

Timeline for CEPD Nourishment Study (Economic Analysis)

Homestead Millage Rate: June 2018

- a. There were 38 responses out of 60 single-family homesteaded.
- b. An average single-family homestead property generates 138.3 beach visits over the course of a year compared to 328.9 visits for all single-family properties.
- c. Board approved 42.1 percent discount for single family, condo, MF<10.

Benefit Analysis: July 2019

- a. Use Just Value
- b. MF<10 use the single-family millage rate
- c. Institutional properties assessed at single-family millage rate.
- d. Misc. utility properties assessed at commercial millage rate.
- e. Homestead discount to residential properties.

Sensitivity Analysis: November 2019 CEPD Request

- a. Use Taxable Property Values in place of Just Values.
- b. MF<10 use single-family rate.
- c. Combine SF, Condo, MF<10 into one residential property Category.
- d. Reset commercial millage rate based on motels/hotels.
- e. Eliminate residential storm protection assessment and make up difference by increasing residential recreation assessment.
- f. Add in institutional and misc. utility properties (institutional property values are zero).
- g. Homestead discount built into taxable values.

Sensitivity Analysis: January 2020 CEPD Request

- a. Use Just Property Values.
- b. Combine SF, Condo, MF<10 into one residential property Category.
- c. Add in institutional and misc. utility properties at commercial millage rate.
- d. Reset commercial millage rate based on motels/hotels.
- e. Add classification for residential homestead (42.1% discount).
- f. Eliminate residential storm protection assessment and make up difference by increasing residential recreation assessment.

January-March 2020 met and discussed nourishment project with Sanibel

Citizen Concerns

- a. Reviewing the Main Concerns

- a. Storm Benefits on non-beach properties
 - i. Due to Common Element Properties
 - 1. How to possibly solve this
- b. Recreation Benefits
 - i. Concerns with Benefits Study Biases
 - ii. Concerns with Property Types Treated Fairly
 - 1. Combining Residential Property
 - iii. Concerns on Homestead Exemptions

Where we are now

- a. Enabling Legislation
 - a. Board Flexibility and Responsibility
 - b. Storm Benefit by Zone
 - c. Recreational Benefit
 - i. Origin
 - ii. Importance for Grant Funding
- b. Next Models to Run
- c. Timeline to solve this
 - a. Running new models by November and December
 - b. Board Decisions – my previous proposal may have been too ambitious
- d. Obstacles
 - a. Board Composition Changes in January
 - b. Getting Requests for Bids out on Beach Nourishment
 - c. Increasing Funding – Many \$Millions left on the table – Needs Priority
 - d. Flow of Funds

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Attention: Members of the Board

Captiva Erosion Prevention District

October 19, 2020

Dear Gentlemen,

Please accept my application for your Senior Administrator position at the Captive Erosion Prevention District.

Having worked as a consultant for your organization these past two months, I know that I have the skills and experience to plan, organize and execute everything that needs to be done in an exemplary manner.

Please find attached, my resume.

I look forward to the opportunity of a continued relationship with the Captiva Erosion Prevention District.

Thank you for consideration,

Evan Cutler

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OBJECTIVES

To help the Captiva Erosion Prevention District organize its efforts in order to successfully fund and complete the 2021 – 2022 beach nourishment on schedule, and to obtain maximum local, state and federal funding, in order to reduce costs to the property owners of Captiva for the project.

SKILLS

- **Grant Funding Development & Administration:** 87 % success rate obtaining federal and other agency grants.
- **Project Management:** Balancing complex interdependencies to timely achieve scheduled results.
- **Budgeting:** Creation and analysis for complex projects, including periodic review and reporting.
- **Negotiation:** Successful track record of achieving desired outcomes with business and governmental entities.
- **Information Technology:** 40 years of hands-on experience with both diverse hardware and software on local machines, networks, and in the cloud. Competent with scores of programs, and at preventing and curing both hardware and software problems.
- **Professional Level Skills:** Research, communications, technical planning, and writing.
- **Environmentalist:** Bachelor of Science degree in environmental health and sustainability.
- **Leadership:** Founded and led multiple political, environmental, and non-profit organizations in the pursuits of their goals, including 501(C)3s and a political action committee. Delegated and coordinated teams of managers to accomplish project milestones on time.
- **Public Interaction:** Genuinely appreciate and work well with people from all walks of life.
- **Technical Writing:** Created contracts, government policy and procedures and technical training manuals, private sector software manuals, as well as writing articles for newspapers and magazines, video scripts, technical documentation, and press releases.
- **Technical Video Production:** Scripted and created near 100 tutorial videos, hosted scores of live interactive webinars. Organized fund raising and other types of persuasive and educational videos.
- **Quick Learner:** Extremely detail orientated. Learns quickly; actively seeks answers, rarely makes the same mistake twice.
- **Broad Work Experience:** Having worn many hats throughout my life, I bring ample problem-solving experience to the table.
- **Maintains a Win-Win Attitude:** Losing is never an option.
- **Work Ethic:** I am responsible, self-motivated, and driven to produce high quality results.
- **Complex Problem Solving:** I have the patience and tenaciousness to solve the most complex tasks, and problems.
- **Team Player:** I take and follow detailed direction from boards and their members.

