

Leon County Research and Development Authority
Board of Governors Meeting
Collins Building
2051 East Paul Dirac Drive
Tallahassee, FL 32310

December 2, 2021
11:00am to 1:30pm

Minutes

Members in Attendance In-Person: Kevin Graham, Tom Allen, Keith Bowers, Ray Bye, Kristin Dozier, Anne Longman, Dave Ramsay.

Members in Attendance Virtually: John Dailey, Brian Dasher, Eric Holmes.

Members Not in Attendance: Kimberly Moore.

Guests: Melissa VanSickle, Nelson Mullins Broad & Cassel; Stephanie Shoulet, NAI Talcor; Ron Miller, Bill Lickson, Peggy Bielby, LCRDA Staff.

1. Call to Order

Kevin Graham called the meeting to order at 11:01am.

2. Introduction of Guests

All present introduced themselves.

3. Approval of Participation by Electronic Means

In accordance with the Bylaws, there being a quorum of members present in person, the members of the Board present in person are required to approve participation by those participating via Electronic Means acknowledging that the COVID-19 pandemic constitutes extraordinary circumstances.

Ray Bye offered a motion to allow participation by electronic means. Kristin Dozier seconded the motion which passed unanimously with John Dailey, Brian Dasher, Eric Holmes not voting.

4. Modifications to the Agenda

Dave Ramsay asked that Consent Agenda item 7.a. be pulled and moved to Agenda Item 12 for discussion.

5. Public Comment

None.

6. Approval of Draft Meeting Minutes, October 7, 2021

Tom Allen offered a motion to approve the meeting minutes. Anne Longman seconded the motion which passed unanimously.

7. Consent Agenda

- a. Monthly Financial Reports

- i. September 2021
- ii. October 2021
- b. Investment Report
 - i. September 2021
- c. Development Review Committee Report
 - i. October 12, 2021
 - ii. November 9, 2021
- d. NFIL Oversight Committee Report, October 19, 2021
- e. Audit Committee Report, November 15, 2021

END OF CONSENT AGENDA

Dave Ramsay offered a motion to approve the consent agenda items as modified. Kristin Dozier seconded the motion which passed unanimously.

8. TechGrant Award Agreements

Staff requests approval of two TechGrant Award Agreements for the winners of the 2021 TechGrant Program. Manser Edbrooke Technology Inc. was awarded a \$15,000 grant and Moye Consultants LLC was awarded a \$10,000 grant.

Dave Ramsay offered a motion to approve the agreements. Kristin Dozier seconded the motion which passed unanimously.

9. Danfoss Variance Request

Danfoss LLC, Parcels 4103202350000 and 410327E0040, requests a variance to Sections II.3, VIII.1(d), and IX.1 to locate its parking lot the City required setback of 8' from the eastern side property line, along with the corresponding landscape buffer, rather than the C&R required 25'. An existing mature forested area and additional dense landscaping are mitigating factors. Innovation Park Development Review Committee recommends the Board approve this variance subject to applicant's good faith effort to maintain a high level of opacity between the properties.

Anne Longman offered a motion to approve the request. Kristin Dozier seconded the motion which passed unanimously.

10. North Florida Innovation Labs Variance Request

Leon County R&D Authority, Parcel 410327E0050, requests variance to Section VIII.1(d) to locate its East Paul Dirac driveway apron 12.6' from the nearest adjacent Site line (Parcel 410327E0040) rather than the C&R required 50'. A mitigating factor is that the driveway is 197' from the driveway on the adjacent property. Innovation Park Development Review Committee recommends the Board approve this variance.

Dave Ramsay offered a motion to approve the request. Eric Holmes seconded the motion which passed unanimously.

