



City of Deltona
Request for Proposals #26019
Miscellaneous Land Acquisition
Services

American Acquisition Group, LLC

Chris S. Scodius, Vice President

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ORIGINAL



A C L S C O M P A N Y

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May 21, 2026

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City of Deltona, FL

Request for Proposal

Miscellaneous Land Acquisition Services

RFP# 26019

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Section 2 – Proposer Profile

i. Basic Information

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ii. Primary Contact Person

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iii. Qualifications

American Acquisition Group, LLC (AAG) appreciates the opportunity to present our qualifications and proposal in response to the referenced RFP. AAG is a *full-service, nationwide* right-of-way firm; we specialize in the right-of-way business. With over **33 years of proven history** in providing the requested services, our staff and subconsultant team has the ability to provide turn-key service to all aspects of your acquisition program. Our services include (but are not limited to) right-of-way acquisition & negotiations, relocation advisory services, PD&E cost estimating, title, appraisal, appraisal review, property closing, business damage negotiations, suit preparation and styling, eminent domain support, expert witness testimony, property management (including surplus property disposition) and other post-closing services as needed by the City. Our firm is pre-qualified with several states nationwide to perform these same services in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) and we are a licensed real estate company in Florida, Texas, Alabama, and North Carolina.

Our state-wide presence includes services to numerous public, semi-public and private sector clients at the state and municipal level throughout the southeastern U.S. for transportation, pipeline, and utility right-of-way projects. **We have been a vendor of Volusia County since early 2000's providing right-of-way consulting services on such projects as two (2) phases of LPGA Blvd., Rhode Island Avenue Extension, I-4 Frontage Road, Hill Avenue Sidewalk and Turnbull Bay Road projects to name a few.** We are contracted with the Florida Department of Transportation District 5 located in close proximity to Volusia County administration buildings as additional support to our local experience. Other notable current and recent projects include Suncoast Parkway II and Central Polk Parkway (FDOT Turnpike), Moving Florida Forward Accelerated Projects (FDOT Corridors Program), Old Mission Road (Volusia County) and the I-275 / SR 60 Interchange Improvement (FDOT District 7).

AAG is responsible for **over 7,500** acquisitions and relocations valued more than \$500 million since its establishment in 1993. Our client references will support our claim that AAG is one of the most qualified firms in the right-of-way field. With our clients who do include a formal grading system, AAG has consistently graded above the 90th percentile. **Furthermore, AAG projects have a 100% passing rate on federal and state audits for URA compliance.** In addition, we are a member in good standing with the International Right-of-way Association and a founding member of the Right-of-way Consultants Council. AAG is pre-qualified with the Florida Department of Transportation (FDOT) in work groups 21, 24 and 25 for acquisition negotiations, relocation assistance and property management. Additionally, we are approved appraisers with the Florida Department of Transportation, Army Corps of Engineers, Florida Division of State Lands / Department of Environmental Protection, and the North Carolina Department of Transportation.

Our history of repeat public, semi-public and private sector clients throughout the southeastern U.S. for transportation, pipeline, and utility right-of-way projects is a testament to our distinguished reputation. AAG is known for *uncompromised quality*, recognized by top stakeholders, legal professionals and technical experts throughout the Right-of-way and Eminent Domain industries.

AAG fully comprehends this Scope of Services, and we have proven experience in providing these services for clients in and around the City of Deltona and throughout all of Florida. We appreciate the opportunity to share our qualifications and look forward to a successful relationship with the City of Deltona. Should you have questions or need additional information, please contact me directly at 813-287-8191 or chris@americanacquisition.com.

Why Choose AAG?

- ✓ We have acquired more than \$500 million in right-of-way since our inception, representing more than 8,000 appraisals, acquisitions, and relocations.
- ✓ Experienced staff in the litigation phase, with Eminent Domain specialists and qualified expert witnesses in circuit courts throughout Florida and probate courts in Alabama.
- ✓ **PRACTICAL UNIFORM RELOCATION ACT (URA) EXPERIENCE:** all relocation agents are experienced at complicated residential and business relocations that can be illustrated with actual claims.
- ✓ Consistent grading by our clients in the 90th percentile.
- ✓ Our staff is proven with our clients and with experts / attorneys in the eminent domain industry.
- ✓ Our experience and reputation have enabled us to establish a vast pool of subconsultant associations to provide right-of-way support services for title, engineering, land planning, CPA, contractor, and surveying.
- ✓ Licensed, multi-disciplined professionals with practical experience in the fields of right-of-way acquisition relocation assistance, property management and appraisal in compliance with the URA.
- ✓ Multiple staff designated and certified with the IRWA as SR/WA, R/W-RAC, and/or R/W-NAC.
- ✓ 3 Florida Certified General Real Estate Appraisers; associate membership with the Appraisal Institute.

iv. Availability

Our seasoned multi-disciplinary team is anchored by veteran land agents with a thorough understanding of the URA and applicable federal, state and City procedures.

AAG has sufficient staff who can be immediately available to respond and perform work under the proposed Agreement upon receipt of Notice to Proceed. We bring to the table decades of successful history delivering right-of-way land acquisition projects, ensuring each assignment receives dedicated attention and oversight. In addition, we have the backing of Contract Land Staff, our parent company, providing us with the ability to scale our workforce seamlessly if needed to support multiple high demand projects.

The following Key Personnel are proposed for assignment to City of Deltona projects and are backed by an extensive bench of qualified staff who can be readily deployed to support projects at any scale, ensuring seamless projects delivered with precision and professional expertise.

Name	Proposed Role(s)	Location
Chris Scodius, SR/WA	Principal, Quality Assurance	Tampa, FL
Kerry Travilla, RWA	Project Manager	Tampa, FL
Kimberly Nelson, SR/WA	Relocation Administrator / Suit Coordinator	Tampa, FL
Russell Strake	Sr. Right-of-Way Agent	Tampa, FL
Ryan Gardyas	Acquisition/Relocation Agent	Tampa, FL
Leah Joel	Acquisition/Relocation Agent	Tampa, FL
Jennifer Howard	Property Manager Administrator / Agent	Tampa, FL
CeCe Gotts	Administrative Assistant	Tampa, FL
Wendi McAleese	American Government Services – Title Curative	Tampa, FL
Tammy Mahl	American Government Services – Title Curative	Tampa, FL
R. Todd Heffington, MAI	Heffington & Associates, LLC – Appraisal	Daytona Beach, FL
Martin Concannon	Heffington & Associates, LLC – Appraisal	Daytona Beach, FL
Gretel Brewer	Heffington & Associates, LLC – Appraisal	Daytona Beach, FL
Patricia Fisher-Brewer	Heffington & Associates, LLC – Appraisal	Daytona Beach, FL
Lonna Heffington	Heffington & Associates, LLC – Appraisal	Daytona Beach, FL
Angie Huffington	Heffington & Associates, LLC – Appraisal Support	Daytona Beach, FL
Jeanine Dormine	Heffington & Associates, LLC – Appraisal Review	Daytona Beach, FL

v. Additional Information

AAG VALUE ADDED SERVICES AND INNOVATIVE CONCEPTS

- ✓ Early involvement in project planning and corridor review to identify and mitigate potential delays and needs of impacted residents and businesses, resulting in increased project efficiency and settlement rates while reducing costs for property severance damages, business damages and legal proceedings.
- ✓ Early review and identification of like ownership and property types to consolidate parcels and reduce costs for title, appraisal, technical experts and legal proceedings.
- ✓ Multi-disciplined subject matter experts on staff increase project efficiency and audit compliance.
- ✓ Experienced suit coordinators serve as a liaison between the Right of Way and Legal Expert teams to ensure clear and accurate communication.
- ✓ Condemnation suit packages prepared by real estate experts who provide comprehensive analysis of title encumbrances, reducing legal review time and associated expenses.
- ✓ AAG staff have extensive knowledge of real estate title examination and clearing of title encumbrances to ensure delivery of clean, “shovel ready” title for project needs.
- ✓ Skilled negotiators work with property owners, attorneys, technical experts and project design teams in coordination with the Condemning Authority to bring all parties to the table and promote compromise. AAG settlement rates exceed industry standards and result in significant cost reductions for lawsuit proceedings.
- ✓ AAG is experienced in preparing Agent’s Price Estimates (APEs), when allowable and appropriate, which can serve as a cost and time saving alternative to a full appraisal. We carefully evaluate project schedules and run processes concurrently to ensure flexibility to obtain an appraisal within the required time frame should negotiations fail or title issues prevent timely closing.
- ✓ Our staff members are proficient in leveraging technology to expedite and enhance project performance and customer service. Our team routinely utilizes Docusign, remote notary services, electronic document recording, large file transfer services and video conferencing to streamline document preparation, execution and recording while improving coordination among field agents, subconsultants, and Client staff. These tools allow for faster communication and greater flexibility for property owners who are unable to meet in person, while maintaining compliance with State, Federal and FTA requirements.

HOT BUTTON ISSUES AND LESSONS LEARNED

- ✓ Project necessity and legal challenges: In recent years, property owner attorneys have increased focus on challenging the necessity of acquisitions in addition to arguments of just compensation. AAG works with the design and engineering experts from the early phases of the project to identify and analyze impacted parcels and ensure robust engineering justification from the pre-acquisition stages of the project.
- ✓ Complex Utility Coordination: Right of Way corridors often involve multiple utilities competing for limited space, particularly in urban areas, and the related property rights are not always readily identifiable or clearly documented. This makes expert title examination as well as Subsurface Utility Engineering (SUE) processes critical to avoiding delays and reducing potential for damage claims for unlocated underground utility infrastructure. AAG has the practical experience and technical knowledge to work with utility providers statewide and coordinate utility relocation planning and implementation efforts.
- ✓ Environmental concerns: Modern right of way projects must adhere to strict environmental standards as well as the increased awareness and demand by the general public to protect threatened animal and plant species in addition to reducing or eliminating sources of contamination or pollutants that impact available water resources and air quality. AAG staff recognize the importance of these efforts and are familiar with the unique local environmental demands and procedures and work closely with the environmental and construction teams to ensure compliance to State and Federal Regulations while still maintaining project schedules.
- ✓ Social justice and equity: Infrastructure projects face ever-increasing scrutiny and oversight on the Federal and State levels with a focus on how these projects impact disadvantaged communities. AAG can assist in completing a robust alternative analysis to reduce or avoid disproportionate impacts. In addition, our relocation experts are committed to providing equitable relocation assistance to all residents and businesses impacted by our right of way projects.

Section 3 – Land Acquisitions and Related Services Knowledge and Methodology

i. Statement of Understanding

The basic premise behind a general or as-needed contract for land acquisition services, as advertised in this RFP, is to allow the City to engage the contract to meet any of the City's right-of-way needs as outlined in the scope of services. AAG is fully poised to provide all of these services. While AAG is aware this scope of services is not project specific, we understand the contract can be used at the City's discretion for land acquisition projects of varying scopes and sizes, which may include the purchase of FEMA-approved flood-prone properties, demolition of structures and conversion to open space. AAG stands ready to provide the full range of right-of-way services for any project the City finds necessary to carry out its services to its citizens. AAG has worked extensively for FDOT statewide and multiple municipalities providing the same services outlined in this RFP. We are keenly aware of the right-of-way issues unique to the area.

In addition to our proficient knowledge of land acquisition services, AAG has an in-depth understanding of the stringent requirements necessary for providing acquisition and relocation services for a wide variety of federally funded projects, earned through over 3 decades of successfully delivering projects that meet the rigorous standards of federal audits. AAG understands the "roadmap" for these services on federally funded projects is founded in the consultant's knowledge, skills, and abilities to apply the Uniform Relocation and Acquisition Policies Act of 1970, as amended, Code of Federal Regulations 49 part 24, and state and local statutes. Since our firm was founded in 1993, AAG has served FDOT Districts statewide on federally funded projects, including District 5, which is the governing district for transportation projects within Volusia County. **AAG's standard of keeping our parcel files "audit ready" throughout the project lifecycle has not only resulted in our 100% passing rate for federal and state audits – our firm is also trusted by multiple FDOT Districts as a consultant provider of choice to conduct those same audits and provide oversight for Local City Projects (LAP) for municipalities throughout the state.** With AAG on the roster, the City can be assured their projects are compliant to federal laws and guidelines and protected from debarment and expensive financial penalties that could be incurred should a project be found to be deficient under URA guidelines.

AAG's total awareness of the project scope and our ability to identify and understand unique issues and situations is not only a testament to the staff we are proposing, but to the continued focus of AAG's management for a complete, comprehensive, and coordinated effort to successfully complete every project. Our approach prioritizes management control over Scope, Schedule, and Budget (SSB) for each contract and work order we undertake. These are the essential items to a successful project and gives consideration to our client's best interest. At the initial phase of a work order, we will prepare a fee quote in close coordination with the City. For example, when preparing a fee proposal for a road widening project, we would review the project with the City's project team to confirm both parties agree on parcel count, types and projected impacts. These key details allow the project's scope and schedule to be structured around the specific requirements of each unique project, and a clear understanding of the responsibilities of each party so there is no miscommunication, misunderstanding or preventable delays. The resulting budget is monitored by our assigned Project Manager, especially on projects where occurrences such as re-designs and environmental holds, challenge our SSB.

Critical Success Factors Informed by Industry Expertise

- ✓ Initial owner contacts to establish rapport and obtain crucial information.
- ✓ Technical appraisal knowledge allowing effective communication of the compensation offer and the ability to assist the property owners in gaining a complete understanding of the project and property impacts.
- ✓ Correct and complete documentation that will withstand the most rigorous audit standards.
- ✓ Good faith negotiations to ensure fair treatment of the citizens of Deltona who are impacted by infrastructure projects, while being responsible stewards of City funds.
- ✓ Emphasis on compassionate and respectful communications with property owners, impacted businesses and displaced citizens, resulting in more successful negotiations and protecting the public's trust in the City.
- ✓ Settlement rates that meet or exceed industry standards; we do not stop negotiating on behalf of our Clients until the Order of Taking occurs and, in many instances, we work with our legal teams after the Order of Taking to reach settlements.

AAG Methodology and Summary Approach to Land Acquisition Services

AAG's methodology in the provision of land acquisition services has been optimized through our decades of experience and is centered on disciplined project controls, strict adherence to the Uniform Act and other applicable governing regulations. *A structured workflow that has been tested and refined through the acquisition of thousands of properties ensures each assignment is advanced efficiently, transparently, and in full compliance with the City's requirements.* The as needed nature of this contract allows the City to engage AAG for any combination of parcel level or project level right-of-way needs, and AAG is fully prepared to deliver. **Our focus is to support the City** with acquisition activities that require sensitivity to local conditions, familiarity with regional development patterns, and a clear understanding of the procedural differences between projects financed locally vs through federal or state funding sources. We strive to execute the required services with technical precision while maintaining project integrity and compliance. The abbreviated project approach below outlines the operational framework that supports successful land acquisition projects.

- ✓ Task Assignment proposal, negotiation, acceptance, and execution; sub agreement execution and NTP.
- ✓ Kickoff Meeting with City, subconsultant providers and the AAG Team to review project for design questions, engineering clarifications and to develop schedule.
- ✓ Title, engineering plans and other project document review.
- ✓ Statutory notifications, owner contacts & Appraisal inspections.
- ✓ Appraisal submittal to City for approval to make offers.
- ✓ Offer packages hand delivered or mailed certified to the current address on the tax roll, based on the request of impacted property owners.
- ✓ Owner Negotiations & Relocation Advisory Services.
- ✓ Regular status reports submitted in format and per schedule preferred by City.
- ✓ Review and analysis of all counteroffer recommendations.
- ✓ Purchase Agreements for City approval OR condemnation *suit package submitted to City's Counsel within 90 days* for unsuccessful negotiations; support for Project and Parcel Resolutions required to proceed with eminent domain.
- ✓ Expert closing services for negotiated settlements – closings to be handled by separate AAG agent (other than the negotiator) or by title subconsultant as desired by City.
- ✓ Post-closing services, as needed.
- ✓ Final quality review and file retirement to City.

Property Management/Demolition Experience

Lead property management agent, Jennifer Howard has experience on the Central Polk Parkway and providing supportive property management services on Suncoast Phase 3A for the FDOT Turnpike District. Embedded property management consultant with FDOT District 7 since 2017. Most recent projects include the Westshore interchange, the I-275/I-4 downtown interchange, and the Doubletree Hotel/Charley's Steakhouse property.