EXPERIENCE

Organizational Development, Writing, Grant Preparation, and Technical Consulting Working as both an Individual and as Cutler Consulting Company

Problem Solver and Technical Writer, 1991 – Present

Most of my life I have worked as a technical writing and project consultant for smaller organizations, which necessitated wearing many hats. One client was a Native Alaskan Village Corporation, for which I obtained them many complex grants, by leveraging help from professionals and agencies. I have helped other groups with Trademark and incorporation, producing websites, documentation, and videos. I enjoy learning new systems and solving the problems they are meant to help with.

From 2001 through 2019, I consulted full time. I worked with my father's businesses developing stock trading and forex analytics software, developing and supporting patent applications, designing and refining the software interfaces, documentation, and video training, and much more. This included work on procurement, generating RFPs and evaluating respondents, negotiating agreements with external suppliers, including the NASDAQ and NYSE exchanges, colocation facilities, and Internet bandwidth providers.

I do have the skills experience and aptitude, both social and technical, required to be an outstanding Administrator for the CEPD I am a very quick learner, and will fill in any experiential gaps I may have through ongoing study and practice.

Finally, should I get the position of CEPD Administrator, I have gotten a commitment from Stephen Cutler, previous commissioner, and long-term chairman of the CEPD board, to work with me in an advisory capacity on a pro-bono basis.

For far more details, please see my LinkedIn profile, linked above, with my address.

EDUCATION

Colorado State University

Graduated 1991 - BS, Environmental Health

Oberlin College

1986-88 – worked on BA, Environmental Studies

Microsoft Certified

Professional

Certified 1998 – Network Administration

RECENT ACCOMPLISHMENTS IN CONJUNCTION WITH CEPD CHAIRMAN

- **Emergency Actions:** With 18-hour notice, made, planned, dispatched, and handled CEPD Board Meeting and Termination of previous CEPD administration. Secured the CEPD office, local

and cloud information systems. Developed a plan for reclaiming multiple account controls from terminated staff. Executed plan to successful completion.

- **15 Page Checklist:** Created and prioritized a checklist of items that needed to get done. Helped CEPD get back on track, timely meeting deadlines for a variety of routine tasks, and co-creating an annual planning calendar to map milestones through the year.
- **Tentative Apportionment Plan:** Developed plan to research and resolve issues with the proposed tentative apportionment plan. I am continuing with that work.
- **Funding:** Working to build working relationships with key people at granting agencies and CEPD consultants to address gaps in current funding plan, and work to maximize project funding.
- **CEPD Back Office:** Working to create an organized knowledge base of all current and past interagency agreements, calendars, reports, projects, apportionments, SOP's, etc. To the best of my knowledge this has never been completed, nor maintained.

To the Board of Commissioners for the Captiva Erosion Prevention District,

I am writing to apply for the Deputy Administrator position at the CEPD office. I have over 15 years of experience working as a consultant for many different industries. Starting in January 2020, I was honored with the opportunity to represent the district. During that time, I operated in many different functions for the office, providing a multitude of services ranging from office administration, to beach monitoring, to attending the parking lot during the COVID epidemic.

My experience at the CEPD office gave me the urge to apply to Florida Gulf Coast University as a student in the Marine Sciences program in order to better myself for the district. During the 2020 summer session at FGCU, I led and organized a very successful Beach Clean-Up event in partnership with SCCF, FGCU student services, and the local Captiva business community. This event brokered a community partnership between SCCF, FGCU, and CEPD to continue such activities in the future and provide student service learning and volunteer opportunities that benefit Captiva shorelines.

