

**Captiva Erosion Prevention District  
Workshop Meeting Minutes**

**April 16, 2026**

**Time:** 1:04 p.m.

**Location:** Virtual Workshop Meeting

**Commissioners Present:**

- Bob Walter, Chair
- Bernie Dupre, Treasurer/Secretary
- Rene Miville

**Commissioners Absent:**

- John Wade
- Tim McGowan

**Staff Present:**

- Brighton Heard, General Manager

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## **1. Call to Order / Roll Call**

The workshop was called to order at approximately 1:04 p.m. Roll was taken, and it was noted that Commissioners Walter, Dupre, and Miville were present. Commissioners Wade and McGowan were not present.

## **2. Agenda Review**

No changes to the agenda were made.

## **3. Workshop Topic: Referendum Discussion**

Mr. Heard introduced discussion regarding the District's prior referendum and the possibility of establishing an emergency funding mechanism. He reported that, based on discussions with District Counsel David Jackson, it appears the existing referendum may support creation or implementation of an emergency fund.

Mr. Heard advised that he had begun discussions with Regions Bank regarding potential financing options, including an irrevocable standby letter of credit or revolving line of credit, to make emergency funds readily available to the District if needed. He explained that the remaining borrowing capacity under the previously authorized \$25 million referendum may be

approximately \$10 million to \$13 million, depending on final project expenditures and additional payments.

Chair Walter stated that he had also reviewed the referendum language with counsel and agreed that the existing referendum appears broad enough to cover storm-related beach emergencies within the District's jurisdiction.

Commissioner Dupre asked for clarification regarding the relationship between the referendum cap and the District's remaining borrowing authority. Chair Walter explained that the referendum authorized up to \$25 million over 20 years, and that after current borrowing and anticipated payments, a significant amount of authority may still remain.

Commissioner Miville emphasized that the purpose of an emergency funding mechanism is to allow the District to respond immediately after a major storm event without waiting for another referendum. He noted that a future referendum could still be considered to authorize a larger amount, potentially \$25 million or more, as a standing emergency reserve for catastrophic beach damage.

Discussion followed regarding whether a new referendum may be advisable in the future, whether multiple referendum authorizations could coexist, and whether a bank could provide a commitment sufficient to avoid the need for an additional referendum.

Mr. Heard clarified that an emergency line of credit or similar financing structure would not result in immediate costs to residents unless the funds were actually drawn and used.

**Direction given:**

- The Board agreed to place this item on the agenda for the May Board meeting for further discussion.
- Mr. Heard was asked to continue discussions with counsel and banking representatives and to gather additional information on the District's options and legal authority.

## **4. Workshop Topic: Lee County Commissioner Meetings**

Mr. Heard reported that Sandy Stillwell had scheduled a lunch meeting with himself and Commissioner Brian Hamman for April 28, 2026. He advised that he intended to contact the other County Commissioners' offices to arrange individual meetings and requested guidance from the Board regarding commissioner participation in those meetings.

Chair Walter and Commissioner Miville discussed various relationships with individual County Commissioners and recommended a "divide and conquer" approach so that Board members could assist with outreach where they have existing relationships.

Commissioner Miville stressed the importance of using consistent talking points and specifically asking for firm commitments of support. Chair Walter requested that the talking points previously developed for these meetings be distributed to the Board.

Commissioner Dupre indicated that he would be available beginning in late April and especially after early May to meet with any of the Commissioners as needed.

Commissioner Miville further emphasized the urgency of meeting with Commissioners before the County budget process advances too far, noting that meetings should ideally occur by May.

Discussion also included the District's position that it has been disadvantaged by the lack of U.S. Army Corps of Engineers participation and related FEMA reimbursement opportunities that other beach projects have received. Commissioner Miville reiterated the importance of presenting this inequity as a basis for seeking County support.

**Direction given:**

- Mr. Heard will continue coordinating meetings with the County Commissioners.
- Mr. Heard will distribute the established talking points to the Board.
- Commissioners will assist with meetings where their relationships may be helpful.