11. GSA/National Park Service Lease Modification

The General Services Administration is requesting a bilateral modification to its lease for the National Park Service Space in the Johnson Building. The modification implements Executive Order 14042, Ensuring Adequate COVID Safety Protocols for Federal Contractors. Failure to execute the modification could result in GSA's denial of future lease extensions/renewals. The current lease is in a 5-year extension through February 17, 2025 and includes a 60-day out clause which GSA could choose

to exercise for failure to approve the modification. The State of Florida filed suit October 28, 2021, in opposition to this Executive Order.

The protocols include: 1) vaccination of covered contractor employees, except in limited circumstances where an employee is legally entitled to an accommodation; 2) requirements related to masking and physical distancing while in covered contractor workplaces; and 3) designation by covered contractors of a person or persons to coordinate COVID-19 workplace safety efforts at covered contractor workplaces. Covered contractor employee means any full-time or part-time employee of a covered contractor working on or in connection with a covered contract or working at a covered contractor workplace. This includes employees of covered contractors who are not themselves working on or in connection with a covered contract. Note that contractor employees working from home must be vaccinated but do not have to follow the CDC masking and social distancing protocols, because an employee's personal residence is not a covered contractor workplace. Covered contractor means a prime contractor or subcontractor at any tier who is party to a covered contract.

The protocols present several implementation challenges and uncertainties. Staff requests direction and offers the following options for consideration:

- a. Execute the lease modification and implement the Executive Order, including amending contracts with our vendors who do work in the Johnson Building.
- b. Wait for the outcome of the State of Florida's suit, then either
 - i. Follow the direction of the courts, or
 - ii. Return to the Board or Executive Committee for guidance.
- c. Other direction from the Board

After discussion, Dave Ramsay offered a motion to table the matter for 60 days, with the Executive Committee being empowered to act on the lease modification if necessary. Ray Bye seconded the motion. Tom Allen offered a friendly amendment to add direction that Melissa VanSickle continue investigation and dialogue with the GSA. Eric Holmes offered a friendly amendment that the Board as a whole be informed if the Executive Committee action is impending within the 60-day period. Dave Ramsay and Ray Bye accepted both amendments. The motion, as amended, passed unanimously.

12. Treasurer's Report—Treasurer Ramsay

After reviewing the report and the information from the reports in Item 7.a. from the Consent Agenda, Dave Ramsay offered a motion for the Board to accept the Treasurer's Report. Eric Holmes seconded the motion which passed unanimously.

13. FSURF Loan for North Florida Innovation Labs Construction—Executive Director Miller

The Florida State University Research Foundation (FSURF) is considering offering to loan the Authority additional funds toward the completion of construction for the North Florida Innovation Labs. Additional details will be presented at the meeting.

Ron Miller reviewed the basic proposal terms framework for a loan up to \$3 million and asked for approval to continue the conversation and move forward with negotiations of the basic terms of the loan. The loan terms will be brought back to the Executive Committee for approval.

Ray Bye offered a motion to approve Ron Miller moving forward and continuing the conversation and negotiations with FSURF for a loan up to \$3 million with the terms to be negotiated. Tom Allen seconded the motion which passed unanimously.

14. Board Discussion Continued: Vision for the Future and Board Priorities

The board will continue its discussion from the prior meeting including member thoughts on a transformational idea, a barrier to remove, and a relationship to build.

Chair Kevin Graham asked the Board members to submit their overarching ideas for this fiscal year or the next, to Ron. The submissions will be presented for discussion at the next meeting.

15. Executive Director Goals FY2021-22 Discussion—Chair Graham

Kevin Graham reviewed the ED goals and noted that Board meetings going forward will be planned for 90 minutes duration.

16. Chair's Report

None.

17. Staff Reports

a. Executive Director

Ron Miller reported on the incubator construction and development progress, financial sustainability, and programs/PR/media/community relations.

b. Director of North Florida Innovation Labs

Bill Lickson reported on NFIL facility design and development, fundraising, community engagement, SBIR/STTR programs, and marketing.

18. New Business

None.

19. Adjourn

The meeting adjourned at 1:07pm.