

6:00 p.m.

The Suwannee County Development Authority met on the above date and time for a special-called 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 Commissioners Franklin White, Don Hale, and Leo Mobley were also present.

Chairman Burnham called the meeting to order at 6:00 p.m. and asked Member Gwinn to lead the invocation.

The only item on the agenda was to hear a presentation from Ryan Peters to offer to purchase alternate lots in the East 90 Commerce Center.

Ryan Peters stated that he had originally agreed to purchase Lots 9, 10, 11, and 36 but had learned after the past meeting that there were wetlands on those properties that would not make them suitable for his proposed facilities. He offered to purchase Lots 31, 32, and 33 instead at an appraised value of \$116,400, for the same purpose as he had proposed at the previous meeting. Mr. Peters then discussed previous purchases of lots in the Commerce Center over the past few years at an average of just over \$15,000, and that he was now offering \$15,000 per acre.

Member Flanagan asked if Mr. Peters had confirmed that there were no wetlands on the proposed property. Mr. Peters replied that there were no wetlands that would interfere with his company.

After questioning by Member Gwinn, Mr. Peters discussed the staff he would have onsite along with related businesses that he utilized for his mobile home work, and added that it was still a cash offer that he was proposing.

Member Gwinn was favorable to selling the lots because of the local work they would provide.

Member Gwinn moved to accept Mr. Ryan Peter's proposal to purchase, in cash, Lots 31, 32, and 33 in the East 90 Commerce Center at \$15,000 per acre (for total of \$116,400) instead of Lots 9, 10, 11, and 36 due to wetlands issues. Member Koch seconded. Discussion ensued on the difference between the offer price (\$116,400) and the appraised price (approximately \$158,000). Member Sellers believed that Mr. Peters was asking for too much of a discount. Mr. Peters stated that no one was purchasing the lots for the price the Development Authority was requesting, and the lots continued to sit vacant without any tax revenue. Member Koch stated that Suwannee County and surrounding counties were looking to expand population-wise over the next few years, and Mr. Peters' business would expand as well, leading to more local revenue. He suggested that the Development Authority get out of the business of real estate and instead shift to economic development. Member Sellers stated that he had no problem selling the lots to Mr. Peters, but suggested splitting the difference between the offer price and the appraised value, adding that the appraisal had been several years before and land prices had only gone up since then. He asked if Mr. Peters could pay an additional \$21,000. Mr. Peters replied that he could not increase his offer due to the other related expenses for the business construction. Mr. Peters then noted that it had never been disclosed to him in the original contract that there were wetlands on the original lots. County Attorney Prevatt noted a special clause in the contract that stated the Development Authority made no claims as to the state of title or condition of the property. Mr. Brandon Roberts suggested finding a way to get around the wetlands issue in order to sell the affected lots and bring in more business. It was noted by several members and County employees that most ways to work around wetlands were outside the scope of the County's Statutory duties. Mr. Ronald Meeks, Development Services Director, discussed other lots in the East 90 Commerce Center that also had

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Suwannee County Chamber of Commerce
Live Oak, Florida

wetlands issues. Member Flanagan suggested that the Development Authority look to the future instead of the past. **Member Koch called for question. The motion to accept Mr. Peters' proposal to purchase Lots 31, 32, and 33 in the East 90 Commerce Center for \$116,400 in cash carried 5-1, with Member Sellers opposed.**

Chairman Burnham stated that he had been working with Member Flanagan about investment opportunities.

Member Flanagan briefly discussed the fact that the Development Authority had over \$800,000, not including tonight's sale, of funding available for investment.

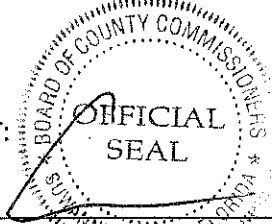
Commissioner Hale stated that he and other County officials had been in Tallahassee a few weeks before trying to get funding to Suwannee County for infrastructure improvements, and it had been a productive day.

Mr. Jimmy Norris, Economic Development Director, updated the Development Authority on some ground borings on part of the Catalyst Site that had been discussed at the previous meeting.

Member Blue 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 6:39 p.m.

ATTEST:



BARRY A. BAKER
CLERK OF THE CIRCUIT COURT

DC

GEORGE BURNHAM, CHAIRMAN
SUWANNEE COUNTY
DEVELOPMENT AUTHORITY