

Leon County Research & Development Authority

Executive Committee Meeting

FSU IGNITE Building
1729 West Paul Dirac Drive
Tallahassee, FL 32310

Tuesday, September 15, 2026
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 – July 23, 2026 (Attachment A)

7. **Treasurer’s Report – Tom Allen / Michael Kramer**
 - a. YTD Financials (*Attachment B*)(to be provided as a supplement)
 - b. Cash on Hand & Projected Cash (12/31/2026)
 - c. True up w/ FSU (Invoices, Members, Events)

8. **Lab / IPTLH – Michael Kramer**
 - a. FF&E Updates (*Attachment C*)
 - b. IPTLH Transfer of FF&E
 - c. Future of IPTLH – LCRDA Board Approval (*Attachment D*)

9. **LCRDA – Michael Kramer**
 - a. FAMU / FSU / DEP / EDA
 - i. Build to Scale Transfer
 - ii. Declarant Rights / DRC / PUD
 - b. Eisenhower Property (*Attachment E*)
 - c. License Agreement for LCRDA in Ignite Building
 - d. Existing Space in Morgan & Collins
 - e. FEMA proceeds
 - f. Task List (*Attachment F*)
 - g. Future of LCRDA – Audit, County, Cash, Records, etc.

10. New Business

11. Adjourn

UPCOMING

Board of Governors and Executive Committee

FY 26/27 MEETINGS

Board of Governors Meeting Thursday, October 1, 2026 11:00am – 1:00pm	Executive Committee Meeting Thursday, November 19, 2026 11:00am – 1:00pm
Board of Governors Meeting Thursday, December 3, 2026 11:00am – 1:00pm	Executive Committee Meeting Thursday, January 21, 2027 11:00am – 1:00pm

Leon County Research & Development Authority

Executive Committee Meeting

FSU IGNITE Building
1729 West Paul Dirac Drive
Tallahassee, FL 32310

Thursday, July 23, 2026
11:00am – 1:00pm

DRAFT Minutes

Members in Attendance: Tom Allen, Rick Minor, Kevin Graham.

Members not in Attendance: None.

Guests: Michael Kramer, Peggy Bielby; LCRDA Staff.

1. Call to Order

Chair Tom Allen called the meeting to order at 11:05am.

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

None.

5. Public Comment

None.

6. Approval of Draft Meeting Minutes – May 21, 2026

Rick Minor offered a motion to approve the draft meeting minutes. Kevin Graham seconded the motion which passed unanimously.

7. Treasurer's Report – Tom Allen / Michael Kramer

- a. YTD Financials vs Budget – June 2026
- b. Cash on Hand & Projected Cash (12/31/2026)
- c. True up w/ FSU (Invoices, Members, Events)

Michael Kramer reported that for the last two months NFIL has had virtually no expenses. Year to date, the Authority revenue is \$56k ahead of budget, and \$54k below budget in expenses. Budget is \$110k better than expected. July monthly expenses will be about \$25k. Cash on hand is \$750k including the

PRIME account and the operating account, less any outstanding checks. By 12/31/26 we expect to have approximately \$550k cash on hand, which is better than expected. We are still truing-up a few minor items with FSU such as invoices, memberships, etc. NAI Talcro is continuing at \$500 per month to manage payroll, ERISA forms, monthly financial reports.

8. Lab / IPTLH – Michael Kramer

- a. FF&E Updates
- b. Subrogation Proceeds (\$25k)
- c. IPTLH Transfer of FF&E
- d. Future of IPTLH

Michael Kramer reported we have spent or committed \$1.4 of the original \$1.5 million. We have \$120k, which includes interest earned, left to invest, preferably on lab equipment. FSU is preparing a wish list and will work with LCRDA to prioritize and move forward as soon as possible. Once the remaining funds are expended IPTLH can transfer the FF&E to FSU Research Foundation (both are non-profits) and dissolve. The Piersica insurer paid our \$25k deductible subrogation claim for the December 2025 fire, which will be reflected in the July revenue as other income.

