

**Leon County Research & Development Authority**  
**Board of Governors Meeting**  
North Florida Innovation Labs  
1729 West Paul Dirac Drive  
Tallahassee, FL 32310

Thursday, December 5, 2024  
11:00am – 1:00pm

**Minutes**

**Members in Attendance In-Person:** Tom Allen, Ray Bye, Kevin Graham, Eric Holmes, Anne Longman, Shawnta Friday-Stroud.

**Members in Attendance by Electronic Means:** John Dailey, Dave Ramsay.

**Members Not in Attendance:** Jessica Griffin, Rick Minor.

**Guests:** Stephanie Shoulet, NAI Talcor; Julian Griffin, i2x Solutions; Michael Kramer, Ayne Markos, Peggy Bielby, LCRDA Staff.

**1. Call to Order**

Chair Tom Allen called the meeting to order at 11:12am.

**2. Introduction of Guests**

All present introduced themselves.

**3. Approval of Participation by Electronic Means**

*Kevin Graham offered a motion to approve participation by electronic means. Anne Longman seconded the motion which passed unanimously with John Dailey and Dave Ramsay not voting.*

**4. Modifications to the Agenda**

None.

**5. Public Comment**

None.

**6. Approval of Draft Meeting Minutes – October 3, 2024**

*Ray Bye offered a motion to approve the draft minutes. Kevin Graham seconded the motion which passed unanimously.*

**7. Treasurer's Report - Dave Ramsay**

- a. Year End Financials FY 2023-2024
- b. October Financials vs Budget
- c. Cash on Hand and Projected Cash 9/30/2025

Treasurer Dave Ramsay presented his report to the Board and supporting reports. He reviewed the year-

end balance sheet, income statement and cash flow. He did note that the transfer of assets in September triggered a \$2 million loss, which led to a net loss for the year of \$2.8 million.

*Kevin Graham offered a motion to approve the Treasurer's Report. Eric Holmes seconded the motion which passed unanimously*

Michael added that the October 2024 financials are not yet available and reminded the Board that a major budget assumption was that the Lab would transfer from LCRDA to FSU by Dec. 31, 2024. The new target date is Apr. 30, 2025, meaning LCRDA will continue to pay the Lab's monthly operating costs of roughly \$30k/ month, however, the reduced payroll resulting from Bill Lickson's resignation will mitigate most of the additional four months of ownership and we still anticipate year-end Sept. 30, 2025 cash to remain at \$1.1 million.

## **8. Lab/IPTLH – Michael Kramer**

- a. FF&E Updates
- b. Construction Issues
- c. FSU Operations & Members
- d. IPTLH Board of Directors rep from LCRDA Board of Governors

Michael Kramer reported that of the \$1.5 million appropriation for furniture, fixtures and equipment for the new Lab, \$327k remains available for additional equipment and technology. Lab equipment purchasing decisions are being coordinated with FSU operations team under the MOU. We are still identifying and addressing a variety of construction issues now that the Lab occupancy has increased.

Per the Letter Agreement (effective date June 20, 2024), FSU is running Lab operations and programming and is vetting three potential new Lab members. Kevin Graham has agreed to continue serving as the Board of Governors' representative to the IPTLH Board of Directors unless another Board member wants to serve in that capacity.

Michael Karmer noted that Thomas Howell Ferguson advised that IPTLH will be considered a component entity of LCRDA and does not require a separate audit. The consolidated financials for LCRDA and IPTLH will be presented in the audit but broken down in the supplemental schedules. The IPTLH balance sheet will primarily reflect the FF&E funding and acquisition, plus some depreciation.

## **9. LCRDA – Michael Kramer**

- a. FAMU/FSU
  - i. Legacy Building Status
  - ii. Danfoss & Avalanche Status
  - iii. Outparcel Status
  - iv. Lab and Build to Scale
  - v. Ponds & Roads and Declarant Rights
- b. Insurance and FEMA from May 10, 2024 Tornado
- c. Staffing Changes
- d. Eisenhower Property

Michael reported that the legacy buildings: Collins, Knight, Morgan, Johnson, and Phipps, were transferred to FAMU and FSU on Sept. 15, 2024. The Danfoss and Avalanche parcels properties transfer to FSU is pending at DEP, expected to be completed within 30-60 days. Because the outparcel, which is leased to Danfoss, is held in fee simple, its acquisition by FSU will not require DEP

involvement.