General Responsibilities included (relevant to all projects):

- Ordering asbestos survey's, managing, and removing any asbestos found, ordering demolitions, monitoring demolitions
- Maintaining the property such as mowing, trash/dumping removal, graffiti removal, homeless removal, boarding, fencing, security guard services, issuing Trespass Affidavits
- Assuming the leases of any existing tenants on-site at time of acquisition. Managing tenants such as rent, insurance, bond, or security instruments (if applicable), security deposits, move-outs, utilities.
- On-site property inspections a minimum of once every four months or as needed for vacant land.

Doubletree Hotel/Charley's Steakhouse

- In addition to all the items above, the hotel also required the contracting of a hotel liquidator company to empty the hotel as much as possible prior to demolition. Everything that wasn't nailed down, and some that was, was removed prior to demo and implosion.
- After the hotel shut down for business, they shut down all the utilities. The FDOT had to turn them back on due to the amount of work that was required prior to demolition and implosion.

- The hotel was demolished but Charley's remains open for business under a lease. It was discovered early on that all of Charley's utilities were connected from the hotel. Water, Sewer, Fire line, and gas had to be relocated with new lines and meter connections.
- Extensive amounts of mold were found in the building which had to be managed.
- Multiple floods happened due to broken/damaged pipes requiring the need for a 24 hour plumber who was familiar with the building.
- The elevators often broke down, sometimes with people inside. This required the services of the fire department.
- The Doubletree hotel was the first building to be demolished by implosion by the FDOT in the state. The FDOT contracted with an implosion demolition company (CDI) for the work. The implosion also required the coordination of multiple agencies to shut down the adjacent interstate and city roads.

I-275/I-4 Downtown Interchange

- This project included six historical structures purchased for the project and one historical house that was already in inventory.
- The structure that was already in inventory was relocated to another property while the other six were demolished.
- In addition to the general responsibilities listed above these properties also required historical documentation and approval by the National Parks Department for addition to the national historic register. Documentation and approvals were also necessary from the Barrio Latino District in which these structures were located.
- A historical consultant was brought in to identify any historical items of significance that could be salvaged off of the structures prior to demolition.
- All the houses had to be advertised and placed out to bid for house-moving prior to demolition. This was also part of the historical requirements of the project.

Law Enforcement Agencies

- Prior to the demolition of the multi-story, multi-tenant office buildings in the Westshore interchange and the Doubletree, the Department contracted with various law enforcement agencies to use our building for training.
- City of Tampa SWAT, City of Largo SWAT, Hillsborough County (HC) SWAT, HC bomb team, HC K-9 team, FlyMotion (contractor for Hillsborough County), and DEA. FlyMotion provides robotic dogs, drones, and other technology that assists the Sheriff's office.
- The training included door and wall breaching, K-9 search and detain, bombings, mock sniper drills, mock hostage situations, active shooter.

Demolition and Asbestos

- Throughout Jennifer's 24-year career, there are three companies that she has direct relationships with. Each company holds contracts with the FDOT in several Districts. She works with Cross Environmental Services (CES), Cross Construction Services (CCS), and Simpson Environmental.

Appraisal Services Methodology

The appraisal team will provide coordinated valuation services focused on timely delivery, regulatory compliance, and consistent communication throughout the project. R. Todd Heffington will serve as Project Manager and oversee appraisal assignments, scheduling, and report tracking.

Appraisal services will include:

- Property inspections and data collection
- Market research and valuation analysis
- Preparation of appraisal reports in accordance with USPAP and client requirements
- Coordination with review appraisers and project stakeholders
- Internal review of reports for accuracy, consistency, and completeness
- Management of assignment schedules and deliverable tracking
- Peer input and collaborative review for complex or multi-parcel assignments, as needed

This methodology supports efficient project execution while ensuring appraisal reports are well-supported, professionally prepared, and delivered in a timely manner.

Title Services Methodology

Upon receipt of an executed contract for this solicitation, the project managing team, will create a master file for the contract and a master tracking sheet for monitoring all task assignments issued.

Each new task assignment is given a separate folder which is maintained for the life of the contract and then scanned and preserved once the contract is completed. A spreadsheet is also created for each new ongoing task that allows us to monitor monthly billing to ensure that expenditures do not exceed the total task amount.

Maintaining accurate records regarding all tasks throughout the duration of the contract provides multiple benefits, including:

- By tracking the outstanding balances on each task we can provide notification to the County regarding unused funds which can be unencumbered and utilized to fund other tasks
- Open-ended tasks, such as the hourly tasks to assist with obtaining recorded documents, can be monitored to ensure they are renewed in a timely manner

Our approach to handling incoming task assignments differs based on the type of work being requested under the task, as follows:

Task Assignments for Title Approach Search Requests

- Historically, these tasks represent a set number of parcels and a firm timeframe. All the parcels assigned under one task will typically be part of the same project.
- Upon receipt of a task assignment, our Research Department Manager, Tammy Mehl completes a task assessment to determine the complexity of the assignment. Tammy then contacts County staff to discuss the task and set realistic expectations, including task amount and timeframe.
- Preliminary research, including identification of folio numbers and review of previous work done in the area is handled at that time.
- A task assignment spreadsheet is created to monitor progress and ensure comprehensive handling of the task. This spreadsheet serves as the project control document for all parcels in the task.
- The task is assigned to research staff based on expertise, workload, timeframe and familiarity.
- Research for each task is completed through a variety of sources, including the following:
 - Grantor/Grantee index from the Hillsborough County Clerk of Court
 - Title Plant indexes maintained by the underwriter
 - Geographic search engines such as ATIDS, Datatrace and DataTree
 - Ancillary search engines such as Ancestry.com
 - State search engines such as BTLDS
- Completed research reports are given to a production assistant who reviews the report for accuracy using the title research checklist and then types the requested title product.
- The title product is then submitted to Wendi McAleese for examination and final quality review.

AGS has a central office location within the state of Florida. Our 7500 square-foot corporate headquarters is handicapped accessible and offers a large, private conference room for meetings. Our offices are equipped with the latest technology, and our production department is set up to be efficient and accommodating of all project requirements, regardless of size.

Each title examiner is provided with a laptop computer, enabling them to travel to the plant or the courthouse and produce electronic searches. They can also order copies while away from the office, thus cutting costs and production time.

Documents are ordered through Propel Services and from Datatree and are received electronically – thereby allowing us to store document copies for reference, for future orders or simply to reproduce additional copies should you need them.

AGS is associated with three of the most respected underwriters in the State of Florida and across the country – Commonwealth Land Title Insurance Company (“Commonwealth/Fidelity”), Stewart Guaranty Title Company (“Stewart”) and Essent Title Insurance, Inc. (“Essent”). Confirmation of AGS’ relationship to these underwriters can be found on the licensee information sheets provided herein. Together, these underwriters represent over 150 years of real estate underwriting experience. We are pleased to acknowledge that these underwriters have committed to working with American Government Services to provide the title and closing services requested under this solicitation.

ii. Services Provided

AAG will provide the core services of land acquisition, relocation advisory services, condemnation support, property management, and related tasks as required by the City.

Additionally, we are proposing the following trusted subconsultants to furnish key services:

- ✓ **Heffington & Associates, LLC** – Appraisal Services – 40%
- ✓ **American Government Services Corporation (AGS)** – Title Services – 10%

iii. Quality Assurance / Quality Control Program

The QA program established for the City of Deltona shall encompass, at a minimum, the following elements:

- ✓ Planning activities necessary to provide confidence that applicable quality objectives have been addressed, and relevant quality-related activities have been specified.
- ✓ Implementing activities necessary to attain specified levels of quality.
- ✓ Monthly/Weekly status meetings with the City
- ✓ Independent QC activities, as necessary, to ensure appropriate review, audit, and documentation requirements are met.

Quality Control

The AAG Team Quality Assurance (QA) process is described in 3 aspects: Schedule, Understanding, and Quality. If these aspects are addressed, the project will be successful. Our QA Plan (QAP) addresses the areas of management, compliance, defect tracking, corrective actions, training and document control.

Management – Quality starts with having the right people for the right job AND the right leader. This is a simple but crucial element to our plan where our project managers are Team Leaders who understand the entire acquisition process to be able to ensure our services meet quality standards.

Compliance – Ensuring compliance requires knowledge, understanding and experience. In addition to our management leadership, proposed staff have the individual capabilities and experience to provide an enhanced product, with the goal to lessen the review time by management. This increases schedule goal probability.

Defect Tracking – Products prepared throughout the acquisition process are submitted first for peer review, then submitted to management for review of those findings. If any defects are found, they are noted in our QA checklists for each phase of the acquisition process which is filed for future use in audits and to provide instruction to the staff who prepared the product. Products are defined under Document Control below.

Corrective Actions – For instances where defects are found through our peer review or management review, corrective actions are noted with each defect to clearly instruct the agent or team personnel on what to do as well as evidence of review for audit purposes.

Training – If the same defects found are repeat instances or if management determines that the defects are a result of inexperience or training, the Project Manager will recommend additional training or education to the Principal / QA Manager.

Document Control – Products in the acquisition process include the statutory notification packages, offer packages, agreement packages, suit packages, closing packages, property management packages, condemnation files, etc. Each package has its own checklist for the agent to follow to ensure quality standards have been met.

Our QAP is prepared based on our established processes, which have proven in the execution of many similar projects and are based on the principle of doing *“the right thing, the right way, on time, every time.”* The QAP is tailored specifically to incorporate the unique aspects of the project needs, describing in detail the processes and procedures our team would follow in order to comply fully with the contract requirements, establishing communication protocols to address specific issues, and any issues arising during the execution of the work would be addressed. The interface with any subconsultants requires acceptance of the AAG QAP and standards requirement or submittal of their own QAP for acceptance by AAG.

GENERAL AUDIT REQUIREMENTS

AAG has developed a carefully refined right-of-way management system which provides the Quality Assurance Team, as well as the City, with the relevant information required to monitor project activities and status. The tailored status reports for negotiation and relocation are updated on a “real-time” basis, as milestone events occur. Because the reports contain all pertinent parcel information at one source, it is utilized as a tracking device. Copies of the status reports will be distributed to the City’s project manager and key staff on their preferred timeframe. In addition, the AAG project manager will conduct regularly scheduled project status production meetings with the assigned staff, utilizing these tracking reports as agenda items. In addition, AAG management maintains strict standards for accuracy and organization of parcel files, to ensure project records remain audit-ready throughout the project cycle.

Our library of production review & compliance checklists includes: *Initial Notice Packages, Appraisal Request Forms, Offer Letters, Agreement Package, Suit Package, Closing Package, and Post Closing Checklist* for Acquisition services, and for relocation assistance, *90 Day Notices, RHP Computation, Moving Costs, Residential and Non-Residential Claims Package, and Miscellaneous Packages* as necessitated by specific project needs.

In addition to the peer review standards detailed above, the acquisition files are subject to periodic reviews by Mr. Scodius as the Agency’s designated Quality Assurance & Compliance Manager. The objectives of the acquisition program are as follows:

- ✓ Conduct all business in a professional manner and in conformance with AAG and Agency procedures, policies, and regulations.
- ✓ Acquire all title interests as defined by the client in a timely manner.
- ✓ Acquire designated parcels at appraised value through effective professional negotiation techniques.
- ✓ Diligently research all counteroffers for relevancy and reasonableness and submit administrative settlement justifications when sufficient support exists for the counteroffer.
- ✓ Maintain a quality parcel file, which clearly and logically documents the sequential acquisition activities of the agent.

Section 4 – Staff Credentials and Project Team

i. Overview

The AAG team of experts includes more than 35 real estate licensed, multi-disciplined professionals with practical experience in the fields of right-of-way acquisition and relocation assistance in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24, as amended). Multiple staff members have earned professional designations and certifications from the International Right of Way Association including SR/WA (Senior Right of Way Professional), R/W-RAC (Relocation Assistance) and R/W-NAC (Negotiation & Acquisition). To round out our line-up and provide additional value to the City, we are also proposing subconsultant providers who are subject matter experts in their respective disciplines and who hold stellar reputations for successful project delivery and compliance to URA and industry standards.

ii. Designated Project Manager and Team

Our AAG team will be led by firm Principal **Chris S. Scodius, SR/WA**, a seasoned right-of-way professional with more than 28 years of industry experience and more than a decade managing complex transportation projects for **Florida's Turnpike Enterprise**. Mr. Scodius has successfully served as Project Manager on several high-profile statewide initiatives, including the **Suncoast Parkway, Central Polk Parkway, and State Road 570 (Polk Parkway)**. His leadership on SR 570, which achieved a **100% pre-suit settlement rate**, is particularly noteworthy and reflects his ability to deliver projects ahead of schedule while maintaining cost efficiency and regulatory compliance. Mr. Scodius is recognized for his effectiveness in managing advance acquisition programs and achieving high pre-suit settlement rates on complex condemnation projects. His project management approach emphasizes proactive coordination, risk mitigation, and close collaboration with City partners to ensure timely delivery and fiscal responsibility. In addition to statewide experience, Mr. Scodius brings strong **local expertise** within Volusia County, having contributed to projects such as **LPGA Boulevard, Rhode Island Avenue Extension, and the I-4 Frontage Road improvements**. His familiarity with local conditions, stakeholders, and City requirements strengthens AAG's ability to responsively meet the specific needs of the City of Deltona and surrounding jurisdictions.

Kerry Travilla, RWA will serve as the Project Manager brings to the table more than 10 years of experience in real estate, land acquisition, and right-of-way services supporting municipal and infrastructure projects throughout Florida. Her experience includes fee and easement negotiations, title research, market data analysis, right-of-way map interpretation, and project coordination. Ms. Travilla is currently supporting acquisition efforts for the Suncoast Turnpike Phase 3A project where she conducts owner negotiations, market research, and project management assistance activities in compliance with FDOT requirements. Additional experience includes supporting Polk Regional Water Cooperative projects involving more than 50 parcel assignments and acquisition support for Manatee County roadway improvement projects. Her background in high-volume residential and commercial real estate transactions provides valuable negotiation and stakeholder management experience applicable to complex right-of-way acquisition assignments.

The proposed staff working under Mr. Scodius and Ms. Travilla are identified below and detailed in the attached resumes. All proposed professional acquisition personnel are **licensed with the Florida Real Estate Commission and/or the Florida Real Estate Appraisal Board** and meet or exceed **FDOT minimum qualifications** for right-of-way negotiators and/or relocation agents. AAG remains committed to providing fully compliant, experienced staffing with demonstrated success on federally and state-funded transportation projects.

Kimberly Nelson, SR/WA will serve as the project's Suit Coordinator and Relocation Administrator. Ms. Nelson is a subject matter expert in title review and analysis, the Uniform Act and Relocation Advisory Services and has more than 30 years of experience in acquiring easements and right-of-way. Her experience includes title abstracting, drafting title opinions, curing titles, negotiation of acquisitions, land closings, litigation paralegal in condemnation proceedings, relocation, and property management. She is also very experienced with negotiation of acquisitions, relocation assistance, and property management. Ms. Nelson is qualified by FDOT as a Senior Relocation Agent.

Russell Strake is a Senior right-of-Way Agent and has more than 20 years of experience providing right-of-way acquisition, title research, easement negotiations, and landowner coordination services for transportation, utility, and infrastructure projects throughout the southeastern United States. His recent experience includes supporting Polk Regional Water Cooperative projects and roadway widening projects in Bradenton, Florida, where he conducted land

acquisitions, title verification, pre-construction settlement negotiations, and coordination with governing agencies, attorneys, HOAs, business owners, and private landowners. Mr. Stracke also served as Senior Land/Lead Agent for Duke Energy Florida's TUG Program supporting utility underground conversion and easement acquisition efforts throughout Florida.

Ryan C. Gardyas will serve as Right-of-way Agent. Mr. Gardyas is a Florida Licensed Real Estate Sales Associate with specialized training in right-of-way acquisition, relocation services, and cost estimating. He has supported multiple FDOT roadway widening and transportation improvement projects throughout Florida, including the FDOT District 5 SR 40 acquisition and relocation project in Volusia County. His experience includes title review, preparation and presentation of offers, parcel negotiations, closings, eminent domain suit preparation, and residential and business relocation assistance. Mr. Gardyas has also supported projects in Lake, Hillsborough, Manatee, Sarasota, and Osceola Counties involving right-of-way acquisition, relocation coordination, and parcel research utilizing GIS and county property systems.