9. LCRDA – Michael Kramer

- a. FAMU / FSU / DEP / EDA
 - i. Build to Scale Transfer
 - ii. Declarant Rights / DRC / PUD
- b. Eisenhower Property
- c. License Agreement for LCRDA in Ignite Building
- d. Existing Space in Morgan & Collins
- e. FEMA proceeds
- f. Task List

The Build to Scale Grant transfer from LCRDA to FSU has been rejected by the EDA. We are still working on the declarant rights transfer; the paperwork is being reviewed by FSU. The Eisenhower documents are expected imminently. All changes have been approved, and the documents are currently circulating for signatures. The closing date has been extended from September 30 to October 31, 2026. The Authority does not yet have a formal license agreement for space in the IGNITE Building. When the weather is cooler staff will review the records stored in Collins and Morgan Buildings and consolidate them down to storage in the Morgan Building only. The only remaining outstanding FEMA claim from the May 10, 2024 tornado damage is for \$11k from the federal government portion.

When the Authority dissolves, the Shanna Lewis restitution obligation will be transferred to Leon County. The pension liability is the responsibility of the county and state, not us.

For FY 2025/26 we are discussing with Thomas Howell Ferguson whether an audit or a review will be needed as the Authority will no longer be a going concern post dissolution. We have no liabilities and only cash. We have an audit for FY 2024/25, and we and/or Talcro will have all up to date financials available. The county can do an audit if it wants one. Michael Kramer will talk to Vince Long informally about the process and purpose. The Board will ultimately have to make the decision regarding the steps going forward.

10. New Business

Michael Kramer explained that i2x Solutions will help us preserve our electronic records as required but that it will be up to Leon County to determine how to receive and store all records, both electronic and paper.

11. Adjourn

The meeting adjourned at 11:28am.

IPTLH - FF & E Summary

Total FF&E Amount Received

Previously Approved & Paid

Subtotal

Approved not yet Paid

Miller Works: FEF-2

Air Science Equipment

Subtotal

Total - Paid or Committed

Remaining from original appropriation

Interest earned to date (net of fees)

Amount Remaining to Invest

8/19/2026	
	1,500,000
	(1,335,668)
	164,332
	(62,896)
	(3,310)
	(66,206)
	(1,401,874)
	98,126
	21,007
	119,133

For a Florida **501(c)(3) nonprofit with no employees, no debts, and no cash remaining**, the IPTLH dissolution process is relatively simple:

Recommended Order

1. **Board adopts a resolution to dissolve**
 - Hold a board meeting.
 - Approve dissolution and the distribution of remaining assets.
 - Record the vote in meeting minutes.
2. **File Florida Articles of Dissolution**
 - Submit the Articles of Dissolution through Sunbiz.
 - Filing fee: **\$35**
 - Required Document Number: N19000002113Filing site: <https://efile.sunbiz.org/dissolve01.htmlsunbiz>
3. **File your final IRS return**
 - File Form 990, 990-EZ, or 990-N (whichever normally applies).
 - Mark it as the organization's **final return**.
 - Report the any asset distribution to the recipient charity.
4. **Retain records**
 - Articles of Dissolution
 - Board minutes
 - Final bank statements
 - Donation/transfer records
 - Final IRS filing

Practical Example

If the nonprofit has:

- \$0 in its bank account
- No debts
- No employees

Then:

1. Board votes to dissolve.
2. Bank account is closed after the final payments clear.
3. Articles of Dissolution are filed with Florida.
4. Final Form 990 is filed.

Sample Board Resolution

RESOLVED, that the Board of Directors determines it is in the best interests of the Corporation to dissolve and cease operations.

FURTHER RESOLVED, that after payment of any remaining obligations, all remaining assets of the Corporation shall be distributed to [Name of Recipient 501(c)(3)], an organization exempt under Section 501(c)(3) of the Internal Revenue Code, in accordance with the Corporation's governing documents and applicable law.

FURTHER RESOLVED, that the officers of the Corporation are authorized to execute all documents necessary to complete the dissolution, including filing Articles of Dissolution with the Florida Department of State.

Since you're in Florida and this is a 501(c)(3), I would also suggest reviewing your Articles of Incorporation for a specific "dissolution clause." Many nonprofits already specify exactly which types of charities must receive remaining assets upon dissolution.

Leon County Parcel 4109208540000
Tallahassee, FL

**ADDENDUM
TO GIFT AGREEMENT
CONCERNING ACCEPTANCE OF REAL ESTATE**

THIS ADDENDUM to the Gift Agreement between the **Leon County Research and Development Authority**, as “**Donor**”, and **Florida State University** and the **Florida State University Foundation, Inc.**, collectively the “**Donee**”, is hereby executed on the same date as the Gift Agreement (the “**Effective Date**”).

