nd Floor (Suite 200) – 10,000 rentable s.f.
COMMON AREA FACTOR:	12%	12%	12%
LEASE COMMENCEMENT DATE:	November 1, 2026	November 1, 2026	November 1, 2026
RENT COMMENCEMENT DATE:	May 1, 2027	July 1, 2027	August 1, 2027
LEASE EXPIRATION DATE:	April 30, 2037	June 30, 2037	July 31, 2037
EARLY OCCUPANCY:	Tenant is currently in possession of the Premises	Tenant is currently in possession of the Premises	Tenant is currently in possession of the Premises
LEASE/TERM:	Ten (10) years and six (6) months (126 total months)	Ten (10) years and eight (8) months (128 total months)	Ten (10) years and nine (9) months (129 total months)
LEASE STRUCTURE:	Full Service (Direct)	Full Service (Direct)	Full Service (Direct)
BASE RENTAL RATE:	\$36.00 s.f.	\$34.50 s.f.	\$34.50 s.f.
ESCALATIONS:	Three percent (3%) annually	Three percent (3%) annually	Two and three quarters percent (2.75%) annually
RENTAL ABATEMENT:	The initial six (6) months Base Rent shall be free of charge. (\$180,000 value) Tenant shall have the right to convert the rental abatement to additional Tenant Improvement Allowance on a dollar-for-dollar basis.	The initial eight (8) months Base Rent shall be free of charge. (\$230,000 value) Tenant shall have the right to convert the rental abatement to additional Tenant Improvement Allowance on a dollar-for-dollar basis.	The first month of each year's Base Rent shall be free of charge. (Total of nine (9) months free or \$323,816.99 value) Tenant shall have the right to convert the rental abatement to additional Tenant Improvement Allowance on a dollar-for-dollar basis.
OPERATING EXPENSES/BASE YEAR:	Per the existing lease, however Tenant shall be responsible for its pro-rata share of operating expenses and real estate taxes above a calendar year 2026 Base Year Stop.	Per the existing lease, however Tenant shall be responsible for its pro-rata share of operating expenses and real estate taxes above a calendar year 2026 Base Year Stop. Annual cap on controllable operating expenses and Tenant audit rights shall be the same as contained the existing lease agreement.	Per the existing lease, however Tenant shall be responsible for its pro-rata share of operating expenses and real estate taxes above a calendar year 2026 Base Year Stop. Annual cap on controllable operating expenses and Tenant audit rights shall be the same as contained the existing lease agreement. Estimated 2025 OPEX - \$15.02 s.f.
TENANT IMPROVEMENT (TI) ALLOWANCE:	\$35.00 s.f. (\$350,000 value) Landlord will make available a TI Allowance for all build-out costs including architectural, engineering fees, and building permits. Otherwise, the Premises shall be delivered in its current "as is" condition.	\$35.00 s.f. (\$350,000 value) Landlord will make available a TI Allowance for all build-out costs including architectural, engineering fees, 3 rd party project/construction management fees and building permits. Otherwise, the Premises shall be delivered in its current "as is" condition. After completion of the Tenant Improvements, Tenant shall have the right to convert any unused portion of the Allowance up to \$10.00 per RSF first towards FF&E, then towards moving costs, signage, sound masking, cabling/wiring and finally as a credit against Base Rent. (\$100,000 value)	\$35.00 s.f. (\$350,000 value) Landlord will make available a TI Allowance for all build-out costs including architectural, engineering fees, 3rd party project/construction management fees and building permits. Otherwise, the Premises shall be delivered in its current "as is" condition. After completion of the Tenant Improvements, Tenant shall have the right to convert any unused portion of the Allowance up to \$15.00 per RSF first towards FF&E, then towards moving costs, signage, sound masking, cabling/wiring and finally as a credit against Base Rent. (\$150,000 value)
SPACE PLANNING:	Not Addressed	Not Addressed	Not Addressed
CONSTRUCTION MANAGEMENT:	If Landlord controls the construction process, a 5% CM fee will apply. Tenant shall have the right to use its architects, engineers, and general contractor subject to Landlord's reasonable approval. Tenant may also utilize their own third-party CM to oversee buildout process. In the event Tenant chooses to do so, a one percent (1%) oversight fee will apply. Tenant shall have the right to competitively bid all construction work.	If Landlord controls the construction process, a 3% CM fee will apply (hard costs of construction only). Tenant shall have the right to use its architects, engineers, and general contractor subject to Landlord's reasonable approval which shall not be unreasonably withheld, conditioned or delayed. Tenant shall have the right to have Landlord oversee/manage and complete the build out of the Tenant Improvements, to be detailed in a work letter attached to the Lease document. Landlord shall engage in an open-book process with Tenant with all pricing for the tenant improvements and construction work. Landlord shall competitively bid the Tenant Improvements to three (3) general contractors. Landlord shall select the general contractor based on the lowest reasonable, qualified bid, subject to Tenant's approval thereof which shall not be unreasonably withheld, conditioned or delayed. In the event Tenant chooses to do so, a one percent (1%) oversight fee will apply. Tenant shall have the right to competitively bid all construction work.	If Landlord controls the construction process, a 3% CM fee will apply (hard costs of construction only). Tenant shall have the right to use its architects, engineers, and general contractor subject to Landlord's reasonable approval which shall not be unreasonably withheld, conditioned or delayed. Tenant shall have the right to have Landlord oversee/manage and complete the build out of the Tenant Improvements, to be detailed in a work letter attached to the Lease document. Landlord shall engage in an open-book process with Tenant with all pricing for the tenant improvements and construction work. Landlord shall competitively bid the Tenant Improvements to three (3) general contractors. Landlord shall select the general contractor based on the lowest reasonable, qualified bid, subject to Tenant's approval thereof which shall not be unreasonably withheld, conditioned or delayed. In the event Tenant chooses to do so, a one percent (1%) oversight fee will apply. Tenant shall have the right to competitively bid all construction work.
SECURITY DEPOSIT:	Per the existing lease agreement based upon Landlord's review of Tenant's update financial statements. 2024 and 2025 YTD financial statements requested.	Per the existing lease agreement based upon Landlord's review of Tenant's update financial statements. 2024 and 2025 YTD financial statements requested.	Per the existing lease agreement based upon Landlord's review of Tenant's update financial statements. 2024 and 2025 YTD financial statements requested.
PREPAID/ADVANCED RENT:	Not Addressed	Not Addressed	Not Addressed
PARKING:	Per the existing lease agreement. Tenant shall be responsible for the monthly parking fee (currently \$160.00 per space per month for the non-reserved and \$205.00 per month for reserved). Additional parking spaces shall be available on a month-to-month basis at prevailing market rates.	Per the existing lease agreement. Tenant shall be responsible for the monthly parking fee (currently \$160.00 per space per month for the non-reserved and \$205.00 per month for reserved). Additional parking spaces shall be available on a month-to-month basis at prevailing market rates. Landlord and Tenant shall work together on a solution for parking spaces need for Tenant's board meetings.	Per the existing lease agreement. Tenant shall be responsible for the monthly parking fee (currently \$160.00 per space per month for the non-reserved and \$205.00 per month for reserved). Additional parking spaces shall be available on a month-to-month basis at prevailing market rates. Landlord and Tenant shall work together on a solution for parking spaces need for Tenant's board meetings.
RENEWAL OPTION(S):	Tenant shall have the Option to Extend the lease for one (1), five (5) year renewal period for all of the Premises with no less than nine (9) months prior written notice. Such extension shall be upon the same terms and conditions as the lease except that the rental rate for the option period shall be at Fair Market Rental Rate.	Tenant shall maintain it's existing Renewal Options as currently contained in the existing lease agreement, but the renewal rate shall be at 100% of the then current market.	Tenant shall maintain it's existing Renewal Options as currently contained in the existing lease agreement, but the renewal rate shall be at 100% of the then current market.
RIGHT OF FIRST REFUSAL/EXPANSION:	Not Addressed	Not Addressed	Not Addressed
EARLY TERMINATION OPTION:	Per the existing lease agreement.	Per the existing lease agreement.	Per the existing lease agreement.
ASSIGNMENT/SUBLEASE RIGHTS:	Not Addressed	Not Addressed	Not Addressed
RELOCATION RIGHT:	Not Addressed	Not Addressed	Not Addressed
LEASE EXPIRATION HOLDOVER:	Not Addressed	Not Addressed	Not Addressed
SUBORDINATION NON-DISTURBANCE & ATTORNMENT (SNDA):	Not Addressed	Not Addressed	Not Addressed
ADA/LAW COMPLIANCE:	Not Addressed	Not Addressed	Not Addressed
SIGNAGE:	Per the existing lease agreement.	Per the existing lease agreement.	Per the existing lease agreement.
ACCESS/BUILDING HOURS:	Not Addressed	Not Addressed	Not Addressed
BUILDING AMENITIES:	The Exchange is currently undergoing a complete \$26+ million transformation and renovation of the property to include: 40-foot video wall, brand-new high-speed elevators with destination dispatch technology, a complete building lobby upgrade including a full bar & lounge, activation and addition of outdoor workspace in the property's outdoor park, upgrades to the full-service fitness center located on the park as well as a new conference center and tenant lounge.	The Exchange is currently undergoing a complete \$26+ million transformation and renovation of the property to include: 40-foot video wall, brand-new high-speed elevators with destination dispatch technology, a complete building lobby upgrade including a full bar & lounge, activation and addition of outdoor workspace in the property's outdoor park, upgrades to the full-service fitness center located on the park as well as a new conference center and tenant lounge.	The Exchange is currently undergoing a complete \$26+ million transformation and renovation of the property to include: 40-foot video wall, brand-new high-speed elevators with destination dispatch technology, a complete building lobby upgrade including a full bar & lounge, activation and addition of outdoor workspace in the property's outdoor park, upgrades to the full-service fitness center located on the park as well as a new conference center and tenant lounge.
REAL ESTATE COMMISSIONS:	To be paid by Landlord	To be paid by Landlord	To be paid by Landlord
FINANCIAL EVALUATIONS:	THE EXCHANGE – PARK BUILDING FIRST OFFER – 2/21/2025:	THE EXCHANGE – PARK BUILDING SECOND OFFER – 3/31/2025:	THE EXCHANGE – PARK BUILDING Third OFFER – 4/23/2025:
ESTIMATED AGGREGATE COST	\$4,891,593	\$4,753,138	\$4,687,229
ESTIMATED AGGREGATE NET PRESENT VALUE COST @ 8%	\$3,178,749	\$3,050,348	\$3,053,374
ESTIMATED COST PER RSF PER YEAR	\$46.59	\$44.56	\$43.60
ESTIMATED ANNUAL COST LEASE YEAR 1 / YEAR 2	Year 1: \$222,268 Year 2: \$417,825	Year 1: \$157,268 Year 2: \$402,375	Year 1: \$358,518 Year 2: \$371,972
ESTIMATED MONTHLY COST LEASE YEAR 1/YEAR 2	Year 1: \$18,522 Year 2: \$34,819	Year 1: \$13,106 Year 2: \$33,531	Year 1: \$29,876 Year 2: \$30,998
ECONOMIC IMPROVEMENT PER RSF PER YEAR / (TI's RSF)	N/A / (\$35.00)	\$2.03 / (\$35.00)	\$2.99 / (\$35.00)

