

# **MINUTES**

Key Colony Beach City Commission  
City Commission Workshop  
Wednesday, November 19<sup>th</sup>, 2025, 1:00 PM  
Marble Hall, 600 W. Ocean Drive, Key Colony Beach

**Attendees:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl, Accountant Peter Rosaso, Accountant Jennifer Johnson, City Administrator John Bartus, Building Official Tony Loreno, Building Assistant Samantha Rodamer, City Clerk Silvia Roussin. **Guest Attendee:** Will Reed from Ford & Associates.

**1. Introduction:** Mayor Foster opened the workshop, discussed the workshop agenda, and asked all attendees to introduce themselves.

Mayor Foster discussed exploring funding options for City Hall, including the possibility of securing a line of credit or using a Certificate of Participation (COP) to obtain a loan. He explained what a COP is, emphasizing its potential benefits to the city and how it differs from traditional loans, including the referendum requirements related to long-term borrowing and construction needs. Mayor Foster also mentioned options suggested by the finance attorney and noted they are waiting for a proposal for further clarification. Additionally, Peter Rosasco provided information on alternative financing options and local government programs available through area banks.

## **2. Discussion**

- a. Space Allocation and Funding by Department for City Hall.

The workshop discussion continued, focusing on space allocation and funding options for the City Hall project. The group examined potential funding structures, current allocation methods, funding protocols, and how fees and interest could support repayment. Square footage requirements for the building, wastewater, stormwater, and common areas were reviewed, including discussions about usable space and possible restrictions on wastewater funding. Guest Attendee Will Reed outlined financing options, including grants, bank loans, Certificates of Participation, and state low-interest programs. The group discussed possible budget constraints and contingency planning for additional project costs. Will Reed provided further details on financing structures like COPs and lease-purchase arrangements, highlighting benefits and upfront costs to the city. Additional discussions covered roles, meeting schedules, inspections, statutory requirements, documentation practices, payment procedures, and reporting expectations.

**3. Adjournment:** The Workshop adjourned at 3:10 PM.

**ADOPTED:** December 18, 2025  
Silvia Roussin  
City Clerk

Respectfully submitted,

*Silvia Roussin, City Clerk*