Leah Joel will serve as Right-of-Way Agent for City of Deltona projects. Ms. Joel began her career providing acquisition services for multiple concurrent high-volume right-of-way projects including FDOT's MI-4 Accelerated Start Projects, notably the Poinciana Connector, as well as Florida's Turnpike Enterprise projects, including the Suncoast 2 Phase 3A in Citrus County, Florida. On the local level, Ms. Joel has served to acquire or support services for the Polk Regional Water Cooperative's Southeast Wellfield and Water Production Facility which involved the acquisition of more than 500 permanent and temporary easements that impacted more than 300 properties within Polk County. Her responsibilities include preparation of Notice to Owner packages, offer correspondence, project tracking, right-of-way GIS program updates, and coordination of acquisition documentation supporting negotiations, relocation efforts, and suit preparation activities for transportation improvement projects.

Jennifer Howard will serve as Property Management Administrator. She is currently working as the lead property management agent on the Central Polk Parkway and providing supportive property management services on Suncoast Phase 3A. Ms. Howard worked as an embedded in FDOT District 4 as well District 7 where she recently completed an 8 year assignment as lead property management agent with particular highlights of overseeing large demolitions of large commercial office buildings on the I-275/SR 60 project and the demolition of the Double Tree Hotel for the planned multi-modal center. A large portion of that demolition was completed by implosion, in which Ms. Howard was a key player, heavily involved in the planning and implantation of this highly publicized demolition in the heart of the Westshore District of Tampa. Her property management and demolition is listed within "[Property Management/Demolition Experience](#)" section of this RFQ.

Cherifonda "CeCe" Gotts rounds out the lineup as an experienced project administrator with over 5 years of supporting AAG's right of way and public infrastructure projects. Duties include working directly with ROW agents performing various support tasks related to preparing initial notices, offers, closings packages, aid with suit preparations, tracking packages, creating and updating project status reports. Additional responsibilities include maintaining project filing system, data entry, scheduling for staff, invoice management and bid / proposal preparation. She is also proficient with Adobe Professional and Microsoft Office Suite, including Word, Outlook, Excel, and PowerPoint.

Subconsultants

AAG is experienced in providing services under similar contracts and is pleased to include trusted subconsultants on our team who have proven expertise with the required services of appraisal and title examination to support the City's goals. These subject matter experts have long standing working relationships with AAG and bring to the table over 70 years of combined

Heffington & Associates, LLC, led by Appraisal Manager R. Todd Heffington, MAI, has proudly provided real estate appraisal services in the local market since 1978, with public and private sector clients including Volusia County, the Cities of Deland, South Daytona, Port Orange and Daytona Beach in addition to the Florida Department of Transportation and a large portfolio of commercial banking clients. Their current memberships include the Appraisal Institute, the National Association of Realtors, as well as the Daytona Beach, West Volusia County and New Smyrna Beach Boards of Realtors. They attribute their long-standing success to adherence to the Golden Rule, "we treat our clients like we prefer to be treated ourselves whether we're meeting face to face, having a phone conversation or communicating in e-mail. It all adds up to simply an unbeatable experience for our customers."

Heffington & Associates, LLC

R. Todd Heffington, MAI
Real Estate Appraisers/Realtors
911 Beville Rd., Ste. 8
Daytona Beach, FL 32119
P (386)760-7601 Ext. 13
F (386-760-5161
todd@heffingtonandassociates.com

American Government Services (AGS) is a full-service title company that specializes in providing real estate services to government agencies. AGS has been providing title and closing services in the State of Florida since 1979 and over the past five years we have completed in excess of 10,000 title searches and provided closing services on over 3,000 transactions throughout the state. AGS offers a comprehensive line of real estate services including title binders, ownership and encumbrance reports, (FDOT) Title Search Reports (for all 7 Districts), title insurance, name searches, closing and condemnation services, expert witness testimony and other related services.

AGS has provided Full Title Services directly working with the City of Tampa and Hillsborough County; City of St. Petersburg and with Pinellas County; Polk County and the City of Lakeland; Pasco County; Manatee County; Sarasota County through our District 1 contract; Hernando County through our District 7 contract. The most recent extra-large project was with Pinellas County for a Beach Restoration project working with the Pinellas County. The project consisted of over 375 parcels in 2019. And we are currently working numerous multi parcel projects for District 7 (in Pasco and Hernando), Duke Energy in Polk and Osceola, District 1 in Polk, District 6 in Miami-Dade, Manatee County in Manatee. The largest project that we worked on was with the Department of Environmental Protection (DEP) on the Florida Keys Ecosystem project in Monroe County from 2004 through 2006, consisting of over 4200 parcels. Currently working with the DEP and Monroe County Land Authority (MCLA) closing some of these transactions. AGS currently has a contract with the Florida Turnpike and performs numerous title services throughout the State for the Turnpike system, of which AGS has worked on different sections of the Polk Parkway including: Braddock Widening; SR 570.

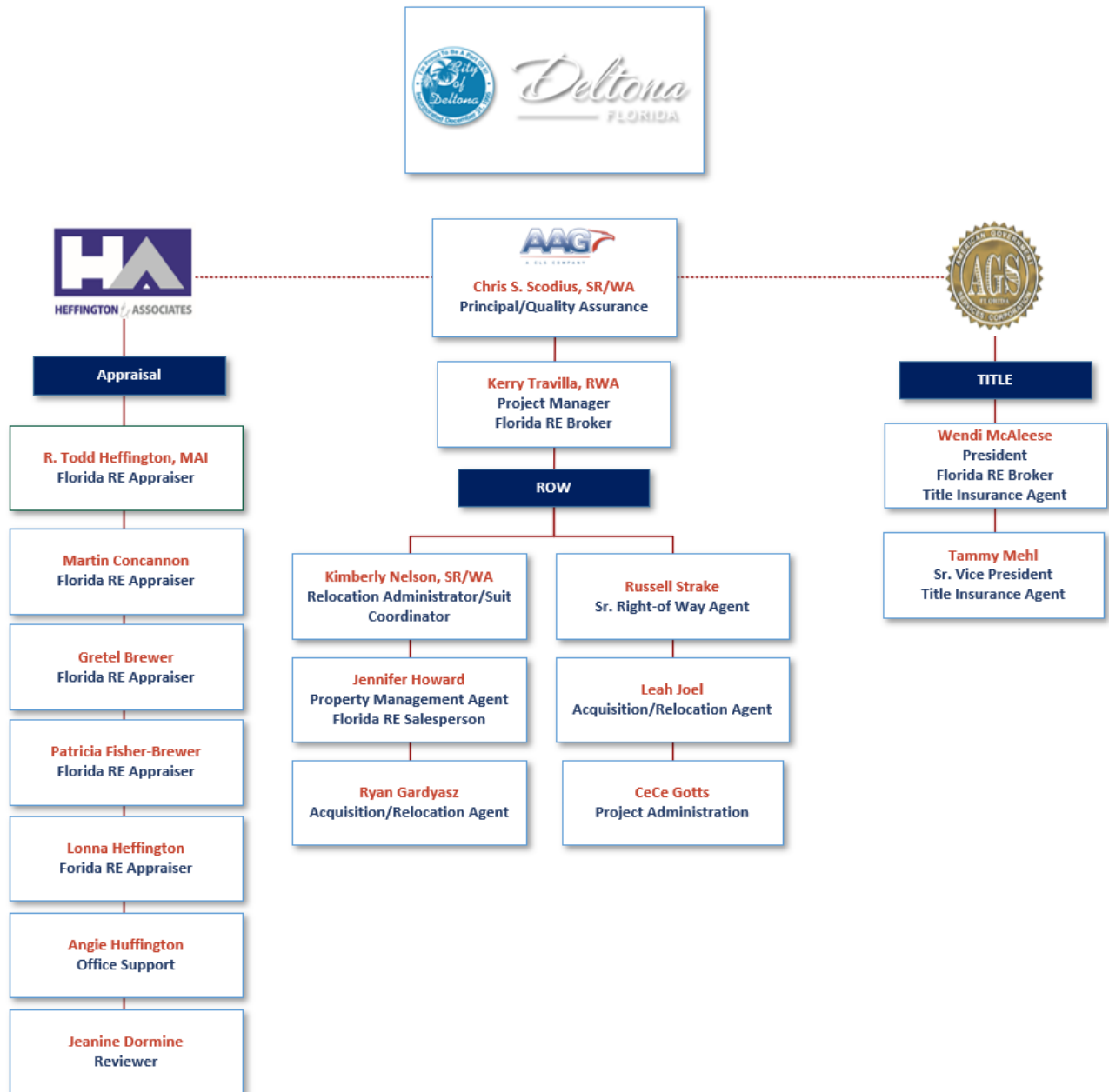
American Government Services Corporation

Wendi McAleese
3812 West Linebaugh Ave.
Tampa, FL 33618
P (813) -933-3322
wmcaleese@agsres.com

If there is need for other experts such as survey, specialty engineering, demolition contractors, etc., AAG has plethora of associates in these areas that can easily be procured if needed.

Together, these trusted subconsultants enhance AAG's ability to deliver high-quality, comprehensive land acquisition services to the City.

Team Organization Chart



Resumes

Christopher S. Scodius, SR/WA

Right of Way Support - Principal



Chris Scodius currently serves as Vice President of American Acquisition Group and has been actively involved in acquisition and relocation activities in the roles of Project Manager, Assistant Project Manager, and Senior Acquisition and Relocation Agent for the Florida Department of Transportation. His experience spans projects located in Broward, Clay, Citrus, Duval, Hernando, Hillsborough, Lake, Lee, Miami Dade, Orange, Polk, Putnam, Santa Rosa, and St. Johns Counties.

Chris is currently working on various projects for Florida's Turnpike Enterprise (FTE) as a Project Manager.

Years of Experience: 28

With Firm: 28

Education:

B.S. Business Administration, University of South Florida, 1997

Licensure/Certification:

RE Broker – Florida #BK639980
Florida Notary Public

NOTABLE PROJECTS

- **Suncoast Phase 3A From SR 486 to SR 589 (Florida's Turnpike Enterprise), Citrus County, Florida** – Currently serving as Project Manager overseeing the acquisition of approximately 65 parcels assigned to American Acquisition Group. Additional responsibilities included oversight and coordination of closings and suit preparation all done in conformance to 49 CFR Part 24 / The Uniform Relocation Act of 1970, as amended.
- **Central Polk Parkway (Florida's Turnpike Enterprise), Polk County, Florida** – Currently serving as Project Manager overseeing the acquisition (approximately 20 parcels) and relocation (Approximately 15 parcels). Additional responsibilities include property management activities; oversight and coordination of closings and suit preparation all done in conformance to 49 CFR Part 24 / The Uniform Relocation Act of 1970, as amended.
- **Suncoast 2 From SR 44 to SR 486 (Florida's Turnpike Enterprise), Citrus County, Florida** – Currently serving as Project Manager overseeing the acquisition (approximately 59 parcels) and relocation (approximately 24 parcels). Additional responsibilities included oversight and coordination of closings and suit preparation all done in conformance to 49 CFR Part 24 / The Uniform Relocation Act of 1970, as amended.
- **Suntrax (Florida's Turnpike Enterprise), Polk County, Florida** – Project Manager overseeing the Connected/Automated Vehicle Test Facility project comprised of (3 parcel) land acquisition. Additional responsibilities encompassed cost-estimating, review appraisals, negotiations, closings, suit preparation and relocation services as needed, all done in conformance to 49 CFR Part 24 / The Uniform Relocation Act of 1970, as amended.
- **Central Polk Parkway (Florida's Turnpike Enterprise), Polk County, Florida** – Currently serving as Project Manager overseeing the acquisition (approximately 32 parcels) and relocation (Approximately 20 parcels). Additional responsibilities include the acquisition and/or donation of large tracts of land with SWFWMD and Polk County; MOA drafting and coordination with Polk County; property management activities; oversight and coordination of closings and suit preparation all done in conformance to 49 CFR Part 24 / The Uniform Relocation Act of 1970, as amended.
- **SR 570 (Polk Parkway/Braddock Road), Polk County, Florida** – Currently serving as Project Manager overseeing the acquisition (13 parcels) and relocation (8 parcels). Additional responsibilities included oversight and coordination of closings and suit preparation all done in conformance to 49 CFR Part 24 / The Uniform Relocation Act of 1970, as amended.

- **Mainline Turnpike (Lake and Orange Counties, Florida)** – Currently serving as Project Manager overseeing the acquisition (10 parcels) and relocation (1 parcel). Additional responsibilities included oversight and coordination of closings and suit preparation all done in conformance to 49 CFR Part 24 / The Uniform Relocation Act of 1970, as amended.
- **Mainline Turnpike Atlantic Blvd. to Wiles Road (Florida's Turnpike Enterprise), Broward County, Florida** – Project Manager overseeing the acquisition (15 parcels). Additional responsibilities included oversight and coordination of closings and suit preparation all done in conformance to 49 CFR Part 24 / The Uniform Relocation Act of 1970, as amended.

Kerry Travilla

Project Manager



Experienced real estate and right-of-way professional with over 13 years of experience as a Realtor and consultant supporting government, community-based, and business service initiatives. Skilled in property acquisition, title research to determine ownership and encumbrances, document preparation, and fee and easement negotiations. Proficient in ROW map reading and interpretation, with a strong track record of managing acquisition projects and facilitating successful property transactions.

Years of Experience: 13

With Firm: 3

With Other Firms: 10

Education

B.S Marine Biology w/ Honors, Nova Southeastern University, Ft. Lauderdale, Florida, 1999
FDOT Acquisition, Appraisal and Relocation Certificates
RWA Certification, International Right of Way Association

Licensure/Certification

RE Broker – Florida # SL3346301

Florida Notary Public Commission #HH198585

HIGHLIGHTED PROJECTS

• NE and NW Wastewater Reclamation Facility Pipe Replacement

Project-City of St. Pete

- The Northwest Water Reclamation Facility (NWWRF) is undergoing significant upgrades to enhance its sustainability and resilience, including the replacement of aging pipeline, improvement of wastewater service reliability, and mitigation of wet weather overflows.
- Owner negotiations (FDOT compliance), market data research, project management

• City of Northport Stormwater Management Projects

- Owner negotiations, market data research, project management
- Cosmic Waterway and Bridge Connectivity
- Water Control Structure Access
- Stormwater Pond Acquisition
- Land Access to Retention Ditches

• Polk Regional Water Cooperative Southeast/ West Polk Well Field & Water Production Facility Projects-Polk County, Florida

- Construction initiative across 14 municipalities for a new potable water supply.
- Owner negotiations (FDOT compliance), site selection, market data research, suit packages, project management assistance
- 45 parcel assignment to date

• Suncoast Turnpike-Phase 3A

- Owner negotiations (FDOT compliance), market data research, project management assistance
- 10 parcel assignment to date

• SR 91 Midway Road Southern Ramps Interchange-Turnpike-St. Lucie County

- Owner negotiations (FDOT compliance), market data research, suit packages, project management assistance
- 10 parcel assignment to date

• Road Safety Improvement Old Mission Road and Pioneer Trail- Volusia County

- Stormwater management and drainage are components of this improvement project.
- Owner negotiations (FDOT compliance), market data research, project management
- 17 parcel assignment to date

• NW SW 80th 70th Avenue Segment 3 Road Improvement Project-Marion County

- Owner negotiations (FDOT compliance), market data research, suit packages, project management
- 55 parcel assignment to date

Kimberly Nelson, SR/WA

Suit Coordinator / Relocation Administrator



Ms. Nelson joined American Acquisition Group in 2025 and serves as a real estate agent with over 30 years of experience in acquiring easements and right-of-way. Her experience includes title abstracting, drafting title opinions, curing titles, negotiation of acquisitions, land closings, litigation paralegal in condemnation proceedings, relocation, and property management. She is also very experienced with negotiation of acquisitions, relocation assistance, and property management.