As part of the CEPD administrative transition team, I have been privileged once again to serve the community I call home. During the last few months, even during a family emergency, I have prioritized the security and operation of the office performing services such as: securing passwords for district accounts, passing the 2021 millage rate, implementing new office processes for tasks such as payoff requests, ensuring compliance with multiple government agencies, composing beach briefs and newsletters, regularly supporting board meetings, cooperating with the Captiva Community Panel, managing the parking lot, and providing 50 hours of pro bono work to date. To quote Chairman Mullins, "You need to try before you buy." I believe the Board has had ample opportunity to try my services and the quality of my work can be attested to by multiple Commissioners.

Captiva Island is a very important part of my history. My family moved from Sanibel to Captiva in 1991 and recently moved off island in 2018. Most of my life has been spent here, walking the old mangrove paths, kayaking Roosevelt Channel and Pine Island Sound, and shelling our pristine coastline. In the last 5 years, I have been searching for a new career path by working for many local businesses as well as creating my own. My goal was to make a difference, serve my community, and make my daughter proud of the work I am doing.

Given the chance, I would be an asset to the district in which the level of commitment, loyalty, and passion for the job would be unmatched. Thank you for all of the opportunities that I have been granted so far and I look forward to what we can accomplish together in the future.

Sincerely,



John Riegert

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Volunteer work:

- **Beach Clean-up:** Organized a community partnership on Captiva Island between FGCU, SCCF, CEPD, and local Captiva businesses to reenergize interest in community engagement and care for our local shorelines. Turned into ongoing partnership between entities for student service learning and volunteer opportunities. Regularly attend and assist other cleanup events.

Professional Experience:

- **Captiva Erosion Prevention District:** Captiva, Florida
www.mycepd.com
January – June 2020
September 2020 – Present
Title: Consultant / Acting Administration
Duties: Organize and moderate board meetings, prepare and distribute Agendas and Materials, prepare and execute Resolutions, publish Beach Briefs and Newsletters, office administration, development of new office processes, deposits, agency compliance, beach monitoring, pre and post storm monitoring, parking lot management, website management, social media, Ad Valorem tax compliance, Non-Ad Valorem tax collection, industry conference attendance and reporting, community outreach.
- **QM Readers Service:** Clementon, New Jersey
2003 to Present
Job Title: Manager / Consultant
Duties: Nation-wide customer service, telemarketing sales, verifications, renewals, collections, and circulation consultant for many quality publications.
- **For Truth Media:** Fort Myers, Florida
<https://www.facebook.com/ForTruthMedia>
2018
Title: Co-Founder / Producer
Duties: Production of local environmental news pieces, specifically geared towards the coastal communities of Florida and water quality issues.
- **Santiva Chronicle:** Sanibel Island, Florida
www.santivachronicle.com
2018
Job Title: Writer
Duties: Cover Captiva Erosion Prevention District, Captiva Community Panel, and Sanibel Planning Commission.

- Stillwell Enterprises: Captiva, Florida
Keylime Bistro / Cantina Captiva / RC Otters
May 2007 to December 2007
March 2009 to Present
Job Title: Server / Bartender / Consultant
- Island Cow: Sanibel Island, Florida
2013 to 2019
Job Title: Server / Bartender
- Arrowhead Tennis Club: Medford, NJ
September 2011 to June 2012
Job Title: PTR Certified Instructor / Front Desk Manager / USTA Referee
Duties: Coordinate lesson schedules for entire club, collect current and outstanding membership dues, deposits, teach classes, maintain company website, create and maintain social media website, maintain cleanliness of club and ensure customer satisfaction.
During USTA Tournaments, create roster, perform referee duties, and upload outcomes to USTA database.
- Braddock's Tavern: Medford, NJ
October 2010 to January 2012
Job Title: Server / Bartender
- Nervous Nellie's Crazy Waterfront Eatery: Fort Myers Beach, Florida
April 2010 to July 2010
Job Title: Server / Bartender
- Fish Monger: Fort Myers Beach, Florida
January 2010 to May 2010
Job Title: Server / Expediter
- 'Tween Waters Inn and Resort: Captiva, Florida
June 2008 to April 2009
Job Title: Server / Bartender

Education:

- Florida Gulf Coast University: Fort Myers, Florida
Active Student
Bachelor of Science: Marine Sciences
- Burlington County College: Pemberton, NJ
Associate of Science: Liberal Arts & Sciences
Associate of Arts: Journalism

References:

- **Jeff Shuff: Frmr. General Manager Tween Waters Inn
(239) 472-5201**
- **John Bates: VIP Realty / Frmr. Captiva Fire Chief
(239) 896-2622**
- **Sandy Stillwell: Stillwell Enterprises
(239) 233-3724**