

6:00 p.m.

The Suwannee County Development Authority met on the above date and time for a regular session and the following were present: Chairman George Burnham and Members Clifford Gwinn, Ernest Sellers, Stefan Blue, John Koch, and Joe Flanagan. Member Jerry Fortner was not present. Deputy Clerk Eric Musgrove; James W. Prevatt, Jr., Authority Attorney; and County Commissioner Don Hale were also present.

Chairman Burnham called the meeting to order at 6:02 p.m. and asked Member Gwinn to lead the invocation.

Deputy Clerk Musgrove called the roll and verified that a quorum was present.

Chairman Burnham moved to hear a presentation from Ryan Peters.

Ryan Peters stated that he owned Jerry Corbett's Mobile Home and Sales. He discussed his role in repossessing mobile homes in the North Florida and South Georgia area and then refurbishing them for future use. Mr. Peters noted Lots 9, 10, 11, and 36 in the Industrial Park were favorable for expanding his business and discussed the properties and his company's work in some detail. He suggested constructing a 30' x 60' building on the lots to store the most-used mobile home items available for his company.

After questioning, Mr. Peters noted that most of the lots appraised for approximately \$25,000.

After questioning from Chairman Burnham, Mr. Peters stated that he had purchased Corbett's Mobile Home Sales three years before and would be renaming it North Florida Home Sales to expand its scope of work. He employed approximately 22 people, but only 3 of them were his direct employees.

After questioning by Member Koch, Mr. Peters stated that he would like to hire 3-5 more employees after expanding his business. He added that he used local businesses such as title companies, well/septic companies, and electrical businesses that were also positively impacted by his own company.

Some discussion ensued on the proposed prices.

Mr. Peters proposed an offer of \$25,000 for Lots 9 and 10, \$26,000 for Lot 11, and \$34,000 for Lot 36, for a total of \$111,000 (for approximately 6 acres in total), all in cash unless the County wanted to finance the price at 6% interest.

Discussion ensued on specific offers from Mr. Peters.

Member Sellers moved to accept an offer from Mr. Ryan Peters for Lots 9, 10, 11, and 36 in the Industrial Park for \$111,000, to pay in cash within 30 days with the Authority to convey mineral rights. Member Blue seconded, and after discussion of the possibility of mineral rights, the motion carried unanimously (6-0).

Chairman Burnham moved to the third item on the agenda.

The third item on the agenda was to discuss an offer for Parcel #30-02S-14E-02436-00270(27) from Cochran Plumbing Services, LLC.

Mr. Ronald Cochran of Cochran Plumbing Services proposed the purchase of Lot 27 of 1.69 acres.

Discussion ensued on the exact lot and its appraised value between \$25,350 and \$31,800. Cochran Plumbing was offering \$20,000 in cash.

Mr. Cochran stated that he had started the business with his son, and now he had 18 employees. He planned on constructing the company's office, warehouse, and conference room on the proposed lot.

Discussion continued on Mr. Cochran's offer.

Member Koch moved to accept an offer by Cochran Plumbing Services, LLC of \$22,000 for cash for Lot 27 of the Industrial Park. Member Sellers seconded, but after further discussion, Member Koch withdrew his motion.

Member Koch moved to accept an offer by Cochran Plumbing Services, LLC of \$22,000 for cash within 30 days for Lot 27 of the Industrial Park with the Authority to convey mineral rights. Member Sellers seconded, but after discussion, Member Koch withdrew his motion.

Discussion ensued on the specific wording of the motion, potential conditions to add, and the Development Authority's bylaws.

Member Koch moved to accept an offer by Cochran Plumbing Services, LLC of \$22,000 for cash within 30 days for Lot 27 of the Industrial Park with the Authority to convey quality of title. Member Blue seconded, and the motion carried unanimously (6-0).

The first item on the agenda was to approve the minutes of the September 27, 2022 regular meeting and October 11, 2022 budget hearing.

Member Sellers moved to approve the minutes of the September 27, 2022 regular meeting as written. Member Koch seconded, and the motion carried unanimously (6-0).

Member Sellers moved to approve the minutes of the October 11, 2022 budget hearing as written. Member Blue seconded, and the motion carried unanimously (6-0).

The second item on the agenda was to discuss, with possible Board action, the financial report.

Member Flanigan moved to approve the financial report. Member Blue seconded, and the motion carried unanimously (6-0).

The third item on the agenda was to discuss an offer for Parcel #30-02S-14E-02436-00270(34) from Cochran Plumbing Services, LLC.

This item was discussed prior to the first item on the agenda.

The fourth item on the agenda was to discuss investment of funds into the State Board of Administration (SBA).

Chairman Burnham stated that he and Treasurer Flanigan had reached out to several banks about receiving more than a 4% interest on its funds.

Member Flanigan stated that the Development Authority met requirements to use SBA for investing its funds. The proposed SBA interest rate was 4%, but subsequent negotiations by local banks had led to some room for match or improvement. Member Flanigan added that with approximately \$800,000 to invest, the difference in returns was substantial.

County Attorney Prevatt stated that the Development Authority may be required to advertise Requests for Proposals from various lenders.

Discussion ensued on what SBA could do for the Development Authority, and that many school districts and counties used SBA.

Chairman Burnham stated that Lafayette State Bank had offered to match whatever interest rate the SBA could provide.

Discussion continued on investment opportunities.

Member Gwinn moved to advertise for Requests for Proposals for investment of Development Authority funds, directed to qualified public depositories. After discussion, Member Sellers seconded, and after clarification that the RFP would include a statement that the Development Authority could invest with SBA, and the motion carried unanimously (6-0).

The fifth item on the agenda was to discuss a new business proposal from John Hill.

As Mr. Hill was not present, this item was skipped. It was noted that a written offer was never received.

The sixth item on the agenda was other business.

There was none.

Economic Development Director Jimmy Norris reviewed ongoing projects at the Catalyst Site, including major expansions to Binderholz.

Member Sellers moved to authorize paying the County \$47,700 for karst evaluation and final foundation recommendations for property near the Catalyst Site for Project Titan. Member Koch seconded, and after clarification, the motion carried unanimously (6-0).

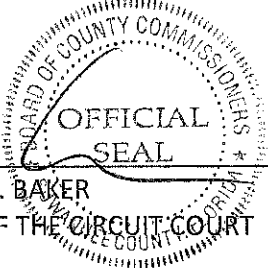
Mr. Norris and County Attorney Prevatt continued to discuss upgrades to the Catalyst Site, water/sewer work at the CR-136/I-75 interchange, housing expansion, Hildreth Solar Farm, and broadband expansion.

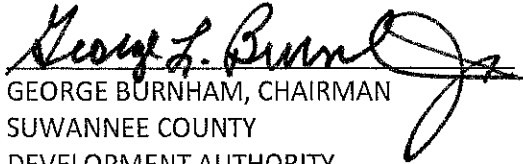
Chairman Burnham discussed paying for fire protection for the vacant lots and that he was in the process of going through old documents to preserve through Deputy Clerk Musgrove as County Historian.

Comments were made regarding the selling of lots earlier in the meeting and that approximately 10 lots were left to sell in the Industrial Park. Discussion was also had on Industrial Parks in general.

Member Flanigan moved to adjourn the meeting. Member Koch seconded, and the motion carried unanimously (6-0).

There being no further business to discuss, the meeting adjourned at 7:37 p.m.

ATTEST:

_____, DC
BARRY A. BAKER
CLERK OF THE CIRCUIT COURT


GEORGE BURNHAM, CHAIRMAN
SUWANNEE COUNTY
DEVELOPMENT AUTHORITY