HIGHLIGHTED EXPERIENCE

Lead Acquisition and Relocation Agent for Contract Land Staff, LLC – September 2022 to August 2025 with the Alabama Power Company Underground Program and the Port of New Orleans Louisiana International Terminal: Acquiring electrical easements, residential properties occupied by property owners or tenants to include the review of right of way maps, appraisal reports, and title reports. Negotiating settlement with property owners and/or their counsel, coordinate closing, and prepare condemnation suit information as needed. Assist with relocation assistance to include preparation of the replacement housing payment calculations and relocation claims. Assist in the preparation of Quality Assurance Reviews.

PROFESSIONAL EXPERIENCE

Polk Regional Water Cooperative Southeast / West Polk Well Field & Water Production Facility Projects: (1/20/2025 - Present) | Client - Carollo Engineers, inc. | Combined Contract Value of \$7,258,900.00 - Polk County, Florida: Projects for the construction initiative to develop an alternative potable water supply. Responsible for suit coordination.

Moving Florida Forward (MI-4) Professional Services Contract (FDOT Central): (1/13/2025 - Present) | Client - RS&H | Combined Contract Value of \$1,754,333.88 - Polk County, Florida: Provides relocation administration and suit coordination for Projects 1, 3, and 5 in Osceola and Polk County.

Lead Right of Way Agent, Contract Land Staff, LLC, 9/2022 – 8/2025: Senior Right of way Agent with contractor for Alabama Power Company, CLS. Prepared 30-year title extracts, researched documents in County Courthouses and online, prepared easements for signatures, obtain information from landowners, documented contacts with landowners, presented preliminary design and discussed equipment placement for Alabama Power Company's underground program, and delivered completed packages to Title for review. Train teammates in Client's and Company's procedures and protocol, including Data Entry for project's maintenance system.

Senior Right of Way Agent, Team Fishel, 11/2019 – 9/2022: Senior Right of way Agent with contractor HNM for Team Fishel and transferred to Team Fishel full time in 2020. Selected by Alabama Power Company to in-house special projects. Prepared contact list from feasibility studies and preliminary designs, 30-year title extracts, Title packages, easements for signatures, research heirs and landowners, documented daily contacts with landowners, presented preliminary design to Landowners, discussed equipment placement for underground program with Alabama Power Company, reconciled project design with acquisitions and existing rights and delivered Right of Way Phase to Client or Engineer.

Years of Experience: 30

With Firm: <1

With Other Firms/ Agencies: 30 Years

Education:

BA Paralegal Studies, University of Southern Mississippi, Hattiesburg, MS, 2003

AA Liberal Arts, Mississippi Gulf Coast Community College, Gautier, MS, 1994

Licensure/Certification:

SR/WA, International Right-of- Way Association, Chapter 40

R/W-RAC, International Right of Way Association Chapter 40

IRWA Courses:

103: Ethics and the Right-of-Way Profession

105: The Uniform Act: Executive Summary

200: Principles of R.E. Negotiation

201: Communications in R.E. Acquisition

207: Practical Negotiations for US Federal Funded Land Acq.

400: Principles of R.E. Appraisals

500: Uniform Relocation Assistance Act

501: Residential Relocation

502: Business Relocation

503: Mobile Home Relocation

504: Computing Replacement Housing Payments

505: Advanced Residential Relocation Assistance

700: Intro to Property/Asset Management

800: Principles of R.E. Law

801: US Land Titles

900: Principles of R.E. Engineering

901: Engineering Plan Development and Application

902: Property Descriptions

Right of Way Coordinator, RK&K, 11/2018 – 11/2019: Assisted in compiling and Quality Control checking the Data information for the Purple Line rail line in the State of Maryland. Compiled acquisition and relocation documents and verified compliance for Federal audit preparation.

Manager, R&T Tax Services, 12/2016 – 01/2018: Manager of two tax preparation locations - Mobile and Saraland, AL. Hired personnel; marketed locations; resolved customer issues; responsible for income tax preparation for individuals and small businesses; and completed tax forms in accordance with policies and in compliance with legislation and regulations; ran daily reports to measure completion and production; and reviewed client files for quality assurance.

Relocation Manager, Heidaker Land Services, Inc., 07/2017 – 02/2018: Relocation Manager with Eminent Domain Consultant for the State of Texas with the Texas Department of Transportation on FM 2100, located in Crosby, Texas. Provided Relocation advisory assistance and relocated businesses and residential property owners within the Federal guidelines of 49 CFR 24 and the Texas Department of Transportation Procedure Manual. Interviewed potential displaces, determined eligibility and benefits, computed residential replacement housing and mortgage differential supplements, determined move costs by Actual, In-Lieu Of, or Negotiated Self Moves. Determined Re-establishment payments. Submitted requests to approve determination and payments.

Assistant Project Manager, Stantec, 4/2016 – 03/2017: Assistant Project Manager for Eminent Domain project with a Consultant for the Louisiana Department of Transportation and Development. Provided services for Condemnation authority within the Federal guidelines of 49 CFR 24 and the Louisiana Department of Transportation and Development's Procedure Manual. Project oversight of processes for title, appraisal, acquisition, relocation and property management. Practiced due process and good faith negotiations with landowners and displacees. Provided Quality Assurance, Document Control, and identified changes as within or out of Scope to avoid creep. Participated in Acquisition process from title abstracting, located landowners and heirs, computed interests by descent and distribution, attended land closings, facilitated releases from Lienholders, procured parcels through amicable Negotiations and Administrative Settlements, and provided files recommending acquisition by Condemnation or Expropriation presenting evidence of due diligence, due process and good faith negotiations.

Provided Relocation services from environmental studies, contacted displacees, project notices, advisory services, determined eligibility, computed residential replacement housing and mortgage differential supplements, determined move costs by Actual, In-Lieu Of, or Negotiated Self Moves. Determined Re-establishment payments and provided client with evidence in situations to prove no duplication of payment. Property Management experience included securing property once vacated, coordinating asbestos testing, timely delivery of asbestos reports, turning property over to client, and recommending disposition by sale or demolition. Maintained clients' management systems. Maintained status reports, attended monthly progress meetings, as well as daily contact with clients resolving complex and delicate matters.

Project Manager, Volkert, Inc., 12/2007 – 11/2015: Supervised seven project specific employees, and managed subcontractors for turn-key projects. Planned, executed process, and closed projects by managing scope, production, personnel, cost, time, and quality for Federal projects under guidelines of 49 CFR 24 as Eminent Domain Consultant. Project Manager for projects with the Louisiana Department of Transportation and Development. Other clients included HUD, LSU and VA Medical Authorities and the Department of Transportation with Mississippi, Alabama, Florida, and Virginia. Project oversight for title, appraisal, acquisition, relocation, property management and management system processes. Prepared impact and feasibility studies for corridors as to impacts of costs and impacts on community, environment, and individuals.

Robert Russell Stracke

Sr. Acquisition / Relocation Agent



Mr. Stracke is a licensed Real Estate Salesperson with over 20 years of experience in the right of way line of work. Mr. Stracke experience includes conducting right of way acquisition assignments, research title records to determine ownership and encumbrances on properties, negotiate acquisition easements and right of way, receive and process appraisal reports.

HIGHLIGHTED PROJECTS

- **Polk Regional Water Cooperative Southeast / West Polk Well Field & Water Production Facility Projects: (3/16/2022 - Present) | Client - Carollo Engineers, inc. | Combined Contract Value of \$7,258,900.00**
Conducted land, and ROW acquisitions as required for completion of access, worked with all related governing agencies, conducted title searches, worked with attorneys, landowners, HOA's, business owners to obtain access. Negotiated pre-construction settlement agreements. Conducted ROW closings, while maintaining multiple work orders. Provide landowners and business owners with advice as to activities during construction and post construction activities.
- **City of Lakeland Western Trunk Gravity Sewer & Force Main Project: (3/25/2024 - Present) | Client - City of Lakeland | Contract Value of \$488,540.00**
Wastewater system improvements facilities plan project for the installation of a 42" Gravity Main known as the Western Trunk. Responsibilities as a Right of Way Agent include providing administrative support with title search, appraisal, appraisal review, acquisition, settlement, and parcel closings.
- **City of North Port Stormwater Management Projects: (12/17/2021 to Present) | Client - City of North Port | Combined Contract Value of \$467,880.01**
Cosmic Waterway Bridge and Maintenance, Hice Circuit Cocoplum Waterway Maintenance, Retention Ditch # 96, 150, 160, 165, 166, and 217 Right of Way, acquisition and relocation services.
- **Sr. Land/Lead Agent, TUG Program, Duke Energy Florida, (09/2021 – 07/2022):** Supervised conversion from overhead power lines with property owners. Obtained ROW easements, access to install and maintain equipment. Worked with private landowners, cities, counties, and state agencies to obtain access. Conducted title research and maintained work orders and led a team.
- **Sr. ROW Agent/Vegetation Mgmt. Specialist, Enhanced Vegetation Management Program, TRC Companies, Pacific Gas & Electric, (05/2021 – 07/2021):** Responsible included conducting vegetation management for existing ROW's, landowners, private entities, city, county, state properties, verifying and coordinating vegetation management work and details of all enhanced vegetation management related activities for PG&E, per state mandate.

Years of Experience: 23

With Firm: 3

With Other Firms: 20

Education

University of South Florida, Tampa, FL, 1976-1978

Associate's degree, Hillsborough Community College, Tampa, FL 1974-1976

Licensure/Certification

RE Sales Associate, Florida - #SL3562500

Specialized Education/Credentials

Easement or ROW Agent registration, Texas - #32491

IRWA member Chapter 26

Veteran of Foreign War, U.S. Army, 1972-1974

Life, Health and Annuity Insurance Licenses

American Legion, life-time member

National Federation of Independent

Businesses, member

Ryan C. Gardyas

Acquisition / Relocation Agent



Ryan Gardyas is a Florida Licensed Real Estate Sales Associate, a graduate of the University of Central Florida with a Bachelor of Science in Real Estate, and a Right of Way Acquisition Agent. As an associate with American Acquisition Group, LLC (AAG), Ryan serves as a acquisition and relocation Specialist, providing hands-on assistance to landowners and displaced persons. He is also trained in the preparation of right-of-way cost estimates. Additionally, Ryan is well versed in all aspects of condemnation real estate. Ryan is a hands-on team player experienced with multiple business computer

applications from Excel to industry databases.

HIGHLIGHTED PROJECTS

- **Moving Florida Forward (MI-4) Professional Services Contract (FDOT Central):**
Providing acquisition and relocation services for Projects 1, 3, and 5 in Osceola and Polk County.
- **FDOT SR 50, Lake County, Acquisition and Relocation Services:**
Has provided acquisition and relocation services for this 100-parcel road widening project. Responsibilities included title review, presenting offers, negotiating acquisition parcels, closings and preparing eminent domain suits. Relocation services included obtaining surveys, advisory services, locating comparable replacements, and providing all relocation services to residential and business relocations.
- **FDOT District 5, SR 40, Volusia County, Acquisition Services:** Has provided acquisition services for this two-segment, 80 parcel road widening project. Responsibilities included title review, presenting offers, negotiating acquisition parcels, closings and preparing eminent domain suits. Relocation services include obtaining surveys, advisory services, locating comparable replacements, and providing all relocation services to residential and business relocations.
- **Osceola County; Boggy Creek Road – Right of Way Specialist:** Has provided acquisition services on the Boggy Creek Road widening project. He was carrying a full parcel load and was responsible for title review and verification, preparing notice to owners, preparing, and presenting initial statement of offers, negotiating acquisition parcels, closings and preparing eminent domain suits. Ryan achieved a high settlement rate through the initial phase of the project and has performed many of the parcel closings.
- **Polk Regional Water Cooperative Southeast / West Polk Well Field & Water Production Facility Projects:**
Project for the construction initiative to develop an alternative potable water supply. His responsibilities as a Right of Way Agent include providing administrative support with title search, appraisal, appraisal review, acquisition, settlement, suit preparation and parcel closings.
- **City of Lakeland Western Trunk Gravity Sewer & Force Main Project:**
Right of Way Agent responsible for Right of Way services including title search, appraisal, appraisal review, acquisition, relocation and business notification, settlement, suit preparation and parcel closings.
- **FDOT District 7 – Relocation Agent Trainee:** Ryan assisted senior relocation agents as an agent in training on projects in Hillsborough County. Ryan engaged in the relocation process from the delivery of the initial notice package to the delivery of relocation warrants at once relocations were complete. He assisted with the move process by taking inventories and assisting with the move cost claim packages. He was also involved in the development of replacement housing payment packages and has been training in the overall relocation process.

Years of Experience: 3

With Firm: 1

With Other Firms: 2

Education

B.S.B.A., Real Estate, University of Central Florida, Orlando, FL, 2015

FDOT ROW Training Program – Group 35

RWA Course 506: Advanced Business Relocation

Real Estate Appraisal and Valuation Real Estate Law

Licensure/Certification

RE Sales Associate – Florida # SL3526945

Florida Notary #HH243055

RE Broker – North Carolina # 360659

Leah Joel

Acquisition / Relocation Agent



Leah Joel is a Florida Licensed Real Estate Sales Associate, Right of Way and Relocation Agent at American Acquisition Group, LLC. She conducts tasks which include preparing and delivering initial Notice to Owners, Offer, and Agreement packages, maintaining records of negotiations, project tracking, and other correspondence.

Years of Experience: 2

Education

University of South Florida, St Petersburg, FL
B.S. Marketing, 2018

Licensure/Certification

Florida Real Estate Salesperson

#SL3627795

Florida Notary Commission # HH597761

HIGHLIGHTED PROJECTS

- **Polk Regional Water Cooperative Southeast / West Polk Well Field & Water Production Facility Projects: (1/20/2025 - Present) | Client - Carollo Engineers, inc. | Combined Contract Value of \$7,258,900.00 - Polk County, Florida:**
Projects for the construction initiative to develop an alternative potable water supply. Responsibilities as a Right of Way Agent include providing administrative support with Right of way, relocation, title search, appraisal, appraisal review, acquisition, settlement, suit preparation and parcel closings for these projects within Polk County.
- **City of Lakeland Western Trunk Gravity Sewer & Force Main Project: (3/15/2025 - Present) | Client - City of Lakeland | Contract Value of \$488,540.00 – Polk County, Florida:**
Wastewater system improvements facilities plan project for the installation of a 42" Gravity Main known as the Western Trunk. Responsibilities as a Right of Way Agent include providing administrative support with title search, appraisal, appraisal review, acquisition, settlement, and parcel closings.
- **Central Polk Parkway - From US 17 (SR 35) To SR 60: (1/6/2025 - Present) | Client Florida's Turnpike Enterprise | Combined Contract Value of \$602,166.94 - Polk County, Florida:**
Provides Right of Way, acquisition and relocation services for this project within Polk County.
- **Moving Florida Forward (MI-4) Professional Services Contract (FDOT Central): (1/13/2025 - Present) | Client - RS&H | Combined Contract Value of \$1,754,333.88 - Polk County, Florida:**
Provides acquisition and relocation services for Projects 1, 3, and 5 in Osceola and Polk County.
- **Suncoast 2 Phase 3A Florida Turnpike for FDOT, District 8: (1/13/2025 - Current) | Client - Florida Turnpike Enterprise | Contract Value of \$975,926.45 - Citrus County, Florida:**
Project for the construction of the Suncoast Parkway from CR 486 to Cr 495 in Citrus County. This project consists of multiple parcel types such as residential, commercial, vacant, and pastureland. Responsibilities include providing administrative support to agents with negotiations, relocation, and suit preparations for project property acquisitions. Coordinate with other ROW senior admins in preparing project document packages.



Jennifer Howard is a dedicated professional with excellent communication, planning and organizational development skills. Proficient in Microsoft Outlook, Word, Excel, One Note, PowerPoint and GIS (Geographic Information Systems). Demonstrated ability to handle multiple- projects simultaneously, keeping tenants satisfied while ensuring the best interests of the property owners. Licensed Real Estate Sales Salesperson (2002), Licensed Community Association Manager (2020), and Certified Asbestos Inspector/Management Planner.

PROFESSIONAL EXPERIENCE

- **Southeast Wellfield and Water Production Facility (Polk Regional Water Cooperative) – Polk County, Florida:** Project for the construction initiative to develop an alternative potable water supply. Jennifer has responsibilities as a Right of Way Agent which include providing administrative support with title search, appraisal, appraisal review, acquisition, settlement, suit preparation and parcel closings.
- **FDOT Moving I-4 Forward, Acquisition and Relocation Services:** Jennifer has been providing acquisition, relocation and property management services for Projects 1, 3, and 5 in Osceola and Polk County.