## **5. Workshop Topic: Local Government Funding Request / Federal Funding Background**

Commissioner Dupre reported that he had made contact with an individual who may have a strong understanding of federal funding through Washington, D.C. and expressed interest in learning more about the history of Corps funding for Captiva and the circumstances under which that participation declined.

Commissioner Miville suggested that Commissioner Dupre speak with Nicole Sharp, Evan Cutler, and Mr. Heard to gain background and frame of reference before reporting back to the Board.

Chair Walter shared his understanding that federal participation effectively ceased around the time of the 2013 renourishment project following leadership changes within the Corps' Jacksonville office.

**Direction given:**

- Commissioner Dupre will follow up with staff and consultants to develop a better understanding of the federal funding history and potential avenues for increased participation.

## **6. Workshop Topic: Local Government Funding Request Memo**

Mr. Heard presented the Local Government Funding Request memorandum, noting that he had prepared the document and then circulated it for review and revisions by Nicole Sharp and Erica.

Chair Walter complimented the memorandum and stated that it was informative and easy to understand. Mr. Heard confirmed that the version circulated to the Board already included the revisions received.

No substantive changes were requested by the Board.

## **7. Additional Discussion: Special Assessment / Tentative Apportionment**

Commissioner Miville raised the issue of the District's special assessment and the need to establish a clear critical path for completing the tentative apportionment. He expressed concern that the District was not yet sufficiently prepared and noted frustration with the response to the recent RFQ process.

Chair Walter stated that, based on discussions with staff, it may not be necessary to retain an economist to recreate the apportionment methodology and that a CPA firm may simply need to review and certify the existing methodology.

Mr. Heard reported that he had already reached out to the District's accounting firm to determine whether someone within that firm could provide the required review and certification. He also advised that the District's auditor had recommended an economist, who had also been contacted.

Commissioner Miville stated that the prior apportionment formula has historically been considered fair and that Evan Cutler had performed the prior calculation work, with an outside professional ultimately signing off on it. He recommended using the historic methodology and having it reviewed rather than reinventing the process.

Commissioner Dupre asked for confirmation that the District would not need to redesign the formula from scratch. Chair Walter and Commissioner Miville both responded that the existing formula remains solid.

Chair Walter emphasized the need to move quickly and stated that the Board likely needs a name, an answer, and a cost proposal within approximately three weeks.

### **Direction given:**

- Staff will continue pursuing a qualified CPA or other professional to review and certify the tentative apportionment.

## **8. Additional Discussion: Property-Specific Apportionment Inquiry**

Mr. Heard reported on a recent meeting with a property owner and his wife concerning a unique property configuration at the south end of the island, where the owner has beachfront frontage on

one side of the road and a residence located on the bayside. Mr. Heard stated that he believes the owner may wish to address the Board at a future regular meeting regarding how the tentative apportionment applies to that property.

Commissioner Miville explained that there may have been a historical adjustment made by the District's former economist for similarly situated properties where the beachfront parcel was not buildable. He stated that at least two such properties may have received special treatment in prior apportionment calculations.

Chair Walter noted that the County property records appear to show bifurcated parcels with the same strap number.

The Board discussed the need to review historical assessment treatment for those properties before making any conclusions.

**Direction given:**

- Staff will continue researching the assessment history for the subject properties and determine whether prior adjustments were made.

## **9. Public Comment**

No members of the public requested to speak.

## **10. Commissioner Comments**

Commissioner Dupre stated that the workshop had been productive and that he had several follow-up items to work on before May.

Commissioner Miville self-promoted his art exhibition at BIG ARTS and invited those present to attend.

Chair Walter stated that he had no further comments.

Mr. Heard stated that he had no further comments.

## **11. Adjournment**

As this was a workshop meeting, no motion to adjourn was required. Chair Walter concluded the meeting at approximately 1:46 p.m.