The FSU entity (FSU Research Foundation) which will accept responsibility for the EDA Lab Building Grant and the Build to Scale Grant has been identified and shared with the EDA. Valerie McDevitt will be the key contact for FSU to coordinate the process with EDA, DEP, and LCRDA. The transfer of the Ponds, roads, and declarant rights has not yet been initiated.

We received \$115k after deductible for tornado damage from our insurance carrier. We are working on agreements with FSU and FAMU to distribute the unspent proceeds. Bill Lickson resigned on Oct. 18, 2024 and executed a formal separation agreement with LCRDA.

A Talcot contact gave a rough estimate of the Eisenhower property current value: approximately \$100k per acre in today's market. Ray Bye and Kevin Graham noted the FSU Research Foundation owns 26 acres of property, with the same industrial zoning, from a donation in the same, but not adjacent, area.

#### **10. New Business – Tom Allen and Michael Kramer**

- a. Open Board Seat
- b. Committee Assignments FY 24-25
- c. Future of LCRDA Discussion
  - i. Valerie McDevitt, FSU Office of Commercialization, Associate Vice President of Strategic Partnerships and Innovation
  - ii. Roundtable Discussion

Michael Kramer reported an interested candidate for the vacant seat was a recently terminated Leon County employee, and the county attorney is reviewing. Any Board members who have recommendations can share them with staff. All committee assignments are unchanged from last year. Tom Allen noted once all the LCRDA real estate assets have been transferred to the Universities, three assets will remain: cash, the Eisenhower property, bonding capacity.

*John Dailey left the meeting at 11:42am.*

Valerie McDevitt joined the meeting to share details of her recent attendance at an Association of University Research Parks (AURP) national conference. She provided an overview of the current landscape of university research parks across the US. The parks are diverse in age, components, structure, governance, and resources. Comparatively we are in a strong position, with the combination of private, government, and university occupants. A few other parks have deeply resourced benefactors. She noted the need to improve connectivity in Tallahassee, and to consider repackaging, marketing, and fostering interactivity. Notwithstanding our geographic separation from FSU, a significant advantage of our Park is the extensive available parking. Innovation Park has great potential and already has many of the needed pieces, including the airport, MagLab, FAMU and FSU, and the planned Blueprint Airport Gateway Project road. We also need to stress and promote the significant positive economic impact the Park and the innovation research enterprise has on our community.

Following Valerie's presentation, the Board discussed the future of the LCRDA, the mission of the LCRDA, and the challenges it faces due to its governance structure, the political culture of the region, the competing goals of the key stakeholders, and financial limitations. The Board agreed that the LCRDA economic development mission does not require controlling or owning real property.

The process of a wind-down of the Authority would take an estimated 24 months to complete. Upon a final dissolution, which requires action by the Leon County Commission, at that time, any remaining assets are to be divided between FAMU and FSU.

After a brief discussion of the LCRDA bonding capacity, the Board concluded that without a partner to leverage it, it is not a useful asset as FSU and FAMU both have independent bonding capacity. As a result, there are limited benefits to the Authority model of governance. Once the Lab is transferred, the LCRDA baseline operating costs are estimated to be \$35-40k per month. As noted earlier, LCRDA has sufficient financial resources to fund its operations through FY 2025-26.

The Board agreed it would be appropriate to reach out to our community partners and discuss how we can collaborate and assist with their goals and objectives in the near term. Kevin Graham will reach out to Kyle Clark, FSU Senior VP for Finance & Administration; Tom Allen will reach out to Keith Bowers, Director of the Office of Economic Vitality; and Anne Longman will reach out to Autumn Calder, Director of the Blueprint Intergovernmental Agency.

*Kevin Graham offered a motion that the Board create employment certainty for LCRDA staff Ayne Markos and Peggy Bielby through calendar year 2025, planning to revisit the status of the Authority in June 2025 to determine if that certainty should be extended beyond Dec. 31, 2025. Shawnta Friday-Stroud offered a friendly amendment, which Kevin Graham accepted, to extend the period of employment certainty through at least the first quarter of calendar year 2025 until Mar. 31, 2026. Ray Bye seconded the motion which passed unanimously.*

## **11. Adjourn**

The meeting adjourned at 1:00pm.