This Addendum shall serve to reflect the terms upon which the Donee is able to evaluate and accept the Donor’s generous gift of real estate as outlined in the Florida State University Gift Acceptance and Counting Policy and is hereby incorporated into the Gift Agreement:

I. Donation of Real Property

Donor intends to donate, convey and entrust to Florida State University Foundation, Inc., (hereinafter the “FSUF”) for the benefit of Florida State University, real property located at **O Eisenhower Street**, with the **Leon County Parcel No. 4109208540000** and noted as Exhibit A below, together with any improvements located thereon, including but not limited to all easements and interest in any oil, gas, and mineral interests (the “Property”), if any, owned by Donor.

The Property shall be transferred to the FSUF by special warranty deed (the “Deed”), in fee simple, free and clear of all encumbrances, except for those disclosed by the title commitment and survey to be obtained by FSUF.

II. FSUF’s Inspection & Condition of the Property

Donor agrees to allow the FSUF and its contractors, employees and representatives the right to enter the Property, at their own risk and expense, to inspect, examine, survey and perform the tests, inspections, or other evaluations of the Property as FSUF reasonably deems necessary (the

Leon County Parcel 4109208540000
Tallahassee, FL

“**Inspections**”) to establish the estimated market value, marketability and condition of the Property.

Donee will require any of Donee's consultants entering upon the Property to maintain commercial general liability insurance insuring such consultant against any liability arising out of their activities in, upon, about or with respect to the Property. Donee will pay all costs incurred in connection with the Inspections, will promptly repair and restore any damage caused to the Property by such activities, and will not permit any mechanics' or other liens to be filed against the Property as a result of such activities.

Should the FSUF discover a condition that would negatively impact the market value or marketability of the Property, or a condition that could expose the FSUF to substantial liability or financial risk, the FSUF will notify the Donor in writing that it is unable to accept the Property, in which case the Addendum shall be terminated.

Donee acknowledges and agrees that donor will convey to donee and donee will accept the property in its “as is” and “where is” condition, with all faults, and that, except as may be expressly set forth herein to the contrary, donor makes no representations or warranties, express or implied, with respect to the property, the groundwater located in or under the property, or the air located above the property, including, but not limited to, any representations or warranties regarding the physical or environmental condition of the property, the groundwater located in or under the property, or the air located above the property, the value of the property, the suitability of the property, the groundwater located in or under the property, or the air located above the property for donee’s intended use, or the feasibility of donee’s intended use. In entering into this agreement, donee has not received and donee has not relied upon any representation or warranty by or on behalf of donor except as may be expressly set forth herein. Donee shall utilize the due diligence period to make its own investigation and determination as to the accuracy or acceptability of any and all matters regarding the property, the groundwater located in or under the property, the air located above the property, and donee’s intended use of the land, the groundwater located in or under the property, and the air located above the property. The provisions of this Section shall survive the Closing or any termination of this Agreement, and shall run with the title to the Property.

Leon County Parcel 4109208540000
Tallahassee, FL

III. Survey, Title Insurance & Environmental Assessment

The FSUF will obtain, at their sole cost and expense:

- 1) A survey of the Property
- 2) An owner's title insurance commitment for the Property with copies of all exceptions and instruments

If necessary, the Donor shall attempt to clear standard exceptions of the title policy, including, but not limited, to those referring to: (a) all taxes, (b) unrecorded rights or claims of parties in possession, (c) survey matters, (d) unrecorded easements or claims of easements, and (e) unrecorded mechanics' liens.

If Donor is unable or declines to cure such Title Defects, the Donor and/or the FSUF may decline the donation and terminate this Addendum.

IV. Closing

The completion of the donation of the Property (the "Closing") shall take place on a date mutually agreed to between Donor and the FSUF, but in no event later than **September 30, 2026**, unless otherwise extended. If the Closing has not occurred by **October 31, 2026**, either Donor or the FSUF may terminate this Addendum. The Closing may take place electronically rather than in person.

V. Donor's Commitment at Closing

On or before Closing, Donor agrees to execute or provide the following documents:

- a. The Deed in accordance with Section 1.0; and
- b. Lien affidavits of Donor that may be required to ensure an acceptable condition of the Property, including specifically any exception for mechanics' liens; and
- c. Other documentation that may be reasonably required to consummate the Property donation, including documents required to satisfy the requirements of the Title Commitment; and
- d. A signed closing statement, and other documentation as may be reasonably required to complete the donation.