April 2017 – May 2025

FDOT District 4 & 7 – Embedded Property Management Agent

- Draft, revise, review, and assist FDOT in preparing and obtaining district wide contracts for Asbestos Consulting Services, Asbestos Abatement Services, Demolition and Removal Services, Fencing Services, Mowing and Maintenance Services, Towing Services and all other contracting as deemed necessary. Supervise the contracting, receipt, and review of asbestos surveys, work plans, O &M plans, and asbestos abatement and demolition monitoring reports for the district.
- Supervise the contracting, on-site activities, and job completion of district-wide asbestos abatement and demolition projects.
- Facilitate and manage leases.
- Coordinate property maintenance with the local FDOT offices.
- Identify, manage, and/or remove encroachments from the right of way.
- Coordinate the proper close-out and credit of storm water, utility, and tax bills with the local municipalities.
- Surplus and sell or exchange FDOT property
- Oversee property management activities on consultant projects

Years of Experience: 24

With Firm: 8

With Other Firms: 16

Education:

Master of Business Administration,
University of Phoenix

Bachelor of Science, Oregon State University

Licensure/Certification:

Florida Real Estate Salesperson #SL3017858

Community Association Manager #CAM54150

Designations/Affiliations:

Certified Asbestos Inspector and Management
Planner

IRWA Member #7894692

May 2014 – September 2016

FDOT District 4 – Embedded Property Management Administrator

- Draft, revise, review, and assist FDOT in preparing and obtaining contracts for Asbestos Consulting Services, Asbestos Abatement Services, and Demolition and Removal Services for the Crosstown Parkway Extension project.
- Supervise the contracting, receipt, and review of asbestos surveys, work plans, O&M plans, and asbestos abatement and demolition monitoring reports for two right of way jobs
- Supervise the contracting, on-site activities, and job completion of asbestos abatement projects
- Supervise the contracting, on-site activities, and job completion of demolition and removal projects
- Facilitate and manage leasebacks
- Coordinate property maintenance with the local FDOT office,
- Facilitate the disconnect and removal of property utilities
- Research, review, and prepare right of way cost estimates for future Florida Department of Transportation, County, and City road projects.

February 2013 – May 2014 HDR, Inc. – Right of Way Agent

HDR Inc. provides consultation to government agencies in real estate, design, planning and engineering areas.

- Perform quality assurance and quality control reviews on appraisals.
- Prepare and QA/QC Review Appraiser Statements (RAS) for the in-house appraiser.
- Research and prepare roadway project specific informational books.

June 2010 – January 2013

Florida Dept. of Transportation – Right of Way Agent

State agency responsible for construction, maintenance and safety of state roads and highways.

- Manage all aspects of commercial, residential, and industrial property leases.
- Sell and exchange properties and easements.
- Purchase properties through exchange.
- Issue license agreements for miscellaneous right of way uses.
- Keep accurate records of leases and rent revenues and losses.
- Maintain exceptional inter-governmental agency interaction and tenant relationships.
- Manage right of way encroachments through leasing or removal
- Perform property/right of way inspections
- Consult on demolition and asbestos projects when necessary.

July 2002 – June 2010

HDR, Inc. – Right of Way Technician

HDR Inc. provides consultation to government agencies in real estate, design, planning and engineering areas.

- Manage all aspects of commercial and residential property leases, sell and exchange properties and easements, collect rents and interact with tenants on regular basis.
- Keep accurate records including spreadsheets of lease revenue, property maintenance, rehabilitation of historical structures, house moving and government agency interaction.
- Coordinate activities with contractors and communicate with the public concerning road projects presenting a positive organizational image. Manage trade contracts, and other duties as required.
- Obtain asbestos surveys and abatement of structures; perform demolition of structures.

Cherifonda “CeCe” Gotts

Sr. Administrative Assistant



CeCe Gotts serves as Senior Administrative Assistant and Coordinator / RWMS technician for the firm. Duties include working directly with ROW agents performing various support tasks related to preparing initial notices, offers, closings packages, aid with suit preparations, tracking packages, creating and updating project status reports. Additional responsibilities include maintaining project filing system, data entry, scheduling for staff, invoice management and bid / proposal preparation. Mrs. Gotts is

trained for the Right of Way Management System (RWMS) and SharePoint for FDOT and aids with updating system. She is also proficient with Adobe Professional and Microsoft Office Suite, including Word, Outlook, Excel, and PowerPoint.

Responsibilities and services on projects throughout Districts, Counties and Cities in Florida, North Carolina and Texas:

Years of Experience: 7

With Firm: 7

Education:

Business & Accounting-Finance, St.
Petersburg College, St. Petersburg, FL

General Studies, Santa Fe Community
College, Gainesville, FL

Florida A&M University, School of Pharmacy,
Tallahassee, FL

Administrative Coordinator

Assist in ensuring smooth office operations, including organizing office supplies, equipment, maintaining a clean and efficient work environment; aid with onboarding new employees; act as a liaison between different departments, staff, and sometimes clients or vendors; overseeing the maintenance of office equipment, coordinating office repairs; organizing company events, team-building activities; liaising with IT to assist with coordinating IT support for agents and ensuring office technology is up and running.

Administrative Support

Prepare and maintain office correspondence, project parcel documents, expediting and completing required forms for project contracts, admin reports, project status reports, inventories, and other materials; input data; schedule conference room appointments; coordinate timesheet submittals; maintain files and coordinate destruction in accordance with retention schedule; coordinate travel arrangements and training classes; assist with the onboarding of new hires and training, handles the ordering of office supplies and any office equipment as needed; assist in the preparation and monitoring of the unit's operating budget; provide personal computer assistance; and provide other administrative support services as required.

Clerical Support

Conduct inventory of digital and hard copy files and records; check and enter data; perform quality control/quality assurance; scan documents; archive documents; photocopy; send e-mails; and perform all other clerical support services as required.

Invoice Processing

Prepare and process invoices; track payments made on contracts; assemble and summarize information from files and documents as needed; and provide other invoice processing services as required.

Project Experience

- FDOT – District 1 - SR 780 (Fruitville Rd.) Sarasota County, FL
- FDOT – District 1 - SR 572 (Drane Field Rd) @ Waring Rd., Polk County, FL
- FDOT – District 1 - SR 33 & SR 400 (I-4) Polk County, FL
- FDOT – District 1 - SR 35 (US 98) Polk County, FL
- FDOT – District 1 - SR 655 (Recker Hwy) Polk County, FL
- FDOT – District 1- SR 31 (Babcock Ranch) Lee County, FL
- FDOT – District 1- SR 45 (USB 41) Manatee County, FL
- Manatee County, FL – Various County Projects
- Polk County, FL – Various County Projects
- Suncoast 2 (Florida's Turnpike Enterprise) Citrus County, FL

- Central Polk Parkway (Florida's Turnpike Enterprise) Polk County, FL
- Suncoast Parkway Improvement Project (FDOT Turnpike) Homosassa, Citrus County, FL
- Colonial Parkway Cost Estimate (FDOT Turnpike) Orange County, FL
- Suncoast II-Phase 3A (Florida's Turnpike Enterprise) Citrus County, FL
- Midway Road (Florida's Turnpike Enterprise) St. Lucie County, FL
- **Mainline State Road 91 to Osceola Parkway Widen - (Florida's Turnpike Enterprise) Osceola County, Florida:** Project Assistant. Maintain active files and research ownership and points of contact for land parcels. Assist with Right of Way task such as preparation of initial notices, offers and other official correspondence with agent supervision. Duties included data collection and entry, designing the data spreadsheets, creating and executing formulas and macros to automate data entry inputs, and formatting spreadsheets and workbooks for print, reproduction and presentation.
- **North Carolina Department of Transportation (Various Projects):** For each project, assisted agents with on ROW tasks. Research project area and each parcel to create tracking reports. Assists in records maintenance, file management and archiving, reviewing styling, formatting and distributing weekly project reports and assist with managing work authorizations. Knowledgeable as backup-support staff for invoice preparations and preparing supplements in coordination with NCDOT staff. A few notable project experiences:
 - **Project Blue (HE-0006) Chatham Co., NC**
 - **Statewide On-Call ROW professional services (HS-2006C; U-4709, U5797, W-5706L) Various Counties, NC**
 - **SR1102 to SR1112 Widen to multi-lanes (U-5798B) Cumberland County, NC**
 - **I-95 Improvement to Interchanges (I-5877, I-5878, I-5883) Harnett, NC**
 - **NC 42 Widening**
- **In-House Consultant Right of Way Administrative Assistant to Assistant District R/W Manager, Litigation/Production at (FDOT District 7) – Hillsborough County, Florida:** Duties necessitated preparing reports, correspondence, and charts in a variety of formats; created PowerPoint presentations, meeting agendas, meeting outline notes; maintained the Mediation and Trial schedule monthly report; coordinating R/W staff responses to Interrogatories and Requests for Production; monitored direct supervisor emails daily and printing action emails for correspondence. Assist District Right of Way Administrator and Management in various special projects. Maintain data reports and special reports for Right of Way Management. Reference: Ronald Crew, Assistant District R/W Manager, Litigation/Production 813-975-6533, Ronald.Crew@dot.state.fl.us.
- **In-House Consultant Right of Way Administrative Assistant Support to – Property Management at (FDOT District 7) – Hillsborough County, Florida:** Retrieved departmental mail and/or delivered to the appropriate party; performed basic arithmetical calculations, processed tenant rent checks into RWMS, created tenant rent receipts and copies, transmitted to senior clerk for RPS processing, assisted Property Management with tracking and calculating tenant missed or late rental payments; maintained effective filing system for Property Management rental receipts. Reference: Lonnie Wittmeyer, Property Management Administrator, 813-975-6716, Lonnie.Wittmeyer@dot.state.fl.us.
- **In-House Consultant Right of Way Administrative Assistant Support – Operations at (FDOT District 7) – Hillsborough County, Florida:** Assisted in the Records and Funds Management of processing Warrants and Transmittals into RWMS, created confirmation emails of processing to Financial Services Office, ROW Operations manager and Records and Funds analysis clerk. Utilized procedural tracking process to route sensitive contract documents to District Secretary and other upper-level management. Reference: Ivana Alter, Deputy District ROW Manager, Operations, 813-975-6766, Ivana.Alter@dot.state.fl.us

Wendi McAleese

President

Acquisition Agent



Firm

American Government Services
Corporation
3812 W. Linebaugh Avenue
Tampa, FL 33618

Years of Experience

28

Years with Firm

28

Education

B.S., Business Management
University of Phoenix

Professional Licenses

Florida Real Estate Salesperson
Title Insurance Agent

Professional Affiliations

Florida Board of Professional
Surveyors and Mappers-Consumer
Member-Appointed 2022
International Right of Way Association
Florida Survey & Mapping Society



Key Qualifications

Wendi McAleese is a Florida Licensed Title Insurance Agent and Licensed Real Estate Salesperson with over 24 years' experience in the insurance industry. As President of American Government Services, Wendi is actively involved in the day-to-day operations of the company including management of our Closing Department. She is responsible for title examination on all work performed under contracts with the Florida Department of Transportation, Florida's Turnpike Enterprise, Florida Department of Environmental Protection, and the U.S. Army Corps of Engineers. Wendi is also serving as the Project Manager for the Florida Department of Environmental Protection for our multi-year statewide contract to provide title and closing services.

Wendi's professional accomplishments include the purchase of an \$18.5 million parcel for the Florida Department of Transportation, which at the time was the largest single payout in the history of the Florida Turnpike Enterprise. She also served as senior closing agent for the acquisition of a \$36 million conservation easement by the Florida Department of Environmental Protection in Glades County.

Title Search Services, FDOT Districts 1, 2, 5, 6, 7 and Florida's Turnpike Enterprise, 2006-Present: Wendi has been the providing title abstracting and title review under our consecutive contracts with the Florida Department of Transportation. To date, AGS has generated over 2500 completed reports for the Department of Transportation. AGS is currently working on the Suncoast Parkway 2, for 2023.

First Coast Outer Beltway, Clay and St. Johns Counties, Florida, 2005-2008: Wendi provided title review services for this project. American Government Services served as a sub consultant to Clary & Associates, this project included over 100 title search reports.

Western Beltway, Florida Turnpike Enterprise, Osceola County, Florida, 2007: Wendi served as the Senior Closing Agent for this \$18.5 million parcel for the Florida Department of Transportation, which at the time was the largest single payout in the history of the Florida Turnpike Enterprise.

Polk County Miscellaneous Title Research, Polk County, Florida, 2004-Present: Since 2004, Wendi has been the providing the County with title abstracting and title review on numerous infrastructure projects. Some of these projects include: Yarborough Lane Capital Improvement Project; County Road 54 (Ronald Reagan Parkway) Phase 1; Cleveland Heights Blvd and Lake Miriam Drive Capital Improvement Project.

Florida Department of Environmental Protection, State-Wide Land Acquisition Title & Closing Services, Florida, 1999-Present: Wendi has served as a Project Manager under consecutive contracts for real estate title and closing services. Some of the projects she has managed have included: East Central Regional Rail Trail, Volusia & Broward Counties; Camillus House, Miami-Dade County; and Wekiva-Ocala Parkway, Orange County.



Project Contacts

FDOT District 4:

Nancy Ferreira
3400 West Commercial Boulevard
Ft. Lauderdale, Florida 33309
954-777-4071
Nancy.Ferreira@dot.state.fl.us

FDOT District 7:

James Guthrie
11201 N. McKinley Drive
Tampa, Florida 33612
813-975-4249
James.Guthrie@dot.state.fl.us

Polk County BOCC:

R. Wade Allen
3000 Sheffield Road
Winter Haven, Florida 33880
863-535-2200
wadeallen@polk-county.net

FDEP Division of State Lands:

Robbie Parrish
Bureau of Land Acquisition
3900 Commonwealth Blvd., MS 115
Tallahassee, Florida 32399
850-245-2497
Robbie.Parrish@floridadep.gov

FDOT District 6:

Rebeccas Torres Betancourt
1000 Northwest 111th Avenue
Miami, Florida 33172
305-470-5458
Rebecca.torresbetancourt@dot.state.fl.us

Florida's Turnpike Enterprise:

Gary R. Roche
Mile Post 263, Bldg 5315
Ocoee, Florida 34761
407-264-3637
gary.roche@dot.state.fl.us

FDOT District 1:

Sabrina Harris
801 North Broadway
Bartow, FL 33831
813-519-2578
Sabrina.Harris@dot.state.fl.us



Tammy Mehl

Senior Vice President



Firm

American Government Services Corporation
3812 W. Linebaugh Avenue
Tampa, FL 33618

Years of Experience

27

Years with Firm

27

Professional Affiliations

Florida Survey & Mapping Society

References

1. FDOT D7, James Guthrie
813-975-4249
2. Hillsborough County, Andrea
College 727-464-3503
3. Polk County, R. Wade Allen
863-534-6700
4. FDOT D4, Nancy Ferreira
954-777-4071



Key Qualifications

Tammy Mehl has been in the real estate industry for over 24 years and has been with American Government Services (AGS) since 1998. As Vice President of AGS, Tammy is actively involved in the day-to-day operations of the company including management responsibility for our Research Department. She is responsible for all research performed by AGS under all contracts including Florida Department of Transportation, Florida's Turnpike Enterprise, Florida Department of Environmental Protection, Progress Energy, U.S. Army Corps of Engineers and USDA.

Airport experience: Peter O' Knight, Vandenberg, Plant City; Tallahassee for Michael J. Baker, Jr., Inc.;

Title Search Services, FDOT Districts 1, 2, 5, 6 & 7, Florida: Tammy has been the Project Manager under our consecutive contracts with the Florida Department of Transportation. Her responsibilities include preparing title search reports, ownership and encumbrance reports, title commitments and special purpose reports to ensure that our research products are serving the unique needs of each project. To date, these projects have included over 3500 completed reports for the Department of Transportation.

