

Leon County Research & Development Authority

Executive Committee Meeting

North Florida Innovation Labs / FSU Ignite Building

1729 West Paul Dirac Drive

Tallahassee, FL 32310

Thursday, July 24, 2025

11:00am – 1:00pm

Wi-Fi:

"IGNITE Staff"

SSID:

IGN!TEfsu24

Agenda

Anyone wishing to address the Committee may appear in person or submit written comments by 9:00am the day before the scheduled meeting date so that the comments can be distributed to the Committee members. Comments submitted after this time (up to the time of the meeting) will be accepted and included in the official record of the meeting. Email comments to: publicinput@inn-park.com and reference the meeting title and date in the subject line. Include your name and contact information.

1. Call to Order

2. Introduction of Guests

3. Approval of Participation by Electronic Means (if needed)

In accordance with the Bylaws, there being a quorum of members present in person, the members of the Committee present in person are required to approve participation by those participating via Electronic Means acknowledging that the absence is due to extraordinary circumstances.

4. Modifications to the Agenda

5. Public Comment

Any public comment received prior to the meeting will be provided to the Committee members in addition to any in-person public comment.

6. Approval of Draft Meeting Minutes – May 22, 2025 (Attachment A)

7. Treasurer's Report – Dave Ramsay

- a. YTD Financials vs Budget – June 2025 (Cash Flow-Attachment B)(Balance Sheet and Income Statement to be provided as a supplement)

- b. Projected Cash on Hand 9/30/2025

8. Lab/IPTLH – Michael Kramer

- a. FF&E Updates
- b. FSU Operations & Members

9. LCRDA – Michael Kramer

- a. FAMU / FSU / DEP / EDA
 - i. Outparcel Status
 - ii. Lab and Build to Scale
 - iii. Ponds and Roads / Declarant Rights / CAM / DRC
- b. May 2024 Tornado Status
 - i. FEMA Updates
- c. June 2025 Interest Payment of \$250k
- d. Eisenhower Property
- e. Next FY Budget

10. New Business

11. Adjourn

UPCOMING FY 24/25

Board of Governors
and Executive Committee
MEETINGS

Board of Governors Meeting Thursday, August 7, 2025 11:00am – 1:00pm	Executive Committee Meeting Thursday, September 18, 2025 11:00am – 1:00pm
FY 25/26 Board of Governors Meeting Thursday, October 2, 2025 11:00am – 1:00pm	

Leon County Research & Development Authority
Executive Committee Meeting

North Florida Innovation Labs / FSU Ignite Building
1729 West Paul Dirac Drive
Tallahassee, FL 32310

Thursday, May 22, 2025
10:00am – 12:00pm

DRAFT Minutes

Members in Attendance: Tom Allen, (Chair), Kevin Graham, David Ramsay

Members not in Attendance: None.

Guests: Michael Kramer, Ayne Markos, Peggy Bielby (LCRDA Staff)

1. Call to Order

Chair Tom Allen called the meeting to order at 10:00am.

2. Introduction of Guests

All present introduced themselves.

3. Approval of Participation by Electronic Means (if needed)

As all members were present in person no approval was needed.

4. Modifications to the Agenda

Michael Kramer added two items under Agenda Item 10:
Item 10.b. Ethics Form 1 Notification of Filing Requirement
Item 10.c. Vice Chair Election

5. Public Comment

None.

6. Approval of Draft Meeting Minutes – March 20, 2025

Dave Ramsay offered a motion to approve the draft minutes. Kevin Graham seconded the motion which passed unanimously.

7. Treasurer's Report – Dave Ramsay

- a. YTD Financials vs Budget – April 2025
- b. Cash on Hand and Projected Cash 9/30/2025

Dave Ramsay reviewed the financial statements. Michael Kramer added that operating expenses are \$100k below budget notwithstanding our retention of the Lab for 4 months longer than anticipated. The

first interest payment of \$250k is due to the FSU Research Foundation on June 24, 2025 (12 months from the date of the Lab certificate of occupancy). The first principal payment will be due in another 12 months.

8. Lab/IPTLH – Michael Kramer

- a. FF&E Updates
- b. FSU Operations & Members
- c. IPTLH Meeting Agenda - Following Today's Executive Committee Meeting

Michael Kramer reported that approximately \$300k of the FF&E appropriation remains unspent. The current membership payments from Lab members is \$7000 p/mo. No new members have joined yet and FSU is diligent in assessing applicants. The IPTLH Board of Directors will meet immediately following today's Executive Committee meeting.

9. LCRDA – Michael Kramer

- a. Vice Chair Position
- b. FAMU / FSU/DEP/EDA
 - i. Outparcel Status
 - ii. Lab and Build to Scale
 - iii. Pond and Roads / Declarant Rights / CAM / DRC
- c. May 2024 Tornado Status
 - i. FEMA Updates
 - ii. Purchasing Policy
- d. National Park Service
- e. June 2025 Interest Payment of \$250k
- f. Eisenhower Property

Kevin Graham offered a motion to elect Rick Minor as Vice Chair in light of Anne Longman's death on May 1, 2025 as provided under the Bylaws. Dave Ramsay seconded the motion which passed unanimously.