MetroPlan Orlando / Third Proposal | 250 S. Orange Ave.

Projected costs for leasing space / Billing period is November - October

Date:

4/30/2025

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Part 1 - Assumptions							
Commence	11/1/2026	LL Contribution		Operating Expenses			
Expire	7/31/2037	Rentable SF	\$35.00	Base Year	2026		
Term (129 Months)	10 Years	Agg Contr	\$350,000	Base Amt	\$15.47		
	9 Month(s)	Usable SF	\$39.20	Incr %	3.00%		
Discount rate	8.00%			Incr Begins	1/1/2027		
Floor/Suite #	2nd/200			Multiple	100%		
Rentable SF	10,000			Gross Escalation			
Loss Factor	10.71%						
Usable SF	8,929						
Add On Factor	1.12000						

Part 2 - Cash Flow												
Bill Period	1	2	3	4	5	6	7	8	9	10	11	Totals
Year Ending	10/31/2027	10/31/2028	10/31/2029	10/31/2030	10/31/2031	10/31/2032	10/31/2033	10/31/2034	10/31/2035	10/31/2036	7/31/2037	
BS Rent Pre Free Rent	\$34.50	\$35.45	\$36.42	\$37.43	\$38.45	\$39.51	\$40.60	\$41.71	\$42.86	\$44.04	\$33.94	\$4,249,194
Free Rent Months	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			9.00
BS Rent Post Free Rent	\$31.63	\$32.49	\$33.39	\$34.31	\$35.25	\$36.22	\$37.22	\$38.24	\$39.29	\$44.04	\$33.94	\$3,960,077
Operating Expenses	\$0.39	\$0.86	\$1.35	\$1.86	\$2.38	\$2.91	\$3.46	\$4.03	\$4.62	\$5.22	\$4.35	\$314,352
Non-Reserved Parking	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$2.88	\$412,800
Per SF Total	\$35.85	\$37.20	\$38.58	\$40.00	\$41.47	\$42.97	\$44.52	\$46.11	\$47.75	\$53.10	\$41.17	\$4,687,229
Monthly Average	\$29,876	\$30,998	\$32,151	\$33,336	\$34,556	\$35,810	\$37,099	\$38,426	\$39,789	\$44,250	\$45,748	
Per Annum Total	\$358,518	\$371,972	\$385,808	\$400,036	\$414,669	\$429,717	\$445,192	\$461,107	\$477,473	\$531,005	\$411,733	
Cumulative Total	\$358,518	\$730,489	\$1,116,297	\$1,516,333	\$1,931,003	\$2,360,720	\$2,805,912	\$3,267,019	\$3,744,492	\$4,275,497	\$4,687,229	

Part 3 - Totals		Comments
\$4,687,229	Total Rent	Assumptions: 1. 2026 OPEX Base Year assumed using 2025 budget of \$15.02 SF escalated by 3% yr. = \$15.47 SF 2. Initial 9 months Base Rent free of charge (\$258,750 value) 3. \$35.00 SF TI Allowance (\$350,000 value) with ability to convert up to \$15.00 SF toward additional free rent (\$150,000 optional/additonal free rent) 4. Parking calculated at 2/1,000 SF ratio (20 spaces) at \$160.00 pspm (non-reserved) = \$3.84 SF
\$3,053,374	Present Value @ 8.00%	
\$436,021	Average Cost Per Annum	
\$421,543	Net Effective Rate Per Annum @ 8.00%*	
\$43.60	RSF - Average Cost Per Annum	
\$42.15	RSF - Net Effective Rate Per Annum @ 8.00%*	
\$48.83	USF - Average Cost Per Annum	
\$47.21	USF - Net Effective Rate Per Annum @ 8.00%*	
(A) If you gave back the 9.00 mos of free rent, you could reduce your base rent by		
\$2.92	in each year . (PV of 9.00 months amortized over 129 Mos @ 8.00%)	
(B) If you gave back the \$35.00 contribution from the landlord, you could reduce your base rent by		
\$4.83	in each year. (\$35.00 amortized over 129 months @ 8.00%)	
\$7.75	Total annual rent due to concessions (Sum of A + B)	
PV and Amortization is calculated monthly assuming a beginning of month payment		
*The Net Effective Rate = The present value amortized over 129 months @ 8.00%		

MetroPlan Orlando / Second Proposal | 250 S. Orange Ave.

Projected costs for leasing space / Billing period is November - October

Date: 4/11/2025

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Part 1 - Assumptions							
Commence	11/1/2026	LL Contribution	Operating Expenses				
Expire	6/30/2037	Rentable SF	\$35.00	Base Year	2026		
Term (128 Months)	10 Years	Agg Contr	\$350,000	Base Amt	\$15.47		
	8 Month(s)	Usable SF	\$39.20	Incr %	3.00%		
Discount rate	8.00%			Incr Begins	1/1/2027		
Floor/Suite #	2nd/200			Multiple	100%		
Rentable SF	10,000			Gross Escalation			
Loss Factor	10.71%						
Usable SF	8,929						
Add On Factor	1.12000						

Part 2 - Cash Flow													
Bill Period		1	2	3	4	5	6	7	8	9	10	11	
Year Ending		10/31/2027	10/31/2028	10/31/2029	10/31/2030	10/31/2031	10/31/2032	10/31/2033	10/31/2034	10/31/2035	10/31/2036	6/30/2037	Totals
BS Rent Pre Free Rent	\$34.50	\$35.54	\$36.60	\$37.70	\$38.83	\$39.99	\$41.19	\$42.43	\$43.70	\$45.01	\$30.91		\$4,264,139
Free Rent Months	8.00												8.00
BS Rent Post Free Rent	\$11.50	\$35.54	\$36.60	\$37.70	\$38.83	\$39.99	\$41.19	\$42.43	\$43.70	\$45.01	\$30.91		\$4,034,139
Operating Expenses	\$0.39	\$0.86	\$1.35	\$1.86	\$2.38	\$2.91	\$3.46	\$4.03	\$4.62	\$5.22	\$3.86		\$309,398
Non-Reserved Parking	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$2.56		\$409,600
Per SF Total	\$15.73	\$40.24	\$41.79	\$43.40	\$45.05	\$46.75	\$48.50	\$50.30	\$52.16	\$54.07	\$37.33		\$4,753,138
Monthly Average	\$13,106	\$33,531	\$34,828	\$36,164	\$37,539	\$38,956	\$40,416	\$41,919	\$43,467	\$45,062	\$46,661		
Per Annum Total	\$157,268	\$402,375	\$417,935	\$433,963	\$450,471	\$467,474	\$484,987	\$503,026	\$521,606	\$540,743	\$373,290		
Cumulative Total	\$157,268	\$559,643	\$977,578	\$1,411,540	\$1,862,011	\$2,329,485	\$2,814,472	\$3,317,498	\$3,839,104	\$4,379,848	\$4,753,138		

