

**Leon County Research and Development Authority
Board of Governors Meeting**

Collins Building
2051 East Paul Dirac Drive
Tallahassee, FL 32310

February 15, 2024
11:00am to 1:00pm

Minutes

Members in Attendance In-Person: Kevin Graham, Tom Allen, Ray Bye, John Dailey, Eric Holmes, Anne Longman, Rick Minor, Dave Ramsay.

Members in Attendance by Electronic Means: None.

Members Not in Attendance: Brian Bautista, Jessica Griffin, Shawnta Friday-Stroud.

Guests: Stephanie Shoulet, NAI Talcor; Michael Kramer, Bill Lickson, Ayne Markos, Peggy Bielby, LCRDA Staff.

1. Call to Order

Chair 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 absence is due to extraordinary circumstances.

Ray Bye offered a motion to allow participation by electronic means. Dave Ramsay seconded the motion which passed unanimously.

4. Modifications to the Agenda

None.

5. Public Comment

None.

6. Approval of Draft Meeting Minutes, December 7, 2023

Tom Allen offered a motion to approve the minutes. Ray Bye seconded the motion which passed unanimously.

7. Consent Agenda

- a. IPTLH Board of Directors Report – January 11, 2024
- b. Executive Committee Report – January 18, 2023
- c. Investment Reports
 - i. November 2023
 - ii. December 2023

~END OF CONSENT AGENDA~

Dave Ramsay offered a motion to approve the consent Agenda items. Eric Holmes seconded the motion which passed unanimously.

8. Treasurer’s Report—David Ramsay

- a. Treasurer’s Summary Report
- b. Financial Reports:
 - i. November 2023
 - ii. December 2023
- c. 2023 Audit Status

Treasurer David Ramsay presented his report to the Board and reviewed the supporting financial reports. He reviewed the income statement, cash flow, and balance sheet, and observed cash will continue to be a concern, particularly when we take control of the new lab building. He also noted staff’s efforts in exceeding budgeted revenues and controlling expenses so far this year. The annual audit is on track with no issues identified thus far.

John Dailey entered the meeting at 11:04am.

Tom Allen offered a motion to approve the Treasurer’s Report. Eric Holmes seconded the motion which passed unanimously.

Rick Minor entered the meeting at 11:09am.

9. NFIL and IPTLH Update – Michael Kramer and Bill Lickson

- a. Estimated Completion Date & Change Orders
- b. TCC Appropriation / FF&E
- c. Leasing Updates
- d. Insurance, Utilities, Talcor

Michael Kramer reported the current expected substantial completion date is March 1, 2024. Change orders are \$221k thus far with another 30k expected. \$500k of the legislative appropriation has been collected so far and an additional \$280k requested for FF&E. Numerous FF & E shipments have been received and are being assembled. Interest in membership in the lab is extensive and we are working with FSU to tailor the prospects to the best options. EDA approval of the membership agreement is still pending. Talcor has been engaged for \$1000 /mo. to help with the training and maintenance of the building systems and to ensure the equipment warranties remain intact by completing and recording all required maintenance and service. FSU facilities personnel have been invited to participate in the training.

10. LCRDA Update – Michael Kramer

- a. FAMU/FSU Updates – Updated Map & Legal, EDA
- b. Eisenhower Property
- c. Johnson Building Repairs
- d. CareerSource Lease
- e. SPIA Liquidation
- f. OEV Juggernaut
- g. TechGrant 2024, New Federal Grant
- h. LCRDA Without Real Estate

The Executive Committee requests ratification of its recommendation to table the discussion of the future of the LCRDA for the near term so that the focus can be on finishing the project with FSU and FAMU. The discussion can then be re-opened to consider the best path given the B2S grant and ongoing relationship with FSU, FAMU, and NFIL.

After discussion Tom Allen offered a motion to ratify the recommendation. Eric Holmes seconded the motion which passed with seven voting in favor and one abstention.

Michael Kramer reported that FSU/FAMU assignment of interest is moving forward. The Park maps are being updated, corrected, and re-surveyed as needed. FSU and FAMU will have to work out CAM terms and EDA requirements will be addressed. The Eisenhower 18-acre property currently is in grant-funded Phase 1 Environmental Site Assessment. Johnson Building repairs and maintenance items as required by our agreement with the GSA are complete. CareerSource was scheduled to move out Feb. 29, 2024, but has extended their lease month-to-month with 60-days' notice for either party to terminate. SPIA has been liquidated and we will soon request the \$268k final Juggernaut payment from OEV. In conjunction with FSU Discovery Days we are considering holding TechGrant in Fall 2024.

11. Chair's Report – Kevin Graham

None.

12. New Business

Rick Minor noted the Feb. 20, 2024 Blueprint IA meeting will address the Airport Gateway project.

13. Adjourn

The meeting adjourned at 11:47am.