Michael Kramer reported that the 12-acre outparcel owned in fee simple by the Authority and occupied by Danfoss is being transferred without the need to involve DEP and is expected to be finalized by August. The EDA has all the requisite paperwork from the Authority regarding the Lab and the Build to Scale Grant, but FSU has additional paperwork to submit. The EDA timeline is undetermined. DEP is also continuing to work to facilitate the transfer. The Authority can influence the ultimate transfer date and will await EDA preference on timing the transfer of the Lab building itself and the underlying real estate. Everything has been submitted to DEP for the pond and roads transfer. The declarant rights, CAM, and DRC transfer may require a tripartite agreement with the Authority, FSU, and FAMU. We are seeking multiple bids for the central pond repair in case FEMA requires them, and we are continuing to work with them on behalf of FAMU and FSU for the Collins, Morgan, and Johnson Buildings.

National Park Service is still in an effective holdover period with the Authority under its lease despite FSU now owning the Johnson Building. Kevin Graham explained that the GSA is responsible for

drafting the new lease and it has been challenging to connect with the correct individual to facilitate the process. In the interim the Authority has agreed to accept the NPS lease payments and forward them to FSU. No decisions or actions are pending on the Eisenhower property.

Michael Kramer noted the Florida Commission on Ethics emailed every Board member a reminder to file their Form 1 financial disclosure electronically by July 1, 2025.

10. New Business

a. Board Member Suggestion

An email from Ray Bye considering offering the Eisenhower 18 acres to Leon County for use as an affordable housing site was shared and discussed. The Committee agreed this use is outside the scope of the Authority and that the property may be needed by the Authority in the future, either for liquidity or mission purposes, as the timeline for the resolution is currently unclear. In six months, we will likely have a better idea of the timeline. The committee agreed to revisit this topic around the fiscal year end.

11. Adjourn

The meeting was adjourned at 10:37am.

Leon County Research & Development Authority
Treasury Report - Cash Activity
April 2025 to June 2025

Period Ending:		6/30/2025		5/31/2025		4/30/2025	
		Construction	Oper. & Prime	Construction	Oper. & Prime	Construction	Oper. & Prime
Operating Accounts		\$ 52,709	\$ 13,409	\$ 52,709	\$ 18,620	\$ 52,709	\$ 277,345
Investment Accounts			1,657,303		1,695,928		1,689,699
Opening Cash (All Accounts)		52,709	1,670,712	52,709	1,714,548	52,709	1,967,044
Deposits			57,955		39,617		61,060
Withdrawals & Payments			(319,461)		(83,452)		(313,557)
Ending Cash (All Accounts)		52,709	1,409,207	52,709	1,670,712	52,709	1,714,547
Account Activity							
Internal Transfers In (Out)			300,000		45,000		
CAM collection			19,381		1,088		23,056
Miscellaneous (Insurance, Interest and others)			6,142		6,725		6,579
Membership Fees & Rents			32,433		31,804		31,425
Subtotal			57,955		39,617		61,060
Operating Expenses & Other Payments			(319,461)		(83,452)		(313,557)
Net Cash Inflow (Outflow) All Accounts			(261,505)		(43,836)		(252,497)

Period Ending:	6/30/2025		5/31/2025		4/30/2025	
CAM						
CAM- FSU-AME /HPMI		1,828				1,828
CAM- FSU NWRDC		944				944
CAM- FSU Maglab		4,777				4,777
CAM FSU-Sliger		1,336				792
CAM FSU- Phipps		1,103				1,103
CAM- FSU -ICRB		1,539				1,539
CAM-FSU - Elbit		1,836				1,836
CAM- FSURF -Shaw Buildings (Lot6g)				1,088		577
CAM- FSURF Lot 1-B-1 Parking - (LotB)						2,652
CAM- -FSURF-A & B						203
CAM- FAMU		6,018				
CAM-Avalanche Partners (Aval)						842
CAM-Danfoss						5,963
Subtotal - CAM		19,381		1,088		23,056
Miscellaneous						
Insurance proceeds for tornado damage						
Shanna Lewis		350		350		350
Interest		5,792		6,375		6,229
Subtotal - Miscellaneous		6,142		6,725		6,579
Membership Fees & Rents						
General Service Administration (Gs04plfl)		25,891		26,111		25,733
Piersica, Inc. a Delaware for profit corp.,		5,175		5,175		5,175
Quarry Sanitizer, LLC (Quarrysa)		1,367		518		518
Subtotal - Rent		32,433		31,804		31,425
Total of Deposits		\$ 57,955		\$ 39,617		\$ 61,060
Material Expenditures						
FSU- RF Interest on loan		251,566				
FSU Board of Trustees						138,891
FAMU Board of Trustees						69,701
NFIL Utility- COT				16,866		31,377
Auditors				14,500		
Insurance		19,156				24,929