Part 3 - Totals		Comments
\$4,753,138	Total Rent	
\$3,050,348	Present Value @ 8.00%	
\$445,607	Average Cost Per Annum	
\$423,205	Net Effective Rate Per Annum @ 8.00%*	
\$44.56	RSF - Average Cost Per Annum	
\$42.32	RSF - Net Effective Rate Per Annum @ 8.00%*	
\$49.91	USF - Average Cost Per Annum	
\$47.40	USF - Net Effective Rate Per Annum @ 8.00%*	
(A) If you gave back the 8.00 mos of free rent, you could reduce your base rent by		
\$3.12	in each year . (PV of 8.00 months amortized over 128 Mos @ 8.00%)	
(B) If you gave back the \$35.00 contribution from the landlord, you could reduce your base rent by		
\$4.86	in each year. (\$35.00 amortized over 128 months @ 8.00%)	
\$7.97	Total annual rent due to concessions (Sum of A + B)	
PV and Amortization is calculated monthly assuming a beginning of month payment		
*The Net Effective Rate = The present value amortized over 128 months @ 8.00%		

MetroPlan Orlando / Initial Proposal | 250 S. Orange Ave.

Projected costs for leasing space / Billing period is November - October

Date: 3/12/2025

Page #:

Part 1 - Assumptions							
Commence	11/1/2026	LL Contribution		Operating Expenses			
Expire	4/30/2037	Rentable SF	\$35.00	Base Year	2026		
Term (126 Months)	10 Years	Agg Contr	\$350,000	Base Amt	\$15.47		
	6 Month(s)	Usable SF	\$39.20	Incr %	3.00%		
Discount rate	8.00%			Incr Begins	1/1/2027		
Floor/Suite #	2nd/200			Multiple	100%		
Rentable SF	10,000			Gross Escalation			
Loss Factor	10.71%						
Usable SF	8,929						
Add On Factor	1.12000						

Part 2 - Cash Flow												
Bill Period	1	2	3	4	5	6	7	8	9	10	11	Totals
Year Ending	10/31/2027	10/31/2028	10/31/2029	10/31/2030	10/31/2031	10/31/2032	10/31/2033	10/31/2034	10/31/2035	10/31/2036	4/30/2037	
BS Rent Pre Free Rent	\$36.00	\$37.08	\$38.19	\$39.34	\$40.52	\$41.73	\$42.99	\$44.28	\$45.60	\$46.97	\$24.19	\$4,368,902
Free Rent Months	6.00											6.00
BS Rent Post Free Rent*	\$18.00	\$37.08	\$38.19	\$39.34	\$40.52	\$41.73	\$42.99	\$44.28	\$45.60	\$46.97	\$24.19	\$4,188,902
Operating Expenses*	\$0.39	\$0.86	\$1.35	\$1.86	\$2.38	\$2.91	\$3.46	\$4.03	\$4.62	\$5.22	\$2.87	\$299,491
Non-Reserved Parking	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$3.84	\$1.92	\$403,200
Per SF Total	\$22.23	\$41.78	\$43.38	\$45.04	\$46.74	\$48.49	\$50.29	\$52.15	\$54.06	\$56.03	\$28.98	\$4,891,593
Monthly Average	\$18,522	\$34,819	\$36,154	\$37,529	\$38,946	\$40,405	\$41,908	\$43,456	\$45,051	\$46,693	\$48,298	
Per Annum Total	\$222,268	\$417,825	\$433,849	\$450,353	\$467,353	\$484,863	\$502,898	\$521,474	\$540,608	\$560,315	\$289,787	
Cumulative Total	\$222,268	\$640,093	\$1,073,941	\$1,524,295	\$1,991,648	\$2,476,511	\$2,979,409	\$3,500,883	\$4,041,491	\$4,601,806	\$4,891,593	

Part 3 - Totals		Comments
\$4,891,593	Total Rent	
\$3,178,749	Present Value @ 8.00%	
\$465,866	Average Cost Per Annum	
\$445,464	Net Effective Rate Per Annum @ 8.00%*	
\$46.59	RSF - Average Cost Per Annum	
\$44.55	RSF - Net Effective Rate Per Annum @ 8.00%*	
\$52.18	USF - Average Cost Per Annum	
\$49.89	USF - Net Effective Rate Per Annum @ 8.00%*	
(A) If you gave back the 6.00 mos of free rent, you could reduce your base rent by		
\$2.48	in each year . (PV of 6.00 months amortized over 126 Mos @ 8.00%)	
(B) If you gave back the \$35.00 contribution from the landlord, you could reduce your base rent by		
\$4.90	in each year. (\$35.00 amortized over 126 months @ 8.00%)	
\$7.39	Total annual rent due to concessions (Sum of A + B)	
PV and Amortization is calculated monthly assuming a beginning of month payment		
*The Net Effective Rate = The present value amortized over 126 months @ 8.00%		



Stream Realty Partners

www.streamrealty.com

200 S. Orange Avenue, Suite 775

Orlando, Florida 32801

T. 407.214.0099

April 23, 2025

Mr. Nick Poole

JLL

250 S. Orange Avenue, Suite 700

Orlando, Florida 32801

Via Email: nick.poole@jll.com

**RE: Proposal –Orlando Urban Area Metropolitan Planning Organization (MetroPlan Orlando)
– The Exchange, 200 S. Orange Avenue, Orlando, Florida**

Dear Nick:

We are pleased to present you with this proposal for MetroPlan Orlando to relocate and extend its lease at The Exchange. We are confident that The Exchange will continue to provide your client with a first-class work environment and outstanding amenities. Please feel free to contact me with any questions you may have.

The Building:

The Exchange

200-250 S. Orange Avenue

Orlando, Florida 32801

Landlord:

Piedmont 200 & 250 South Orange Avenue, LLC

Tenant:

MetroPlan Orlando

Premises:

Suite 200 containing approximately **10,000** rentable square feet on the 2nd floor of 250 S. Orange Avenue.

Commencement Date:

November 1, 2026

Lease Term:

Ten (10) years and nine (9) months

Base Rent:

The lease rate, on a full-service basis, shall be ~~\$\$34.50~~~~\$33.00~~\$34.50 per RSF and shall increase two and ~~one-half~~75/100 percent (2.75%) annually.

Rental Abatement:

The first month of each year for the first nine (9) years of the extended term Base Rent shall be abated. (i.e. 1 month free per year for the first 9 years for a total of 9 months free rent)

Tenant shall have the ability to convert rental abatement towards the tenant improvement allowance on a dollar-for-dollar basis.

Operating Expense Stop:

Per the existing lease with a new 2026 Base Year Stop. Annual cap on controllable operating expenses and Tenant audit rights shall be the same as contained the existing lease agreement.

~~Please provide the 2025/2026 Operating Expense estimate including an itemized breakdown.~~

Total Operating Expense Summary		
For Year Ending 12/31/25		
95% Gross-Up		PSF
Utilities	\$1,019,229.30	\$1.58
Cleaning	\$1,070,178.69	\$1.66
Landscaping	\$ 38,817.00	\$0.06
Security, Fire & Life Safety	\$ 779,505.00	\$1.21
Repair & Maintenance	\$ 2,038,001.00	\$3.15
Insurance	\$ 491,682.00	\$0.76
Administrative Costs	\$ 1,379,766.00	\$2.14
Management Fee @2.25	\$601,356.99	\$0.93
Operating Expense	7,418,535.99	\$11.48
Real Estate Tax	2,288,161.00	\$3.54
Total Expenses	9,706,696.99	\$15.02

Tenant Improvements:

\$35.00 per RSF

Upon full execution of the renewal amendment, Landlord will make available a Tenant Improvement Allowance as detailed above for all build-out costs including architectural, engineering fees, , 3rd party project/construction management fees, and building permits. Otherwise, the Premises shall be delivered in its current “as is” condition in accordance with the provisions of this Letter of Intent. Tenant shall be responsible for all costs above the Tenant Improvement Allowance.