Suncoast Parkway Extension, Citrus & Hernando Counties, Florida: Tammy served as a Project Manager to each of the three firms selected by the Florida Turnpike Enterprise for the 26-mile extension of the Suncoast Parkway in Citrus and Hernando Counties. The three design firms were DRMP, RS&H, and Bowyer-Singleton. AGS worked closely with these firms to provide 50+ year title search reports. This project included approximately 1,200 title search reports and was completed within 9 months. AGS working on the Suncoast Parkway 2, for 2023.

First Coast Outer Beltway, Clay and St. Johns Counties, Florida: Tammy served as the Project Manager for title services for this project. AGS served as a sub consultant to Clary & Associates, this project included over 100 title search reports.

Polk County Miscellaneous Title Research, Polk County, Florida: Since 2004, Tammy has been the Project Manager for all services being provided to the Polk County Engineering Division. Projects have included County Road 54 (Ronald Reagan Parkway) Phase 1; Berkley Road Capital Improvement Project; Lakeland Highland Road/CR 37B; Kathleen Road Phase II; and County Road 599A/Auburndale Cutoff Road.

SR 29, Hendry County, Florida: Tammy served as the Project Manager for title services for this project. AGS served as a sub consultant to McKim & Creed/Parsons, this project included approximately 90 title search reports.

US 542, Polk County, Florida: Tammy served as the Project Manager for title services for this project. AGS served as a sub consultant to Icon Engineering and Atkins, these two segments included approximately 165 title search reports for: SR 542 from Buckeye Road to US 27 and from 1st Street to Buckeye Road.

QUALIFICATIONS OF THE APPRAISER

R. TODD HEFFINGTON, MAI
911 BEVILLE ROAD, STE. 8
DAYTONA BEACH, FL 32119

Email: todd@heffingtonandassociates.com

BUSINESS AND PROFESSIONAL AFFILIATIONS

Member, Appraisal Institute
State Certified General Real Estate Appraiser - State of Florida, License RZ2368
Florida Real Estate Broker, License BK 0589200
Member DeLand-West Volusia Board of Realtors
Member Daytona Beach Board of Realtors
Member New Smyrna Beach Board of Realtors
U.S. Department of Professional Affairs Appraisal Panel

EDUCATION

B.S. Degree Real Estate, University of Florida, 1992
Master of the Arts Degree in Real Estate, University of Florida, 1994

RECENT/PERTINENT CONTINUING EDUCATION

Fair Housing, Bias and Discrimination (McKissock) 2022
Appraising for the VA (McKissock) 2022
Market Disturbances-Appraisals in Atypical Markets and Cycles (McKissock) 2022
2022-2023 7-hour National USPAP Update Course (McKissock) 2022
Florida Appraisal Laws and Regulations (McKissock) 2022
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) 2019
Numerous continuing education courses and seminars in prior years

APPRAISAL EXPERIENCE

Clayton, Roper, and Marshall, May 1993 through August 1993
Heffington & Associates, September 1, 1993 to September 30, 2021
Heffington & Associates, LLC, October 1, 2021 to Present

Completed appraisals on Single-family Residences, Vacant Residential Land, Agricultural Land, Producing Agricultural Properties, Vacant Commercial Properties, Apartment Developments, Industrial Properties, Golf Courses, Office Buildings, Condemnation Appraisals

COURT QUALIFICATIONS

Qualified as expert witness for Real Estate Valuation
Provided testimony in court hearings for Daubert Hearing, condemnation, deficiency judgments, etc.

PARTIAL LIST OF CLIENTS

Surety Bank
Fairwinds Credit Union
Intracoastal bank
Ameris Bank
City of Daytona Beach
City of New Smyrna Beach
City of South Daytona
City of Flagler Beach
Volusia County Public Works

South State Bank N.A.
Farm Credit of Florida
Mainstreet Community Bank
Seacoast Bank
Wells Fargo
City of DeLand
City of Ormond Beach
Volusia County Facilities

Contracted With The School Board of Volusia County
Contracted With The Florida Department of Transportation

QUALIFICATIONS OF THE APPRAISER

MARTIN CONCANNON
INDIAN RIVER APPRAISAL SERVICES, INC.
1114 N. PENINSULA AVENUE
NEW SMYRNA BEACH, FL. 32169
Email: marty@heffingtonandassociates.co

BUSINESS AND PROFESSIONAL AFFILIATIONS

Active Florida Real Estate Salesman License #0130821-4628
Certified General Appraiser License #RZ907

EDUCATION

University of Florida, Bachelor of Science Degree, Real Estate and Urban Land Studies,
1975
American Institute of Real Estate Appraisers
Course 8-2: Residential Valuation
Course 1A: Principles, Methods, Techniques of Appraising
Course 1B: Capitalization, Theory and Techniques of Appraising

APPRAISAL EXPERIENCE

Associated with Heffington & Associates, 1983 to Present
Security First Federal Savings and Loan, January 1976 to 1983
Completed appraisals on industrial properties, apartments, professional offices, medical
offices, small and large acreage tracts of land, retail properties, mobile home parks etc.

COURT QUALIFICATIONS

Qualified as expert witness for Real Estate Valuation
Provided testimony in court hearings for dissolution of marriage, deficiency judgments,
etc.

PARTIAL LIST OF CLIENTS

School Board of Volusia County	South State Bank N.A.
Fairwinds Credit Union	Farm Credit of Florida
Regions Bank	Halifax Health
TD Bank	Seacoast Bank
City of Daytona Beach	Intracoastal Bank
City of New Smyrna Beach	City of DeLand
City of South Daytona	City of Ormond Beach
City of Edgewater	City of Port Orange
City of Deltona	Ameris Bank
County of Volusia	Surety Bank
Daytona Beach International Airport	Mainstreet Bank

QUALIFICATIONS OF APPRAISER

LONNA K. HEFFINGTON

HEFFINGTON AND ASSOCIATES

815 LAKE DR., DELAND 32724

Office: 386-736-3431 Cell: 386-801-1040

Email: deland@heffingtonandassociates.com

BUSINESS AND PROFESSIONAL AFFILIATIONS:

Certified Residential Appraiser, RD1344 - 1992-Present
Registered Real Estate Salesman, SL405774- State of Florida
Member, National Association of Realtors
Member, DeLand West Volusia Board of Realtors
Member, Florida Association of Realtors

EDUCATION:

University of Kentucky, B.A. - Bachelor of Arts Degree, 1964
Appraisal Institute:
 Course 8-2: Residential Valuation
 Course 102: Residential Valuation
Real Estate Salesman Course: Watson Realty
Continuing Education as required by law

APPRAISAL EXPERIENCE:

Heffington and Associates, 1982 to Present
Single Family Residential
Vacant Land/Acreage
Condominiums
Multifamily
Subdivisions
Automobile Dealerships
Right-of-Way Acquisitions

PARTIAL LIST OF CLIENTS:

City of DeLand
County of Volusia
FNMA
SunTrust Bank
Farm Credit of Central Florida
TD Bank
Surety Bank
Mainstreet Community Bank

QUALIFICATIONS OF THE APPRAISER

GRETEL Y. BREWER
CORONADO BEACH APPRAISAL SERVICES, INC.
1653 N. ATLANTIC AVENUE
NEW SMYRNA BEACH, FLORIDA 32169
EMAIL gretel@heffingtonandassociates.com

MEMBERSHIP:

Licensed Real Estate Salesperson - State of Florida, License No. SL-0515945
State-certified general real estate appraiser RZ3231

EXPERIENCE:

Coronado Beach Appraisal Services, Inc. - February 1998 to Present
Heffington and Associates - August 1989 to February 1998
Completed appraisals on Single Family Residential Properties, Apartments, Condominiums, Vacant Residential and Multifamily Land, Professional Offices, Retail Buildings, Industrial Buildings, Condemnation Projects, and Vacant Commercial and Industrial Land

EDUCATION:

University of Central Florida
B.S. Degree in Accounting
Daytona Beach Community College
A.A. Degree, Business Administration
Appraisal Institute
400G-General Market Analysis and Highest & Best Use
The New "URAR," Seminar
Small Income Residential Properties, Seminar
SPPA-B, Standards of Professional Practice and Florida Core Law
Steve Williamson Education Specialists
ABII and ABIII
Uniform Standards of Professional Appraisal Practice
Society of Real Estate Appraisers
Course 101, Residential Valuation

PARTIAL LIST OF CLIENTS:

Trustco Bank	Mainstreet Community Bank
Surety Bank	Volusia County
Ameris Bank	FL Dept. of Transportation

QUALIFICATION OF THE APPRAISER

PATRICIA FISHER-BREWER

HEFFINGTON AND ASSOCIATES

911 BEVILLE ROAD, SUITE 8

DAYTONA BEACH, FL 32119

Email: pfisher2@bellsouth.net

BUSINESS AND PROFESSIONAL AFFILIATIONS:

State Certified General Appraiser, State of Florida, License RZ2416

Real Estate Associate, State of Florida, License SL3323569

EDUCATION:

Keystone School of Business Administration (Chubb Institute), Swarthmore, PA (1977-1979)

Associate's Degree, Business

Appraisal Institute Awarded 4-year college equivalency in March 1988

BUSINESS EXPERIENCE:

Heffington and Associates, Daytona Beach, Florida (1998 - Present)

Camins Associates/Bernard W. Camins, MAI, Philadelphia Pennsylvania (March 1992-May 1997), Independent Contractor

Metro Appraisal Services, Marmora, New Jersey and Conshohocken, Pennsylvania (April 1996- May 1997) Independent Contractor

Fisher Realty Appraisal Services, Kulpsville, Pennsylvania (June 1988-March 1995) Owner

Property Appraisal Associates, a division of The Phifer Group, Lansdale, Pennsylvania (March 1983- May 1988), Manager, Commercial/Industrial Division

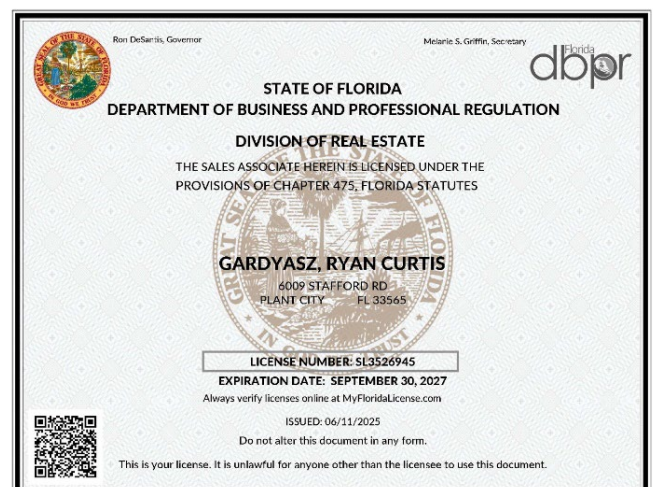
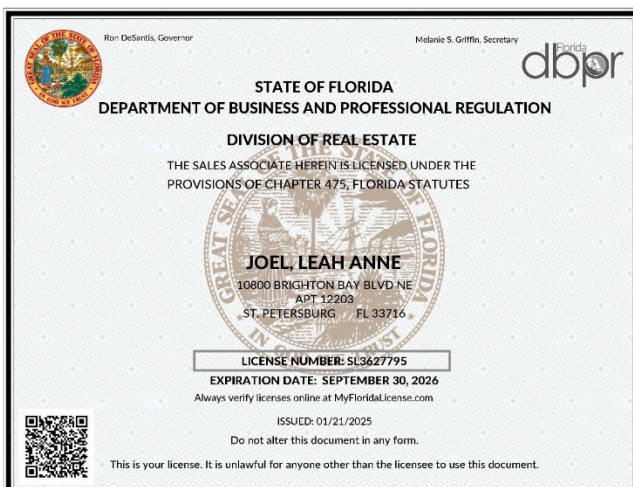
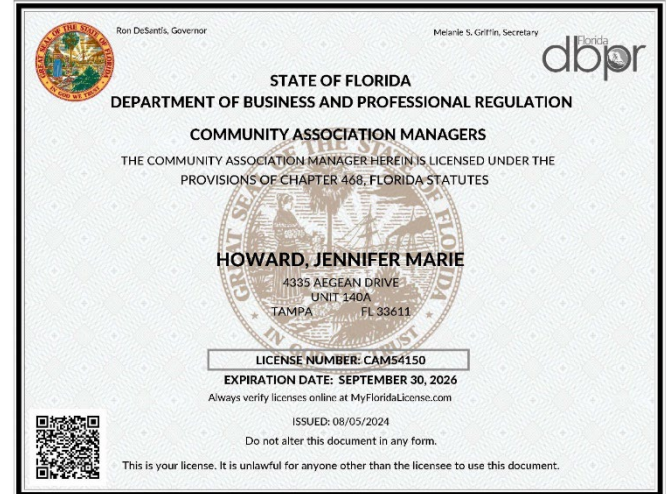
Cushman & Wakefield of Pennsylvania, Inc., Philadelphia, Pennsylvania (June 1980-December 1981), Research Assistant /Appraisal Associate.

William T Burke, MAI, SRPA, Springfield, Pennsylvania (June 1978-June 1980), Assistant/Trainee.

COURT QUALIFICATIONS

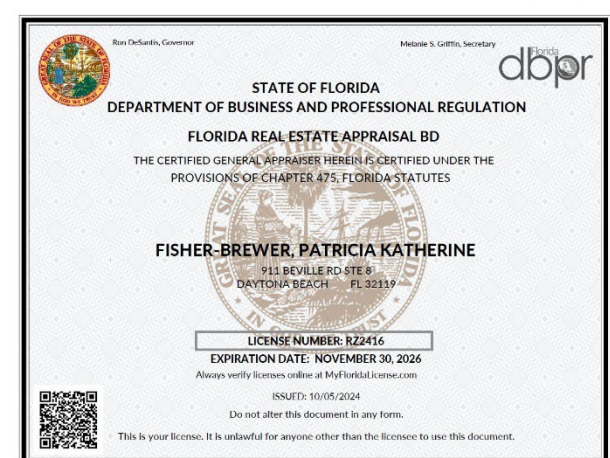
Qualified as an Expert Witness in various Pennsylvania Courts, including Bucks County Court of Common Pleas, Montgomery County Court of Common Appeals, and Montgomery County Orphans' Court.

Licenses/Certifications



Subconsultant Licenses/Certifications

Appraisal



Florida Department of Financial Services
**AMERICAN GOVERNMENT SERVICES CORP DBA AGS TITLE
AGENCY**
3812 W LINEBAUGH AVE
TAMPA FL 33618

Is hereby recognised as a

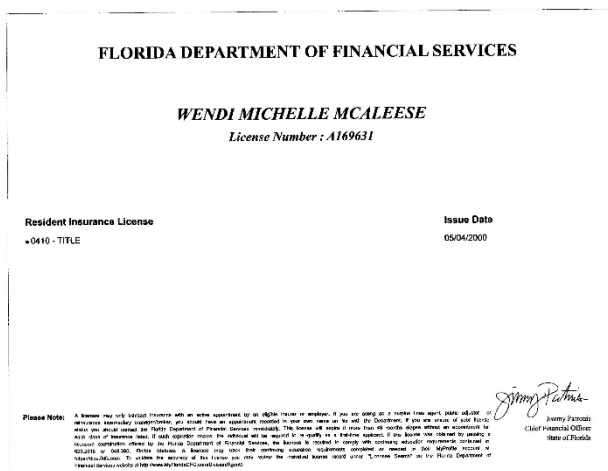
0412- LICENSED TITLE INSURANCE AGENCY

License # **A005399** Issued **OCTOBER 12, 1985**

For having fulfilled the requirements of Florida
Law regarding this license classification.

The seal of the Florida Department of Financial Services is circular. It features a central shield with a sun rising over a body of water, with a palm tree on the right. The shield is surrounded by the words "FLORIDA DEPARTMENT OF FINANCIAL SERVICES" and "STATE OF FLORIDA".