Tenant shall have the right to have Landlord oversee/manage and complete the build out of the Tenant Improvements, to be detailed in a work letter attached to the Lease document. Landlord shall engage in an open-book process with Tenant with all pricing for the tenant improvements and construction work. Landlord shall competitively bid the Tenant Improvements to three (3) general contractors. Landlord shall select the general contractor based on the lowest reasonable, qualified bid, subject to Tenant’s approval thereof which shall not be unreasonably withheld, conditioned or delayed. In the event Landlord controls the construction process, a 3% CM fee will apply (hard costs of construction only).

Alternatively, Tenant shall have the right to use its architects, engineers, and general contractor subject to Landlord’s reasonable approval rights which shall not be unreasonably withheld, conditioned or delayed. Tenant may also utilize their own third-party construction manager to oversee buildout process. In the event Tenant chooses to do so, a one percent (1%) oversight fee will apply. Tenant shall have the right to competitively bid all construction work.

After completion of the Tenant Improvements, Tenant shall have the right to convert any unused portion of the Allowance up ~~to \$10.00~~\$20.00\$15.00 per RSF first towards FF&E, then towards moving costs, signage, sound masking, cabling/wiring and finally as a credit against Base Rent.:

~~Landlord shall, at Landlord’s sole cost and expense, renovate the men’s and women’s restrooms inside Tenant’s Premises with current Building standard layout and finish schedule.~~

Renewal Option: Tenant shall maintain it’s existing Renewal Options as currently contained in the existing lease agreement- ~~but the renewal rate shall be at 100% of the then current market.~~but the renewal rate shall be at 100% of the then current market.

Termination Option: Per the existing lease modified for the Extension Term.

Parking: Per the existing lease. Tenant shall be responsible for the monthly parking fee (currently \$160.00 per space per month for the non-reserved and \$205.00 per month for reserved). Additional parking spaces shall be available on a month-to-month basis at prevailing market rates. Landlord and Tenant shall work together on a solution for parking spaces need for Tenant’s board meetings.

Fitness Center: Per the existing lease agreement.

Identity/Signage: Per the existing lease agreement.

Security Deposit: Per the existing lease agreement based upon Landlord’s review of Tenant’s update financial statements. Please provide 2024 and 2025 YTD financial statements.

Reaffirmation of the Lease: Except as provided herein, all other terms and conditions contained in Tenant’s existing lease shall remain in full force and effect. The parties shall execute a lease amendment memorializing the terms contained herein.

200 S. Orange Avenue Amenities: **The Exchange is currently undergoing a complete \$26+ million transformation and renovation of the property to include:** 40 foot video wall, brand new high speed elevators with destination dispatch technology, a complete building lobby upgrade including a full bar & lounge, activation and addition of outdoor work space in the property’s

outdoor park, upgrades to the full service fitness center located on the park as well as a new conference center and tenant lounge. 200-250 S. Orange is located in the center of the CBD market and will feature several dining options on-site, as well as Starbucks and Dunkin Donuts directly across the street, and at least 25 restaurants within a 5-minute walk from the building. Piedmont has recently acquired 222 South Orange Avenue, which complements the company's existing ownership of 200 and 250 South Orange, and is embarking on a multi-million dollar repositioning. The trio of buildings create downtown Orlando's premier office environment.

Disclosure:

Pursuant to Florida Statute, Chapter 475, Stream Realty Partners Inc. discloses that it represents the Landlord in this transaction and will be compensated by the Landlord for our services. Should a Lease Agreement be consummated it is assumed that the Tenant has dealt with no other broker, agent or person who will be entitled to compensation by the Landlord, other than JLL. Landlord shall pay JLL a commission equal to four percent (4%) of the total rent pursuant to a separate agreement.

Disclaimer:

This proposal shall be valid until ~~April 15, 2025~~May 2, 2025. This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

We are pleased to present you with this proposal. Please feel free to contact me with any questions you may have.

Sincerely,

John Gilbert
(407) 214-0099
John.gilbert@streamrealty.com

TAB 2



Purchasing Policy Revisions for 2025

Increased Category Thresholds

- Formal Procurements – Changed minimum threshold from \$25,000 to \$35,000
- Informal Procurements – Changed thresholds from \$5,000-\$25,000 to \$7,500-\$35,000
- Small Purchases
 - Changed maximum threshold from \$5,000 to \$7,500
 - Created two categories
 - Under \$2,000 can be made without soliciting competition so long as the purchasing user department or individual considers the price to be reasonable based on research, experience, and/or purchase history.
 - Purchases between \$2,000 and \$7,500 require at least two (2) published or solicited quotes.

Formal bid procedures were updated to reference provisions of § 287, Fla. Stat., Consultants' Competitive Negotiation Act (CCNA) when required.

Provided a definition of an emergency purchase. Emergency purchases are already allowed in the current purchasing policy.

Updated exempt rules to follow common practices of other local governments.

Increased the threshold for capitalizing and tagging assets from \$1,000 to \$2,500.

Created a threshold for capitalizing and tagging leased assets at \$25,000 (present value of future lease payments).

Allows for tagging of attractive assets under \$2,500 for tracking purposes only.

Created a separate section for surplus property. In the current version, surplus property is referenced in multiple sections with duplicate language.

In addition to the changes above, minor text edits were made that did not change the overall meaning of the document and/or individual sections.

Updates to the capitalization thresholds were discussed and approved by MetroPlan Orlando's auditors.

This update has gone through an attorney legal review.

RESOLUTION ADOPTING THE PROCEDURES FOR PURCHASES, SALES, SERVICES, AND CONTRACTS OF METROPLAN ORLANDO

(REVISES AND SUPERSEDES RESOLUTION NO. 050- 019 AND ALL PREVIOUS VERSIONS)

WHEREAS, MetroPlan Orlando (~~the~~ "Organization" or "MetroPlan Orlando"), in accordance with ~~Section~~ §339.175, ~~Fla. Stat. F.S.~~, has been duly recognized by the Legislature and Governor of the State of Florida as the organization responsible for the continuing, cooperative, and comprehensive transportation planning process in the urbanized areas of Orange, Seminole, and Osceola Counties; and

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WHEREAS, MetroPlan Orlando ~~s~~Staff ("~~"~~"), under the general authority of ~~§Section~~ 163.01, ~~Fla. Stat.~~, and, more specifically, under the general policy direction of the MetroPlan Orlando Board ("~~Board~~"), are responsible for implementing the ~~Board's~~ processes and procedures; and

WHEREAS, the ~~MetroPlan Orlando~~ Board wishes to prescribe policies for ~~Staff and the Organization~~ employees, ~~adopt and~~ authorize ~~processes and the rules, regulations and~~ procedures covering all aspects of the procurement process; and

WHEREAS, the ~~MetroPlan Orlando~~ Board wishes to delegate authority to ~~the Staff~~ employees of the Organization to assist the Board in discharging its responsibilities.

NOW, THEREFORE, BE IT RESOLVED by the ~~MetroPlan Orlando~~ Board that the following ~~regulations shall establish~~ policies, procedures, ~~rules~~, and guidelines relating to the procurement, management, control, and disposal of property, services, and construction.

SECTION 1 ~~FORMAL PROCUREMENTS - PURCHASES, AND CONTRACTS, AND SALES IN EXCESS OF THIRTY-FIVE THOUSAND and 00/100 DOLLARS (\$3525,000.00).~~

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A. ~~"Formal Procurements" shall mean procurements where the aggregate contract award value is in excess of exceeds THIRTY-FIVE THOUSAND and 00/100 DOLLARS thirty five thousand dollars (\$35,000.00).~~

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A.B. ~~All purchases of supplies, equipment, and contractual services, the cost of which is greater than twenty five thousand dollars (\$25,000);~~ Formal procurements shall be made from the lowest, most responsive and responsible bidder obtained in accordance with the formal bid procedures contained in Section 4 of this Resolution. All such purchases shall have the prior approved budget, Board approval, and a purchase order processed by the Finance Department. When precise specifications defining the actual resources that are required cannot be determined, the Organization

shall solicit sealed competitive bids through a Request for Proposal in accordance with the formal bid procedures contained in Section 4 of this Resolution.

~~B. Surplus property shall be disposed of in accordance with Florida Statutes Chapter 274. All sales of personal property (except trade in personal property) which has become obsolete and unusable, or the sale of which is otherwise determined to be in the best interest of MetroPlan Orlando, the market value of which is expected to be greater than twenty five thousand dollars (\$25,000), shall be made to the highest, most responsive and responsible bidder obtained in accordance with the formal bid procedures contained in Section 4 of this Resolution. Property eligible to be sold under this section may also be sold through an appropriately advertised public auction (publication of notice not less than one week or more than two weeks prior to sale in a newspaper having a general circulation in the tri county area). Surplus property may be disposed of for value to any person, or may be disposed of for value without bids to any governmental unit or political subdivision, or offered by sale or donation to private nonprofit agencies as defined in F.S. 273.01(3). All such sales or donations shall have the prior approval of the MetroPlan Orlando Board.~~

SECTION 2 INFORMAL PROCUREMENTS - PURCHASES AND CONTRACTS AND SALES FROM SEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$5,07,500.00) TO THIRTY-FIVE THOUSAND and 00/100 DOLLARS (\$325,000.00).

A. "Informal Procurements" shall mean procurements where the aggregate contract award value is at least SEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS ~~seven thousand five hundred dollars (\$7,500.00)~~ but less than or equal to thirty five thousand dollars THIRTY-FIVE THOUSAND and 00/100 DOLLARS (\$35,000.00).

B. ~~Informal Procurements~~ All purchases of supplies, equipment, and contractual services, the price of which is at least five thousand dollars (\$5,000), but less than or equal to twenty five thousand dollars (\$25,000), may be made from the lowest and most responsive and responsible bidder obtained in accordance with the informal Request for Quotes procedures contained in Section 5 of this Resolution. All purchases made under this section shall have funds available in the approved budget, the prior approval of the Executive Director, and a Purchase Order processed by the Finance Department.

~~A.C.~~ Purchases eligible under this section may also be purchased under the formal bid procedures contained in Section 4 of this Resolution.

~~B. Surplus property shall be disposed of in accordance with Florida Statutes Chapter 274. All sales of personal property (except trade in personal property) which has become obsolete and unusable, or the sale of which is otherwise determined to be in the best interest of MetroPlan Orlando, the market value of which is expected to be greater than five thousand dollars (\$5,000), shall be made to the highest, most responsive and responsible bidder obtained in accordance with the formal bid procedures contained in Section 4 of this Resolution. Property eligible to be sold under this section may also be sold through an appropriately advertised public auction (publication of notice not less than one week or more than two weeks prior to sale in a newspaper having a general circulation in the tri county area). Surplus property may be disposed of for value to any person or may be disposed of for value without bids to any governmental unit, or political subdivision, or offered by sale or donation to private nonprofit agencies as defined in s. 273.01(3). All such sales or donations shall have the prior approval of the MetroPlan Orlando Board.~~

SECTION 3 SMALL PURCHASES - PURCHASES AND CONTRACTS AND SALES FOR LESS THAN SEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$7,500.00) ~~\$5,000.~~

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A. "Small Purchases" shall mean procurements where the aggregate contract award value does not exceed SEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$7,500.00).~~seven thousand five hundred dollars (\$7,500).~~

B. Small purchases under ~~two thousand dollars~~ TWO THOUSAND and 00/100 DOLLARS (\$2,000.00) may be made without soliciting competition so long as the purchasing user department or individual considers the price to be reasonable based on research, experience, and/or purchase history. Purchases made in this section under TWO THOUSAND and 00/100 DOLLARS (\$2,000.00) require budget availability and department head prior approval. The user department or individual may secure the necessary pricing for Small Purchases on their own or request the assistance of the Procurement Department.

C. Small purchases between ~~two thousand dollars (\$2,000)~~ TWO THOUSAND and 00/100 DOLLARS (\$2,000.00) and ~~seven thousand five hundred dollars~~ SEVEN THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$7,500.00) require at least two (2) published or solicited quotes. Purchases made in this section greater than TWO THOUSAND and 00/100 DOLLARS (\$2,000.00) ~~\$2,000~~ require budget availability, department head prior approval, and a purchase order approved by the Director of Finance & Administration. The user department or individual may secure the necessary pricing on their own or request the assistance of the Procurement Department.

Purchases eligible under this section may also be purchased under the formal and informal bid procedures contained in Sections 4 and 5 of this Resolution. All purchases of supplies, equipment, and contractual services, the cost of which is under five thousand dollars (\$5,000), may be made from the lowest and most responsive and responsible bidder or supplier obtained in accordance with the informal purchasing procedures for restricted purchases contained in Section 6 of this Resolution. Purchases made under this section require budget availability, department head prior approval, and Finance Department processing of a Purchase Order.

D.

~~Purchases eligible under this section may also be purchased under the formal bid procedures contained in Sections 4 and 5 of this Resolution.~~

A. ~~Surplus property shall be disposed of in accordance with Florida Statutes Chapter 274. All sales of personal property (except trade in personal property) which has become obsolete or unusable, or the sale of which is otherwise determined to be in the best interest of MetroPlan Orlando, and the value of which is expected to be less than five thousand dollars (\$5,000), may be disposed of for value to any person, or may be disposed of for value without bids to the State, to any governmental unit or to any political subdivision or, if the property is without commercial value, it may be donated, destroyed, or abandoned. Property, the value of which is estimated to be under \$5,000, may be disposed of in the most efficient and cost effective means as determined by the Board. Sale may be made to the highest and most responsible bidder. Property eligible to be sold under this section may also be sold under the formal bid procedures contained in Section 4 of this Resolution or at an appropriately advertised public auction.~~

SECTION 4 FORMAL BID PROCEDURES – REQUEST FOR PROPOSAL (RFP).

A. Under formal bid procedures, the Executive Director or his/her designee shall:

(1) Follow the provisions rules of §Section 287, Fla. Stat., F.S., Consultants' Competitive Negotiation Act (CCNA) when required.

(1)(2) Solicit through appropriate legal advertisements at least three (3) competitive sealed bids or proposals from the general public for the purchase of the needed goods and services.

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~~The Executive Director may waive this criteria if less than three responsive proposals are received.~~ The bidding window shall not be less than fourteen (14) days, nor more than thirty (30) days long unless approved by the Executive Director. The advertisement shall state the title, date, and ~~hour of the public bid opening and shall specifically define the resources for which bids are sought~~ the submission period end date and time. An invitation to bid shall include instructions prescribing all conditions for bidding and shall be distributed to all prospective bidders.

~~(2)~~(3) Rank the bids received according to a pre-determined methodology and present them, along with ~~his/her~~ recommendation, to the MetroPlan Orlando Board for approval.

~~(3)~~(4) Require a Purchase Order to be processed by the Finance Department.

~~(4)~~(5) Award the contract or sale after the approval required in Section 1 above has been obtained.

~~(5)~~(6) Obtain a statement of compliance with Public Entity Crime Act, e.g., (F.S. § 287.133, Fla. Stat.) from the successful bidder.

~~(6)~~(7) Maintain a record of all bids received for at least three (3) years.

~~(7) Tag and inventory all Tangible Personal Property items of an individual value of \$1,000 or greater.~~

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B. SALES, DONATIONS AND DISPOSALS OF SURPLUS PROPERTY

Under formal bid procedures, the Executive Director or his/her designee shall:

(1) For all items for sale, donation or disposal, obtain the prior approval of the Board. Such approval shall show:

- (a) Item description;
- (b) Item purchase date;
- (c) Item purchase cost;
- (d) Item use/purpose;
- (e) Item book value, if available; and,
- (f) Item condition;

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(2) After receipt of Board approval, the Executive Director or his/her designee may dispose of surplus property as follows:

~~(2)~~a. Sell only to the highest responsible bidder following the formal bid procedures in Section 4 (A); ~~or~~

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~~(3)~~b. Conduct an appropriate legally advertised public auction after publication of notice not less than 1 week or more than 2 weeks prior to sale in a newspaper having a general circulation in the tri-county area; or,

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~~(4)~~c. Sell or donate the items to a governmental unit or political subdivision or to a private nonprofit agency.

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SECTION 5 REQUEST FOR QUOTES (RFQ)

A. Under Request for Quotes procedures, the Executive Director or his/her designee shall each of the following:

- (1) Solicit at least three (3) competitive written quotes, not just advertisements. The Executive Director may waive this criteria if less than three responsive proposals are received.
- (2) Maintain a record of all quotes received for at least three (3) years.
- (3) Require a Purchase Order be processed by the Finance Department for purchases.
- (4) Award the contract or sale after the approval required in Section 2 has been obtained.
- ~~(5) Tag and inventory all Tangible Personal Property items of an individual value of \$1,000 or greater.~~

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SECTION 6 INFORMAL BID PROCEDURES - RESTRICTED PURCHASES.