**CHIEF FINANCIAL OFFICER
STATE OF FLORIDA**



References

AAG has included experience on the Similar Work Detail and Resume attachments. The following list of highlighted projects since 2010 to illustrate further depth of AAG's capabilities:

Project	Scope / Noteworthy Information	Representative
Volusia County – Old Mission Road Roadway Improvements Project – New Smyrna Beach, FL	Land Acquisition, Property Management & Title Services Size: 19 parcels Status: 35% Complete Contract Amount: \$221,300.00 Chris Scodius*, Kerry Travilla*, Ashleigh Schneider, Russell Stracke*, CeCe Gotts*	George Recktenwald, County Manager County of Volusia Thomas C. Kelly Administration Center 123 W. Indiana Ave. DeLand, FL 32720-4612 386-736-5920 grecktenwald@volusia.org
This \$7.2 million project is for traffic safety enhancements, road widening and corridor modernization through the Cities of New Smyrna Beach and Edgewater, and includes upgraded stormwater management systems, dedicated pedestrian paths and provides right of way for additional expansion to support future growth.		
Volusia County - Turnbull Bay Road Paved Shoulders – New Smyrna Beach, FL	Land Acquisition & Title Services Size: 10 parcels Status: Completed 2023 Contract Amount: \$74,000.00 Chris Scodius*, Ashleigh Schneider, CeCe Gotts*	George Recktenwald, County Manager County of Volusia Thomas C. Kelly Administration Center 123 W. Indiana Ave. DeLand, FL 32720-4612 386-736-5920 grecktenwald@volusia.org
This \$10.6 million project was for safety improvements on Turnbull Bay Road from Pioneer Trail to Creek Shore Trail, approximately 2.2 miles long. Improvements include adding 5' wide paved shoulders and resurfacing the roadway, re-aligning a portion of the road, minor grading and drainage improvements, new pavement markings and signage.		
Volusia County - Hill Avenue Sidewalk Project – Deland, FL	Land Acquisition, Appraisal & Title Services Size: 9 parcels Status: Completed 2022 Contract Amount: \$71,139.20 Chris Scodius*, Ashleigh Schneider, CeCe Gotts*	George Recktenwald, County Manager County of Volusia Thomas C. Kelly Administration Center 123 W. Indiana Ave. DeLand, FL 32720-4612 386-736-5920 grecktenwald@volusia.org
This safety improvement project was on a fast track due to public demand and involved the purchase of sidewalk easements from property owners along the fast-paced Hill Avenue from Voorhis Avenue to State Road 44 (New York Avenue) in the City of Deland. In addition to acquisition costs, construction costs totaled \$80,000		
FDOT District 5 – Ellis Road – Brevard County, FL	ROW Project Management, acquisition negotiations, relocation assistance, eminent domain support and property management. Size: 62 Acquisition & 6 Relo Parcels Status: 95% Complete Contract Amount: \$988,775.45 Ashleigh Schneider, Rossanna Asencio, Zabrina Meneses, Ryan Gardyasz*, Jennifer Howard*, Vincent Smith, CeCe Gotts*	Gillian C. Jean Julien, C.P.M. FDOT District 5 - Right of Way Acquisition Administrator 719 S. Woodland Blvd, MS 551 DeLand, FL 32720-6834 386-943-5062 Gillian.JeanJulien@dot.state.fl.us
This \$54 million project in Brevard County was for the widening and reconstructing of approximately 1.83 miles of Ellis Road from west of John Rodes Boulevard (CR 511) to west of Wickham Road (CR 509). The project increases the roadway's capacity by widening Ellis Road from two lanes to four lanes, providing two travel lanes in each direction separated by a raised median. Several safety improvements will also be implemented along the corridor, including the construction of		

Project	Scope / Noteworthy Information	Representative
6-foot-wide sidewalks and 7-foot buffered bicycle lanes, as well as the installation of new traffic signals at East Drive, Distribution Drive/Technology Drive West, and Technology Drive East. Additional work includes drainage improvements, pond construction, utility work, and retaining wall construction.		
FDOT District 7 - I-275/State Road 60 Tampa Westshore Interchange Improvement Project – Tampa, FL	Acquisition negotiations, relocation, property management, eminent domain suit, closings, business damage negotiations. Size: 12 parcels/50 relocations Status: 99% Complete Contract Amount: \$1,496,068.89	Aur�lie J. “Penny” Anthony, CPM Right of Way Manager FDOT District 7 11201 N. McKinley Drive Tampa, FL 33612 813-975-6768 Aurelie.Anthony@dot.state.fl.us
Key Staff	D. Wade Brown, Andrea Olden, Pamela Barrett, Jennifer Howard*, CeCe Gotts*	
High-publicity road widening project has a total cost of over \$1 billion, with parcel acquisitions in the Westshore business district of Tampa which provides access to Bay Area residential neighborhoods, Tampa International Airport, three major interstates, and two HART transit centers. AAG responsibilities included right-of-way schedule management, coordination with FDOT management, design-build engineering & construction teams, and negotiations for high-priority parcels. Additional duties included title search and review, appraisal, appraisal review, acquisition, relocation and business notification, settlement, suit preparation, parcel closings and property management coordination.		
Polk Regional Water Cooperative / Carollo Engineers - Southeast Wellfield and Water Production Facility – Polk County, FL	Turnkey right-of-way services** Size: 420 private and 51 member government parcels Status: 99% Complete Contract Amount: \$6,033,900.00	Mary Thomas, P.E. Engineering Project Manager Carollo Engineers 200 E. Robinson St. Suite 1400 Orlando, FL 32801 407-399-5385 mthomas@carollo.com
Key Staff:	Andrea Olden, Kerry Travilla*, Ryan Gardyas*, Leah Joel*, Jennifer Howard*, Russell Stracke*, Kimberly Nelson*, CeCe Gotts*	
This project, estimated to have a total cost of \$570 million upon completion, was conducted for the Polk Regional Water Cooperative (PRWC), a non-profit, special district of the State of Florida created to plan and deliver a future high-quality drinking water supply. The PRWC was created by interlocal agreement among 16 member governments and is funded by contributions from the member governments and Southwest Florida Water Management District grants. These projects included acquisition of well sites and pipeline easements impacting more than 329 properties in Polk County. AAG is responsible for oversight of all right-of-way phases including title search, appraisal, appraisal review, acquisition, relocation and business notification, settlement, suit preparation and parcel closings, delivering turn-key land title for this critical water infrastructure project.		

** Indicates staff proposed for City of Deltona assignments.*

*** Turnkey r/w services – title, appraisal, appraisal review, project management, acquisition negotiations, relocation assistance, property management, eminent domain/condemnation suit, closing, business damage negotiations and cost estimating in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.*

Addenda & Required Forms

RATE FORM FOR RFP #26019
MISCELLANEOUS LAND ACQUISITION SERVICES

Payment shall be made at the following contract billing rates after receipt, review and acceptance by City of all services pursuant to each work authorization.

TASK	Unit	Unit Cost (\$)
Parcel Acquisition (Standard)	Per Parcel	\$11,000.00
Parcel Acquisition (Complex)	Per Parcel	\$12,000.00
Appraisal (Residential)	Range	\$650.00 to \$1200.00 Residential Form \$900.00 to \$5000.00 Narrative Form
Appraisal Review	Range	\$300.00 to \$400.00 Residential Review \$500.00 to \$800.00 Narrative Review
Title Search	Range	\$500 per 75 Year Search \$100.00 per Parcel update
Closing Services	Each	\$350.00 per closing *Mail away only
Easement Acquisition	Each	\$11,000.00

Remainder of page intentionally left blank

OFFICIAL RESPONSE FORM (continued)

The undersigned Proposer hereby represents that he has carefully examined the RFP Documents, and will execute the Contract and perform all its items, covenants and conditions, all in strict compliance with the requirements of the specifications. The Proposer, by and through the submission of his response, agrees that he has examined all costs pertaining to the work and hereby provide for the satisfactory completion thereof, including the removal, relocation or replacement of any objects or obstructs which will be encountered in doing the proposed work.

American Acquisition Group, LLC.
(Name of License Holder)

CQ1018073
(State Certificate No.)

L03000054482
(State Registration No.)

In witness whereof, the Proposer has hereunto set his signature and affixed their seal this 5th day of

May, 2026

ATTEST: Pamela V. Barrett
Secretary

By: Printed Pamela V. Barrett



By: Signature [Signature]

TITLE: Vice President

American Acquisition Group, LLC.
Company Name

Chris S. Scodius
Contact Person

711 N Sherrill St. Suite B
Mailing Address

813-287-8191
Phone Number

Tampa, FL. 33609
City, State, Zip

chris@americanacquisition.com
Email

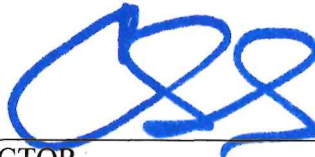
HOLD HARMLESS AND INDEMNITY AGREEMENT

American Acquisition Group, LLC., agrees through the signing of this document by an authorized party or agent that it shall indemnify and hold harmless the City of Deltona, and its agents, employees, and public officials from and against all suits, losses, claims, demands, judgments of every name and description arising out of or incidental to the performance of this contract or work performed thereunder, whether or not due to or caused by the negligence of the City of Deltona, its agents, employees, and public officials excluding only the sole negligence of the City of Deltona, its agents, employees, and Public Officials.

This provision shall also pertain to any claims brought against the City of Deltona, its agents, employees, and public officials by an employee of the named Contractor, any Sub-contractor, or anyone directly or indirectly employed by any of them.

The Contractor's obligation to indemnify the City of Deltona, its agents, employees and public officials under this provision shall be limited to \$1,000,000 per occurrence which the parties agree bears a reasonable commercial relationship to the contract.

The Contractor agrees to accept, and acknowledges as adequate remunerations, the consideration of \$10, which is part of the agreed response price, the promises contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, for agreement to enter into this Hold Harmless and Indemnity Agreement.



CONTRACTOR

05/05/2026

DATE

This Form Must Be Completed and Returned with your Submittal.

CITY OF DELTONA
RESPONDER INFORMATION FORM

The information below is required to complete your response packet. Type or print only.

Company Name: American Acquisition Group, LLC.

Address: 711 N Sherrill St. Suite B

City: Tampa

State: FL.

Zip Code: 33609

Phone Number: 813-287-8191

Fax Number: 813-287-8197

Project Contact: Chris S. Scodius

e-mail address: chris@americanacquisition.com

Remittance (Payment) Mailing Information

Address: 711 N Sherrill St. Suite B

City: Tampa State: FL. Zip Code: 33609

Phone Number: 813-287-8191 Ext. 209

Fax Number: 813-287-8197

Project Contact: Chris S. Scodius

e-mail address: accounting@americanacquisition.com

Federal Tax ID No.: 20-0483694

Tax ID Type: ☒ Federal Tax ID ☐ Social Security Number

This Form Must Be Completed and Returned with your Submittal.

References

American Acquisition Group, LLC.

CUSTOMER NAME	CONTACT PERSON	TELEPHONE AND FAX NUMBER	SCOPE OF SERVICES PROVIDED/JOB NAME
County of Volusia	Keith Koshisol Right of Way Manager Public Works Dept.	(386) 736-5967 X15848 ()	Job Name - Right of way consulting services, land acquisition support, coordination, and consulting services.
Florida DOT - District 5	Carol Dallhoff, CPM	(386) 943-5087 ()	Ellis Road Project - Right of way acquisition services.
City of North Port	Rita M. Puglise Real Estate Coordinator/ Public Works	(941) 240-8064 (941) 240-8063	Land Acquisitions services for Appraisal, Title Search, Commitment and Acquisitions Services.

Does Responder have any similar work in progress at time of Response Opening?

Yes ☒ No ☐

If "Yes", explain:

American Acquisition Group, LLC. has active, ongoing projects for the states of Florida
and North Carolina, as well as municipal agencies within Florida.

References who are located in foreign countries are not acceptable.

This Form Must Be Completed and Returned with your Submittal.

DRUG-FREE WORK PLACE FORM

The undersigned Respondent in accordance with Florida Statute 287.087, hereby certifies that

American Acquisition Group, LLC.

does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under response, the employee will agree to be bound by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this Proposer complies fully with the above requirements.

X



Responder's Signature

05/05/2026

Date

This Form Must Be Completed and Returned with your Submittal, if applicable

Statement of No Response
RFP No. 26019
Miscellaneous Land Acquisition Services

N/A

If your company does not intend to submit a response to this Procurement, please complete and return this form prior to the date shown for receipt of responses to: CITY OF DELTONA, Purchasing Manager, 2345 Providence Blvd., Deltona, FL 32725.

We, the undersigned, have declined to respond to the above referenced Request for Proposals for the following reason(s) :

- ☐ Specifications are too "restrictive." (please explain below)
- ☐ Unable to meet specifications
- ☐ Specifications were unclear. (please explain below)
- ☐ Insufficient time to respond
- ☐ We do not offer this type of product or equivalent
- ☐ Our production schedule would not permit us to perform
- ☐ Unable to meet bond requirements
- ☐ Other (please explain below)

REMARKS:

_____ Company Name	_____ Telephone
-----------------------	--------------------

X _____ Signature	_____ Fax
--------------------------------	--------------

_____ Title	_____ Typed or Printed Name
----------------	--------------------------------

_____ Address	_____ City	_____ State	_____ Zip
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SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

(To be signed in the presence of a notary public or other officer authorized to administer oaths.)

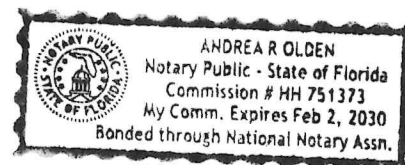
Before me, the undersigned authority, personally appeared Chris Scodius, who, being by me first duly sworn, made the following statements:

1. The business address of American Acquisition Group, LLC.
(name of Proposer or contractor)
is 711 N Sherrill St. Suite B.
2. My relationship to American Acquisition Group, LLC.
(name of Proposer or contractor)
is Vice President
(relationship such as sole proprietor, partner, president, vice president, etc.)
3. I understand that a public entity crime as defined in Section 287.133 of the Florida Statutes includes a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity in Florida or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any response or contract for goods or services to be provided to any public entity or such an agency or political subdivision and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
4. I understand that "convicted" or "conviction" is defined by the statute to mean a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
5. I understand that "affiliate" is defined by the statute to mean (1) a predecessor or successor of a person or a corporation convicted of a public entity crime, or (2) an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime, or (3) those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate, or (4) a person or corporation who knowingly entered into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months.
6. Neither the Proposer or contractor nor any officer, director, executive, partner, shareholder, employee, member or agent who is active in the management of the Proposer or contractor nor any affiliate of the Proposer or contractor has been convicted of a public entity crime subsequent to July 1, 1989.

[Signature]
Signature/Date (undersigned authority)

Sworn to and subscribed before me in the state of Florida and county of Hillsborough
on the 5th day of May, 2026.

Andrea Olden (affix seal)
Notary Public
2/2/2030



My commission expires

E-VERIFY FORM

Project Name:	Miscellaneous Land Acquisition Services
Project No.:	RFP#26019

ACKNOWLEDGEMENT

Definitions:

“Contractor” means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

“Subcontractor” means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Proposer/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Proposer/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub vendors/sub-Proposers/subcontractors) assigned by Vendor/Proposer/Contractor to perform work pursuant to the contract with the Department. The Vendor/Proposer/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security’s E-Verify System during the term of the contract is a condition of the contract with the City of Deltona; and
- c) Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

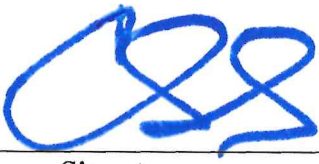
Company Name: American Acquisition Group, LLC
Authorized Signature: 
Print Name: Chris S. Scodius
Title Vice President
Date: 05/05/2026
Phone: 813-287-8191
Email: chris@americanacquisition.com
Website: https://americanacquisition.com/

**Certification Regarding
Debarment, Suspension, Ineligibility
And Voluntary Exclusion**

Subcontractor Covered Transactions

The prospective subcontractor, American Acquisition Group, LLC., of the Sub-Recipient certifies, by submission of this document, that neither it, its principals, nor affiliates are presently debarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or disqualified from participation in this transaction by any Federal department or agency.