A. Under informal bid procedures, the Executive Director or his/her designee may:

- (1) At his/her discretion, solicit at least ~~threetwo~~ (23) oral quotes or published quotes.
- (2) Require a purchase order be processed by the Finance Department ~~;~~ or
- (3) Award the contract or sale after the approval required above in Section 3 has been obtained.
- ~~(4) Tag and inventory all Tangible Personal Property items equal to or greater than \$1,000 per item.~~

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SECTION 7 APPLICATION AND EXCLUSIONS/EXEMPTIONS FROM COMPETITIVE BID PROCEDURES – SOLE SOURCE, ETC.

The provisions of this Resolution shall apply to every purchase/procurement by MetroPlan Orlando irrespective of their fund source, including State and Federal assistance monies, except as otherwise specified by law. This Resolution shall not apply to the following:

A. The acquisition of a sole source item shall be exempt from the competitive bidding requirements set forth in Sections 1 through 5 of this Resolution. For purchases above THIRTY FIVE THOUSAND and 00/100 DOLLARS (\$35,000.00), approval by the upon approval by the MetroPlan Orlando Board is required. The Executive Director shall provide written certification that after conducting a good faith review of potential sources, this particular vendor is the only practicable or reasonable source. The certification should also set forth the purpose and need for the item.

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~~1) Sole Source purchases shall be approved by the Board~~

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2) Sole Source purchases require two notices before a sole source procurement can take effect. The first has to be posted on the MetroPlan Orlando website for at least seven (7) business days in the following format:

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"MetroPlan Orlando announces that the following commodities or contractual services are being sought from a sole source. Respective vendors are requested to provide information of their ability to supply the

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commodities or contractual services: (show description of the commodities or contractual services)”

If it is determined in writing by MetroPlan Orlando, after reviewing any information received from prospective vendors, that the commodities or contractual services are available only from a sole source, MetroPlan Orlando shall provide notice of its intended decision to enter a sole source purchase contract by posting on the website for four business days in the following manner:

“MetroPlan Orlando announces its decision to award a sole source contract for (describe the commodities or contractual services) to (name the vendor). Failure to file a protest within the time prescribed in Section 8 of Resolution No. 05-01 shall constitute a waiver of any further protest.

Section A (2) regarding postings shall not apply to purchases from other governmental or nonprofit agencies.

- B. Emergency purchases shall be exempt from the competitive bidding requirements set forth in Sections 1 through 5 of this Resolution upon approval by the Executive Director. Emergency purchases are determined to be necessary in response to a need when the delay necessary to comply with all procurement policies and rules, regulations or procedures would be detrimental to the interests, health, safety, or welfare of MetroPlan Orlando. Emergency purchases of more than THIRTY FIVE THOUSAND and 00/100 DOLLARS (\$35,000.00) shall be presented to the MetroPlan Orlando Governing Board at the next Board meeting.
- C. Contracts with nonprofit organizations or another Public Body or Political subdivision defined in F.S.S. 1.01 (8), Fla. Stat., for goods or services may be exempt from the competitive bidding requirements set forth in Sections 1 through 5 of this Resolution.
- D. Procurement of dues and memberships in trade or professional organizations; subscriptions for periodicals; advertisements; postage; paralegals; expert witnesses, court reporters, and specialized legal services; real property & related costs thereto, work performed by building owner's contractor in MetroPlan Orlando leased office space, water, sewer, electric and telecommunications, copyrighted materials; renewal of software licenses, patented materials, art and artistic services; services of visiting speakers; employment agreements; and fees and costs of job-related travel, seminars, tuition, registration and training.
- E. Goods purchased with petty cash in accordance with established procedures.
- F. Purchases from State or Federal GSA term contracts.
- G. Blanket purchase orders issued on an annual basis wherein the exact quantity of items or identification of specific items cannot be determined in advance.
- H. Awarded bids by any local, State, or national governmental agency, cooperative purchasing organizations, or purchasing associations also known as piggyback contracts.
- I. Any transaction for, or related to, the borrowing of money.
- J. Service contracts for the maintenance, repair, or servicing of existing facilities or equipment owned or leased by MetroPlan Orlando, at the date of adoption of this Resolution, shall be exempt from the

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competitive bidding requirements set forth in Sections 1 through 5 of this Resolution upon approval by the Executive Director.

K. Procurement of all travel-related expenditures shall be accomplished as specified in F.S. § 112.061, Fla. Stat.

K.L. ~~A competitive process may be used whenever practicable, at the sole discretion of the Director of Finance & Administration, for the procurement of items exempted from these policies and procedures set forth in this Resolution.~~Rules.

L.M. All staff renting vehicles while on MetroPlan Orlando business shall purchase rental insurance.

Such purchases, transactions and expenditures listed above shall be authorized by the Executive Director or delegated to the Director of Finance and Administration.

These ~~regulations-policies and procedures~~ also shall apply to the disposal of MetroPlan Orlando's supplies. Nothing in these ~~policies and procedures, regulations~~ shall prevent MetroPlan Orlando from complying with the terms and conditions of any grant, gift, bequest, or cooperative agreement.

SECTION 8 (A) PROTESTED SOLICITATIONS AND AWARDS-INVITATION FOR BIDS.

- (a) *Right to protest.* Any actual or prospective bidder who is allegedly aggrieved in connection with the solicitation or pending award of a contract may protest to the Director of Finance and Administration.
- (b) *Posting.* The Finance and Administration Department shall post a recommendation of award on the ~~bulletin Board located in the MetroPlan Orlando foyer and on the~~ MetroPlan Orlando website for no less than three full business days after the decision to recommend the award to a bidder.
- (c) *Notice.* A notice of protest must be submitted no later than 5:00 p.m., on the third full business day after posting of the award recommendation. The protest must be in writing and must identify the protesting party and the title of the RFP and shall include a factual summary of the basis of the protest.

A formal written protest must be filed no later than 5:00 p.m., on the fifth full business day after the date of filing the notice of protest. The formal written protest shall identify the protesting party and the solicitation involved; include a clear statement of the grounds on which the protest is based; refer to the statutes, laws, ordinances or other legal authorities which the protesting party deems applicable to such grounds; and specifically request the relief to which the protesting party deems itself entitled by application of such authorities to such grounds. The protesting party shall mail or deliver a copy of the notice of protest and the formal written protest to all other bidders and to any person with whom he/she is in dispute and shall provide the Director of Finance and Administration with evidence of such mailing or delivery.

A formal written protest is considered filed with MetroPlan Orlando when it is received by the Director of Finance and Administration. Accordingly, a protest is not filed timely unless it is received by the Finance and Administration Department within the times specified above. Failure to file a written notice of protest and subsequent formal written protest within the time period specified shall result in relinquishment of all rights of protest by the vendor and abrogation of any further bid protest proceedings.

These procedures shall be the sole remedy for challenging an award of bid. Bidders are prohibited from attempts to influence, persuade or promote through any other channels or means. Such attempts shall be cause for suspension or debarment for cause, of the right of a vendor to be included on a vendor list and any future bid or response from that vendor shall be rejected.

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The time limits in which protests must be filed as specified herein may be altered by specific provisions in the Invitation for Bid (IFB).

- (d) *Authority to resolve.* The Director of Finance and Administration shall attempt to resolve the protest in a fair and equitable manner and shall render a written decision to the protestant by the fifth full business day after filing of the formal written protest as indicated above.

The protesting party may appeal such decision by delivering written notice of appeal of the decision to the Director of Finance and Administration no later than 5:00 p.m. on the third full business day after the date of receipt of the written decision, whereby a "Procurement Protest Committee," comprised of the Director of Finance and Administration, the Executive Director and the using department director, shall have the authority to settle and resolve the protest.

- (e) *Proceedings.* The Director of Finance and Administration shall serve as the presiding officer of the "Procurement Protest Committee" and shall give reasonable notice to all substantially affected persons or businesses prior to the date scheduled to consider the appeal of the protest.

- (1) At or prior to the protest proceeding, the protesting party may submit any written or physical materials, objects, statements, affidavits and arguments which he/she deems relevant to the issues raised.
- (2) In the proceeding, the protesting party, or its representative or counsel, may also make an oral presentation of the evidence and arguments. However, neither direct nor cross examination of witnesses will be permitted, although the presiding officer and other committee members may make whatever inquiries deemed pertinent to a determination of the protest.
- (3) The judicial rules of evidence shall not apply, and the committee shall base its decision on such information adduced in the course of the proceeding upon which reasonable, prudent persons rely on the conduct of their affairs.
- (4) If it is determined that the solicitation or award is in violation of law or the administrative regulations and internal procedures of purchasing and contracts, the solicitation or award shall be canceled or revised.
- (5) If it is determined that the solicitation or award should be upheld, the Director of Finance and Administration shall promptly issue a decision on behalf of the committee in writing stating the reason for the action with a copy furnished to the protesting party and all substantially affected persons or businesses. The decision shall be final and conclusive as to MetroPlan Orlando unless further action is taken by the Board or a party commences action in court. Any party may arrange for the proceedings to be stenographically recorded and shall bear the expense of such recording. The proceedings shall be open to the general public.

- (f) *Stay of procurement during protests.* In the event of a timely protest, the Director of Finance and Administration shall not proceed further with the solicitation or with the pending award of the contract until the Director of Finance and Administration, with the advice of the MetroPlan Orlando attorney and after consultation with the using department, makes a determination that the award of the contract without delay is necessary to protect substantial interests of MetroPlan Orlando.

- (g) *Protest to the Board.*

- (1) Requirements. If, in a competitive-bid procurement where the bid award must be approved by the Board, a bidder believes that the "Procurement Protest Committee's" decision is unfair or incorrect, he/she may write a letter to the members of the Board objecting to the decision. The letter of objection and any and all attachments must be delivered by the aggrieved bidder to all Board members no later than 5:00 p.m. on the fifth full business day after the Director of Finance and Administration issues a decision on behalf of the committee. The letter must (1) identify the aggrieved bidder and the solicitation involved; (2) include a clear statement of the legal and factual grounds on which the aggrieved bidder's objection is based; (3) refer to the statutes, laws, ordinances or other legal authorities which the party deems applicable to such grounds, and (4) specify the relief requested of the Board by the aggrieved bidder. The aggrieved bidder shall simultaneously deliver duplicate copies of the letter and all attachments (if any) to the Executive Director, the MetroPlan Orlando attorney, and the Director of Finance and Administration. Thereafter, the Director of Finance and Administration shall mail or deliver copies of the aggrieved bidder's letter (including copies of any attachments) to all other bidders.
- (2) Exclusive method of protest, objection, and appeal. There is a compelling MetroPlan Orlando interest in procuring goods and services in a timely manner. Consequently, procurement disputes must be resolved by the Board with minimal delays. Therefore, in a competitive-bid procurement where the bid award must be approved by the Board, the procedure set forth in this subsection (g) above is the sole means by which a bidder aggrieved by a decision of a "Procurement Protest Committee" under subsection (e) may seek recourse with the Board. Refusal or failure by any aggrieved bidder to pursue its right of objection under this subsection shall constitute a waiver of its right to pursue any further remedies or appeals, either administratively or judicially.
- (h) *Reservation of powers to settle actions pending before the courts.* Nothing in this section is intended to affect the existing powers of the ~~MetroPlan Orlando~~ Board to settle actions pending before the courts.
- (i) *Damages.* In the event of the court upholding the protestant's claim, the court-awarded damages on behalf of the protestant shall be solely limited to bid/proposal preparation costs.

SECTION 8 (B) PROCEDURES FOR PROTESTED SOLICITATIONS AND AWARDS - INVITATION FOR REQUESTS FOR PROPOSALS.

- (a) *Right to protest.* Any proposer who alleges an omission, error, mistake, or incorrect evaluation or scoring of its proposal or other proposals may submit a letter of protest to the Director of Finance and Administration no later than 5:00 p.m. on the third full business day after the initial posting of the listing of short-listed firms, if applicable, or of intent to award contract. Such letter may request a re-evaluation of specific areas of the proposal(s) by the procurement committee; and must specifically delineate the alleged omission, error, mistake, or incorrect evaluation, and include a suggested remedy which could be administered by the selection committee.
- (b) *Posting.* The following protest procedures for the RFP process shall apply: The listing of short-listed firms recommended for the project by the procurement evaluation committee shall be publicly posted at the MetroPlan Orlando office for no less than three full business days after the procurement committee's evaluation and decision.
- (c) *Notice.* Upon timely receipt of the letter of protest, the Director of Finance and Administration shall notify all other short-listed firms of the protest by copy of the protest letter and shall refer the letter of protest to the "Procurement Protest Committee" as defined in Section 8 (A) (d) above. The "Procurement Protest Committee" shall schedule a hearing for appropriate action to be determined

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by the committee. The "Procurement Protest Committee's" hearing shall take place prior to the Board's consideration of the award.

(d) *Proceedings.*

- (1) At the "Procurement Protest Committee's" hearing, the protesting party, its representative or counsel, and any other parties affected by the "Procurement Protest Committee's" decision may make an oral presentation of the testimony and argument. However, neither direct nor cross examination of witnesses will be permitted, although the presiding officer and other committee members may make whatever inquiries are deemed pertinent to a determination of the protest.
- (2) The judicial rules of evidence shall not apply. The "Procurement Protest Committee" shall base its decision on such information adduced in the course of the proceeding upon which reasonable prudent persons would rely in the conduct of their affairs.
- (3) If it is determined that either the solicitation or award is in violation of law or the administrative regulations and internal procedures of purchasing and contracts, the solicitation or award shall be canceled or revised.
- (4) The Director of Finance and Administration shall promptly issue the final short-list as established by the committee, indicating the confirmed scoring for each selection criteria, with a copy furnished to the protesting party and all other short-listed proposers. The decision as to short list and scoring shall be transmitted to the Board of MetroPlan Orlando for its consideration and approval. Any party may arrange for the proceedings to be stenographically recorded at that party's expense. The proceedings shall be open to the general public.
- (5) During the protest proceedings, proposers are prohibited from attempts to influence, persuade or promote through any other channel or means. Such attempts shall be cause for suspension or debarment for cause, of the right of a vendor to be included on a MetroPlan Orlando vendor list and any bid or response from that vendor rejected.
- (6) The time limits in which protests must be filed as specified herein may be altered by specific provision in the RFP.

(e) *Stay of procurement during protest.* In the event of a timely protest, the Director of Finance and Administration shall not proceed further with the solicitation or with the pending award of the contract unless the Director of Finance and Administration, with the advice of the MetroPlan Orlando attorney and after consultation with the using department, makes a determination that the immediate award of the contract is necessary to protect substantial interests of MetroPlan Orlando.

(f) *Protest to the Board.*

- (1) *Requirements.* If, in a competitive-proposal procurement where the contract award must be approved by the Board, a proposer believes that the procurement committee's decision on a protest under subsection (d) is unfair or incorrect, it may write a letter to the members of the Board objecting to the decision. The letter of objection and any and all attachments must be delivered to all Board members no later than 5:00 p.m. on the third full business day after the Director of Finance and Administration issues the final short-list. The letter must (1) identify the proposer and the solicitation involved; (2) include a clear statement of the legal and factual grounds on which the aggrieved proposer's objection is based; (3) refer to the statutes, laws, ordinances or other legal authorities which the aggrieved

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proposer deems applicable to such grounds; and (4) specify the relief requested of the Board by the aggrieved proposer. The aggrieved proposer shall simultaneously deliver duplicate copies of the letter and all attachments (if any) to the MetroPlan Orlando's Executive Director, the MetroPlan Orlando attorney, and the Director of Finance and Administration. Thereafter, the Director of Finance and Administration shall mail or deliver copies of the aggrieved proposer's letter (including copies of any attachments) to all other proposers.

- (2) Exclusive method of protest, objection, and appeal. There is a compelling MetroPlan Orlando interest in procuring goods and services in a timely manner. Consequently, procurement disputes must be resolved by the Board with minimal delays. Therefore, in a competitive-proposal procurement where the contract award must be approved by the Board, the procedure set forth in this subsection (f) is the sole means by which a proposer aggrieved by a decision of a procurement committee under subsection (d) may seek recourse. Refusal or failure by any aggrieved proposer to pursue its rights under this subsection shall constitute a waiver of its right to pursue any further remedies or appeals, either administratively or judicially.

(g) *Reservation of powers to settle actions pending before the courts.* Nothing in this section is intended to affect the existing powers of the Board to settle actions pending before the courts.

(h) *Damages.* In the event of any court or other proceeding upholding the protestant's claim, any damages, including court-awarded damages accruing to the protestant or any other party shall be limited solely to proposal preparation costs.

SECTION 9 REPORTING REQUIREMENTS.

A. All expenditures, including those from the contingency fund, shall be properly recorded in the accounting records and noted and explained as part of the monthly financial report.

B. Budget amendments to allocated contingency fund expenditures shall be made at least quarterly.

C. Capital assets shall be tagged and recorded for purchases above TWO THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$2,500.00).

D. Leased assets, including subscription-based information technology arrangements (SBITAs) shall be capitalized when the present value of future lease payments is above TWENTY FIVE THOUSAND and 00/100 DOLLARS (\$25,000.00).

~~G-E. Attractive assets whose value is less than TWO THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$2,500.00) may be tagged and recorded for tracking purposes only.~~

SECTION 10 SALES TAX.