SUBCONTRACTOR

By: 
Signature

Chris S. Scodius, Vice President

Name and Title

711 N Sherrill St. Suite B

Street Address

Tampa, FL. 33609

City, State, Zip

05/05/2026

Date

City of Deltona
Sub-Recipient's Name

DEM Contract Number

FEMA Project Number

Notes:

"Sub-Recipient" refers to: City of Deltona

"Subcontractor" refers to: Proposer Firm

E-VERIFY FORM

Project Name:	City of Deltona
Project No.:	

ACKNOWLEDGEMENT

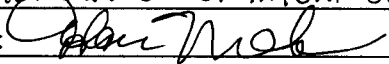
Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Proposer/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Proposer/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub vendors/sub-Proposers/subcontractors) assigned by Vendor/Proposer/Contractor to perform work pursuant to the contract with the Department. The Vendor/Proposer/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Deltona; and
- c) Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name:	American Government Services Corporation
Authorized Signature:	
Print Name:	Adam Mehler
Title	Vice President of Operations
Date:	5/18/26
Phone:	813 933 3322
Email:	amehler@agsres.com
Website:	www.agsres.com

City of Deltona
COMPLIANCE WITH 2 C.F.R. §200.321:
"Contracting with small and minority business enterprises (MBEs),
women's business enterprises (WBEs),
veteran-owned businesses (VOBs), and labor surplus area Proposers (LSAFs)"

The undersigned Proposer hereby certifies that American Acquisition Group, LLC.
(Name of Business)

has taken the necessary steps, if subcontractors are to be used, to ensure that MBEs/WBEs/ VOBs/ LSAFs are used, whenever possible:

- i. Placing qualified MBEs/WBEs/VOBs/LSAFs enterprises on solicitation lists;
- ii. Assuring that MBEs/WBEs/VOBs/LSAFs are solicited whenever they are potential sources;
- iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by MBEs/WBEs/VOBs/LSAFs (however, this requirement does not authorize the City to break a single project down into smaller components in order to circumvent the micro-purchase or small purchase thresholds so as to utilize streamlined acquisition procedures (e.g. "project splitting");
- iv. Establishing delivery schedules, where the requirement permits, which encourage participation by MBEs/WBEs/VOBs/LSAFs; and
- v. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

The requirement outlined above does not impose an obligation to set aside either the award of a subcontract to MBEs/WBEs/VOBs/LSAFs. Rather, the requirement only encourages carrying out and documenting the affirmative steps identified above.

As the person authorized to sign this statement, I certify that this Proposer has complied fully with the above requirements.



Proposer's Signature

05/05/2026

Date

Chris S. Scodius, Vice President

Proposer's Name and Title

**AFFIDAVIT ATTESTING TO
NONCOERCIVE CONDUCT FOR LABOR OR SERVICES**

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with a governmental entity is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

By signing below, **I hereby affirm under penalty of perjury that:**

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and a governmental entity, the nongovernmental entity must attest to the absence of coercion in labor or services.
2. I am an officer or representative of American Acquisition Group, LLC., a nongovernmental entity.
3. American Acquisition Group, LLC. does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Witness #1 Print Name: Mary Leung
Witness #2 Print Name: Cele Gots

Print Name: Chris S. Scodius
Title: Vice President
Entity Name: American Acquisition Group, LLC.

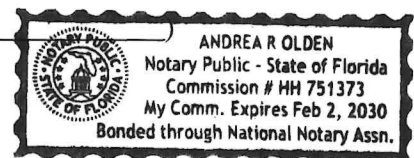
OATH OR AFFIRMATION

State of Florida
City of Tampa

Sworn to (or affirm) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2026, by Chris S. Scodius (name of person) as American Acquisition Group, LLC. (type of authority) for Vice President (name of party on behalf of whom instrument is executed).

Andrea R Olden
Notary Public (Print, Stamp, or Type as Commissioned)

X Personally known to me; or
____ Produced identification (Type of Identification: _____)
____ Did take an oath; or
X Did not take an oath



**AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH
ENTITIES OF FOREIGN COUNTRIES OF CONCERN**

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), a governmental entity may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a response, proposal, or reply to, or entering into, renewing, or extending, a contract with a governmental entity which would grant the entity access to an individual's personal identifying information.

1. American Acquisition Group, LLC. ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

C. G. GOTTJ
Witness #1 Print Name: Cele GOTTJ
May Leakey
Witness #2 Print Name: May Leakey

**Under penalties of perjury, I declare that I
have read the foregoing and the facts stated
in it are true:**

Chris S. Scodius
Print Name: Chris S. Scodius
Title: Vice President
Entity Name: American Acquisition Group, LLC.

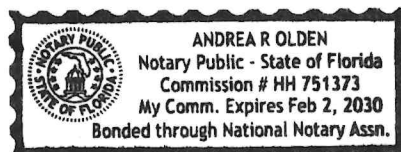
OATH OR AFFIRMATION

State of Florida
City of Tampa

Sworn to (or affirm) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2026, by Chris S. Scodius (name of person) as Vice President (type of authority) for American Acquisition Group, LLC. (name of party on behalf of whom instrument is executed).

Andrea R Olden
Notary Public (Print, Stamp, or Type as
Commissioned)

☒ Personally known to me; or
☐ Produced identification (Type of Identification: _____)
☐ Did take an oath; or
☒ Did not take an oath



PROPOSER'S CERTIFICATION

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this invitation.

I hereby propose to furnish the goods or services specified in the Request for Proposals at the prices or rates that will be finally negotiated with the City. I agree that any project-specific proposal requested by the City will remain firm for a period of up to ninety (90) days in order to allow the City adequate time to evaluate the proposal. Furthermore, I agree to abide by all conditions of the proposal.

I certify that all information contained in this RFP is truthful to the best of my knowledge and belief. I further certify that I am a duly authorized to submit this RFP on behalf of the Proposer as its act and deed and that the Proposer is ready, willing and able to perform if awarded the contract.

I further certify that this RFP is made without prior understanding, Contract, connection, discussion, or collusion with any person, firm or corporation submitting a RFP for the same product or service; no officer, employee or agent of the City of Deltona Board of City Commissioners or of any other Proposer interested in said RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

I further certify that having read and examined the specifications and documents for the designated services and understanding the general conditions for contract under which services will be performed, does hereby propose to furnish all labor, equipment, and material to provide the services set forth in the RFP.

I hereby declare that the following listing states any clarifications, any and all variations from and exceptions to the requirements of the specifications and documents. The undersigned further declares that the "work" will be performed in strict accordance with such requirements, and understands that any exceptions to the requirements of the specifications and documents may render the proposal non-responsive.

NO EXCEPTIONS ALLOWED AFTER THE RFP IS SUBMITTED:

Select one: X No exceptions taken Exceptions taken

American Acquisition Group, LLC.
NAME OF BUSINESS

711 N Sherrill St. Suite B
MAILING ADDRESS

[Signature]
AUTHORIZED SIGNATURE

Tampa, FL. 33609
CITY, STATE & ZIP CODE

Chris S. Scodius, Vice President
813-287-8191
NAME, TITLE, TYPED
NUMBER

TELEPHONE NUMBER / FAX

chris@americanacquisition.com
20-0483694
FEDERAL IDENTIFICATION #

E-MAIL ADDRESS

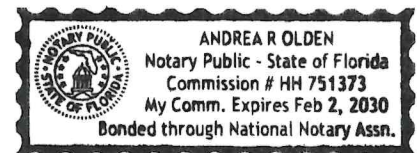
STATE OF FLORIDA
CITY OF Tampa

The foregoing instrument was acknowledged before me, this 5th day of May, 2026
by

Chris Scodius, who is personally known to me or who has produced _____ as identification
and who did take an oath.

My Commission Expires: 2/2/2030

[Signature]
Notary Public



This document must be completed and returned with your Submittal

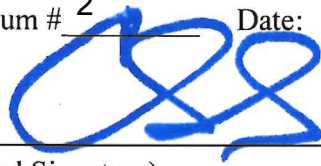
ADDENDUM ACKNOWLEDGEMENT

I have carefully examined this Request for Proposals (RFP) which includes scope, requirements for submission, general information and the evaluation and award process.

I acknowledge receipt and incorporation of the following addenda, and the cost, if any, of such revisions has been included in the price of the proposal.

Addendum # 1 Date: 04/27/26 Addendum # Date:

Addendum # 2 Date: 05/11/26 Addendum # Date:



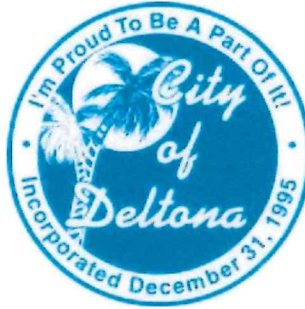
(Authorized Signature)

05/18/2026

(Date)

Chris S. Scodius
(Print Name)

This document must be completed and returned with your Submittal



Addendum #1 to RFQ#26019 Miscellaneous Land Acquisition Services

April 27, 2026

Question:

Is the City looking for companies that handle all of the required services under one contract (using sub contractors), or are you looking for individual vendors for each need? So as an appraiser, would I apply as an appraiser, or are you looking for companies that include the appraisers under their contract or supervision?

Response:

The City of Deltona intends to enter into contract with a single company to handle all services listed in the scope of work (by themselves or with the assistance of sub-contractors). Appraisal services, for example, would be included under the main contract with the selected firm for miscellaneous land acquisition services.

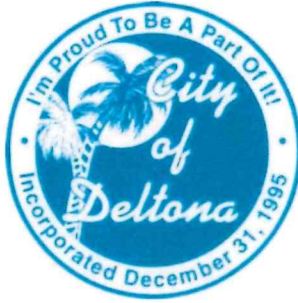
This Form Must Be Completed and Returned with your Submittal.

I hereby confirm that I am authorized to submit this addendum on behalf of:

American Acquisition Group, LLC.
Company Name


Representative

05/04/2026
Date



Addendum #2 to RFQ#26019 Miscellaneous Land Acquisition Services

May 11, 2026

This addendum is to replace the current bid form and use the new bid form provided in this addendum.

This Form Must Be Completed and Returned with your Submittal.

I hereby confirm that I am authorized to submit this addendum on behalf of:

American Acquisition Group, LLC

Company Name

Representative

05/11/2026

Date

CITY OF DELTONA
RFP #26019 – Miscellaneous Land Acquisition Services
SUBCONSULTANT / SUBCONTRACTOR FORM (Subconsultant List)

Instructions: List all sub-consultants/subcontractors proposed for any portion of the work. Identify the discipline/services to be performed and the estimated percentage of the overall scope each sub-consultant will perform. Add rows as needed. All sub-consultants must be pre-approved by the City of Deltona before performing work.

PRIME FIRM INFORMATION

Prime Firm Legal Name: American Acquisition Group, LLC

Mailing Address: 711 N Sherrill St. Suite B, Tampa, FL 33609

Prime Contact Name & Title: Chris S. Scodius, Vice President

FEIN: 20-0483694

Primary Contact (Name/Title): Chris S. Scodius, Vice President

Email/Phone: chris@americanacquisition.com/813-287-8191

Office Address (City/State): 711 N Sherrill St. Suite B, Tampa, FL 33609

Professional License(s) Reg.#: CQ1018073

SUB CONSULTANT LISTING

#1

Legal Name: Heffington & Associates, LLC.

Service/Discipline: Appraisal Services

% of Scope: 25%

FEIN: 87-2957329

Primary Contact (Name/Title): R. Todd Heffington, MAI

Email/Phone: todd@heffingtonandassociates.com/ 386-760-7601 Ext. 13

Office Address (City/State): 911 Beville Rd., Ste. 8, Daytona Beach, FL 32119

Professional License(s) Reg.#: CQ1064229

#2

Legal Name: American Government Services Corporation

Service/Discipline: Title Services

% of Scope: 10%

FEIN: 59-2346160

Primary Contact (Name/Title): Wendi McAleese

Email/Phone: wmcaleese@agsres.com/813-933-3322

Office Address (City/State): 3812 West Linebaugh Ave, Tampa, FL 33618

Professional License(s) Reg.#: CQ1006039

#3

Legal Name: _____

Service/Discipline: _____

% of Scope: _____

FEIN: _____

Primary Contact (Name/Title): _____

Email/Phone: _____

Office Address (City/State): _____

Professional License(s) Reg.#: _____

(use additional pages as needed)

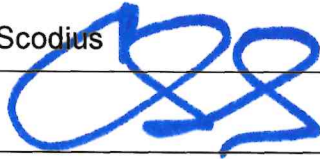
COMPLIANCE ATTESTATIONS (check all that apply)

- ☒ Each listed sub-consultant will comply with E Verify for all new hires during the contract term.
- ☒ Each listed sub-consultant is not suspended or debarred under 2 C.F.R. Part 180/3000 and is eligible to participate in federally funded projects (if applicable).
- ☒ Each listed sub-consultant will maintain required insurance coverage and name the City of Deltona as additional insured where applicable.
- ☒ Each listed sub-consultant holds required Florida professional licensure/registration for the services proposed.
- ☒ Conflicts of interest have been disclosed, and none of the listed firms/employees hold prohibited interests with the City of Deltona.

ADDITIONAL DISCLOSURES/NOTES (use additional pages if necessary):

CERTIFICATION

I hereby certify that the information provided herein is true and correct to the best of my knowledge and that all listed sub-consultants have agreed to participate as indicated above. I understand that all sub-consultants must be approved by the City prior to performing any work.

Authorized Signer (Print Name & Title)	Chris S. Scodius
Signature	
Firm Name	American Acquisition Group, LLC
Date	05/05/2026

Note: Submit this form with your RFP #26019 package. Update and resubmit prior to any replacement/addition of sub-consultants. All changes require written approval by the City of Deltona.

This document must be completed and returned with your Submittal

AFFIDAVIT OF NON-COLLUSION AND OF NON-INTEREST
OF CITY OF DELTONA EMPLOYEES

American Acquisition Group, LLC
& Chris S. Scodius

being first duly sworn, deposes and says that he (it) is the Offeror in the above proposal, that the only person or persons interested in said proposal are named therein; that no officer, employee or agent of the City of Deltona or City Commission or of any other Offeror is interested in said proposal; and that affiant makes the above proposal with no past or present collusion with any other person, firm or corporation.

Signature of Affiant

STATE OF Florida
CITY OF Tampa

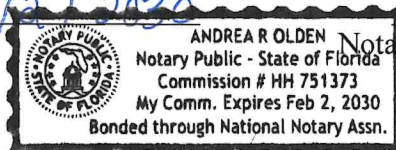
The foregoing instrument was acknowledged before me this 5th day of

May, 2020 who is personally known to me or who has produced

_____ as identification and who did take an oath.

My Commission Expires:

2/2/2030



Notary Public

*NOTICE: State name of Offeror followed by name of authorized individual (and title) that is signing as Affiant. If Offeror is an individual, state name of Offeror only.

This document must be completed and returned with your Submittal

CERTIFICATION REGARDING LOBBYING

Required Certification for Federal Contract (FEMA) Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

- i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- iii. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Proposer, ^{American Acquisition Group, LLC}_____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Consultant understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.



Signature of Consultant's Authorized Official

05/05/2026

Date

Chris S. Scodius, Vice President

Name and Title of Consultant's Authorized Official

05/05/2026

Date

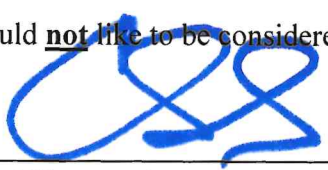
This document must be completed and returned with your Submittal

CONSIDERATION FOR FEDERALLY FUNDED PROJECTS

By checking the box "Would like to be considered for federally funded projects", the proposer attests that their firm currently complies with and plans to comply with the previously referenced federal requirements for the full contract period including any renewal periods. If the proposer elects to cease to comply with the previously referenced federal requirements, the proposer attests that the proposer will notify the Deltona Purchasing Department prior to cessation of compliance with these federal requirements. If a proposer notifies the Purchasing Department, the firm shall remain eligible for projects that are not federally funded for the remainder of the contract period including any renewal periods.

Please check one:

- ☒ Would like to be considered for federally funded projects
- ☐ Would not like to be considered for federally funded projects



(Authorized Signature)

05/05/2026

(Date)

Chris S. Scodius

(Print Name)

STATE OF FLORIDA

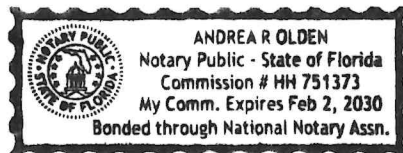
CITY OF Tampa

The foregoing instrument was sworn to or affirmed before me this 5th day of May 2026 by Chris Scodius who is personally known to me or who has produced as identification and who did take an oath.

My Commission Expires:

2/2/2030


Notary Public



This document must be completed and returned with your Submittal