MetroPlan Orlando is exempt from Florida Sales and Use Tax. A sales tax exemption form is available in the Finance Department. The purchaser is responsible for making an attempt to use the exemption form to avoid paying sales tax. If the retailer refuses to honor the form, the purchaser must so state on the receipt in order to be reimbursed for the sales tax.

SECTION 11 PROMPT PAYMENT ACT.

A. Purpose:

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The purpose of the Prompt Payment Act is to provide a uniform procedure: 1) for proper invoicing and payment; 2) through which disputes regarding invoices may be resolved.

B. General Information:

The "Florida Prompt Payment Act," Florida Statutes Chapter 218, Part VII, Fla. Stat., requires that local governments formally adopt definitions and procedures to ensure the timely payment of invoices and to provide a mechanism for resolution of disputes arising from invoices.

C. Policy:

It is the policy of MetroPlan Orlando to pay all invoices within 30 days after receipt of a proper invoice, provided that the goods/services have been delivered, received and accepted by MetroPlan Orlando and that the provider is not in default of any contract/agreement terms or conditions, including flow down requirements.

D. Proper Invoice:

(1) A proper invoice is defined as an original invoice which has been received by the Finance Director of MetroPlan Orlando, and has, at minimum, the following information:

- (a) Vendor's name, telephone number and mailing address;
- (b) MetroPlan Orlando Purchase Order Number;
- (c) Invoice date;
- (d) Identification of receiving department;
- (e) Shipping date & delivery date;
- (f) Payment terms (including any applicable discounts);
- (g) Adequate description of goods/services for identification;
- (h) Quantity;
- (i) Unit Price;
- (j) Extended Price;
- (k) Shipping/handling charges;
- (l) Total invoice amount;
- (m) Approval of project architect or engineer (if required); and,
- (n) Approval of governing body (if required).

(2) For contracts, a proper invoice shall include elements in C.1 as appropriate, together with the following PLUS:

- (a) Schedule of values for materials and services provided and associated costs;
- (b) Total invoice amount (less retainage) and percentage of work completed;
- (c) Date of invoice and date work completed through;
- (d) Statement of certification that all work was completed in accordance with contract;
- (e) Statement that all subcontractors, if applicable, have been paid for work completed; and,
- (f) Certification that all procedures for procurement of goods and services provided for ethical, fair and open competition in procurement, and selection of all consultant-contracted services was accomplished in accordance with the Consultants' Competitive Negotiations Act.

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(3) It is the sole responsibility of the contractor to ensure that an invoice is proper and submitted as required to MetroPlan Orlando, as applicable

(4) Invoices are to be delivered to:

Finance Department
MetroPlan Orlando
250 S Orange Ave, Ste 200
Orlando, FL 32801

Each invoice ~~mailed to~~received by MetroPlan Orlando shall be date stamped with the date of first delivery to the Finance Department. The date so marked shall be the date on which the invoice is considered "received."

(5) Invoices may also be submitted via email to Finance@metroplanorlando.gov or submitted via an active online vendor portal. Emailed invoices will be considered "received" when available in the inboxes of the recipients of the Finance@metroplanorlando.gov email group. Invoices submitted on an active online vendor portal will be considered received when Finance Department staff are notified that an invoice has been submitted, either by the vendor portal system or the submitter.

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D. E. Improper Invoice

For invoices which are not proper, i.e., lacking one or more of the requirements for a proper invoice, the vendor will be notified within 10 working days of the receipt of the original invoice that the submitted invoice did not contain all the required information and indicate what corrective action on the part of the vendor is needed to make the invoice proper.

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E. F. Dispute Resolution

(1) In the event of a dispute, a representative of the Finance Department, ordering department, and the invoicing party shall meet to consider the complaint. This procedure may be initiated by either the vendor or MetroPlan Orlando by notifying the other party in writing and stating specifically the nature of the dispute. This procedure shall commence within 45 days (and be resolved within 60 days) of receipt of a proper invoice.

(2) The invoicing party shall provide MetroPlan Orlando such material and information as MetroPlan Orlando may reasonably require to resolve the dispute.

(3) Any decision by the Finance Director shall constitute the final decision of MetroPlan Orlando regarding the dispute. Such decision shall be communicated to the vendor in writing within 5 business days after such decision. If no decision is rendered within the time period as set out above, then a decision against the invoicing party shall be deemed to have been issued.

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SECTION 12 USES OF CREDIT CARDS

Individual names as well as MetroPlan Orlando's name are on all credit cards. Therefore, both have responsibility and liability for use of any card in their name.

Card Use:

- A. The credit card is to be used for MetroPlan Orlando purchases ONLY. Use of the card for personal items may be grounds for denial of future use of MetroPlan Orlando cards. Fraudulent use may be grounds for dismissal from employment.

- B. The credit card has the cardholder's name embossed on it and is to be used only by that cardholder. No other person is authorized to use the card without the express consent of the cardholder. Use of the card for purchases, such as travel for staff under the cardholder's supervision, must be authorized in writing or email by the cardholder before the purchases, reservations or registrations, etc., are placed.
- C. NO PURCHASE SHALL BE PLACED ON AN INDIVIDUAL'S CARD WITHOUT THE AUTHORIZATION OF THE CARDHOLDER.
- D. All receipts (sales drafts) received at the time of purchase are to be turned into the Fiscal Manager within thirty days of purchase.
- E. All monthly statements of account must be reviewed and signed by the cardholder, certifying that the items shown as purchased are correct, and then forwarded to Accounts Payable for payment. Should an item on the statement be disputed, the cardholder must sign the "Cardholder Statement of Disputed Item" form attached hereto as Attachment 1.
- F. Should any employee lose or have their credit card stolen, it is the responsibility of the cardholder to immediately notify the card issuer. In addition, the cardholder must notify the Director of Finance and Administration of the loss within one workday after discovery of the loss or theft of the card. The cardholder is required to make a written report to the Director of Finance and Administration that will include the complete information on the loss, the date the loss was discovered, the location where the loss occurred, if known, the purchases that the cardholder had made prior to the loss, and any other information that is pertinent. Should the card be returned, it must be turned into the Finance and Administration Department. (ATTACHMENT I)
- G. Terminating Employees - If an employee leaves MetroPlan Orlando their card must be collected and destroyed. The Director of Finance and Administration shall cancel the card with the issuer.
- H. Non-compliance with the above may result in denial of future use of the card.

SECTION 13 SURPLUS PROPERTY.

Surplus property shall be disposed of in accordance with Chapter 274, Fla. Stat. F.S. All sales of personal property (except trade-in personal property) which has become obsolete and unusable, or the sale of which is otherwise determined to be in the best interest of MetroPlan Orlando, the market value of which is expected to be greater than ~~thirty five thousand dollars~~ THIRTY-FIVE THOUSAND and 00/100 DOLLARS (\$35,000.00), shall be made to the highest, most responsive and responsible bidder obtained in accordance with the formal bid procedures contained in Section 4 of this Resolution. Property eligible to be sold under this section may also be sold through an appropriately advertised public auction (publication of notice not less than one week or more than two weeks prior to sale in a newspaper having a general circulation in the tri-county area). Surplus property may be disposed of for value to any person, or may be disposed of for value without bids to any governmental unit or political subdivision, or offered by sale or donation to private nonprofit agencies as defined in F.S. 273.01(3). All such sales or donations shall have the prior approval of the MetroPlan Orlando Board.

SECTION 143 EFFECTIVE DATE OF THESE POLICIES AND PROCEDURESREGULATIONS.

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These ~~policies and procedures implemented by this Resolution~~regulations apply only to contracts solicited or entered into after the effective date of these ~~policies and procedures~~regulations unless the parties agree to their application to a contract solicited or entered into prior to the effective date. These ~~policies and procedures~~regulations shall automatically be updated to remain in compliance with the definition of "property" and the related dollar amount for inventory and capitalization purposes as defined in Florida Statutes § 274.02(1), Fla. Stat.

These ~~policies and procedures~~regulations shall become effective on the date of adoption and apply retroactively to the fiscal year beginning July 1, 2025~~04~~.

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CERTIFICATE

The undersigned, duly qualified serving in the role as chairman of the MetroPlan Orlando Board, certifies that the foregoing is a true and correct copy of a Resolution adopted at a legally convened meeting of the MetroPlan Orlando Board.

Commissioner ~~FirstName LastName~~Robert Dallari, Chairperson

**Passed and duly adopted by the MetroPlan Orlando Board at its meeting on:
Wednesday, June 11, 2025**

ATTEST:

Lisa Smith
Sr. Board Services Coordinator & Recording Secretary