Leon County Parcel 4109208540000
Tallahassee, FL**VI. Closing Documents, Costs, Expenses & Taxes & IRS Appraisal Requirement.****A. Documents.**

Prior to Closing, the Closing Agent shall prepare the documents described and required by Section 5 above. Donor's affidavits shall be certified to FSUF, the Florida State University Board of Trustees, the Closing Agent, and the Title Insurer in a form that meets the FSUF requirements to clear the standard exceptions.

B. Costs, Expenses, & Taxes

The FSUF shall pay for (1) its inspections; (2) the survey; (3) its attorneys' fees; (4) the title commitment; (5) the title policy, (6) the documentary stamp tax on the Deed, (7) recording fees for the Deed, (8) any recording fees for any other documents required by the donation of the Property, and (9) the closing fees charged by the Closing Agent.

Donor shall pay for Donor's attorneys' fees and any real estate taxes or assessments due for the period of Donor's ownership.

C. IRS Appraisal Requirement

Should the Donor intend to claim the donation of the Property as a deduction to their federal tax obligations, Donor will need to obtain a qualified appraisal of the Property as outlined by IRS regulations and should consult their tax expert to ensure the necessary documentation is completed.

Donor acknowledges that the Foundation has not provided tax or legal advice, that the Donor is solely responsible for obtaining any qualified appraisal required under the Internal Revenue Code, and that execution of IRS Form 8283 by the Foundation does not constitute agreement with the claimed value.

VII. Interpretation.

In all other respects, the Gift Agreement remains the same, and in case of conflict between any of the provisions of this Addendum and of the Gift Agreement, the provisions of this Addendum shall control.

Leon County Parcel 4109208540000
Tallahassee, FL

Nothing contained herein shall obligate FSU or the FSUF to accept the Property. Acceptance remains subject to completion of all due diligence and approval pursuant to the FSUF's Gift Acceptance and Counting Policy and applicable institutional review procedures.

VIII. **Assignment.** Neither party may assign this agreement without the prior written consent of the other party.

Leon County Parcel 4109208540000
Tallahassee, FL

IN WITNESS WHEREOF, the parties have signed this Addendum as of the date of the Gift Agreement.

“DONOR”
**LEON COUNTY RESEARCH AND
DEVELOPMENT AUTHORITY**

Signed by:

Michael Kramer

7/29/2026 | 8:14 AM EDT

08129156D084413...

By: Michael Kramer

Its: Executive Director

“DONEE”
**FLORIDA STATE UNIVERSITY
FOUNDATION, INC., a Florida not for
profit corporation**

DocuSigned by:

John Carrigan

8/4/2026 | 7:19 AM EDT

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By: John Carrigan

Its: Assistant Vice President and CFO of Advancement

Leon County Parcel 4109208540000
Tallahassee, FL

EXHIBIT A



LEON COUNTY RESEARCH

Owner

--

Address

4109208540000

Parcel ID



Gift Agreement
among
Leon County Research and Development Authority,
Florida State University and
the Florida State University Foundation Inc.
to establish the
LCRDA Economic Development Fund
Dated: 7/21/2026

I. INTRODUCTION

For the purpose of making a charitable gift, this Agreement is entered into on the day and date last signed by and among Leon County Research and Development Authority (“the Authority”) (“Donor”), Florida State University for and on behalf of the Florida State University Board of Trustees (“University”) and the Florida State University Foundation Inc. (“Donee”), a not-for-profit corporation located in Tallahassee, Florida to establish the **LCRDA Economic Development Fund**.

The Authority’s mission is to promote scientific research and development activities, foster economic development, and broaden the economic base of Leon County by working in affiliation with local, state, and federal government, Florida State University (“FSU”), Florida A&M University (“FAMU”) and Tallahassee State College (“TSC”).

The Authority, consistent with its Charter and its statutory purpose to operate, manage, and advance the research and development mission of Innovation Park, intends to make an expendable gift of real property to Florida State University Foundation, Inc., for the benefit of Florida State University. The Authority designates that the funds provided through proceeds from the sale of this gift may be used by the University and its affiliates for purposes that directly advance research and development activity and foster economic development in Leon County.

II. PURPOSE

A. The **LCRDA Economic Development Fund** will provide much-needed support for Florida State University programs and missions for translational research and economic development within Innovation

Park. IGNITE Tallahassee is a high-impact business incubator specializing in early-stage, new technology ventures. It features new state-of-the-art facility with laboratories and shared scientific equipment built by the Authority and designed to support early-stage and scaling technology-based companies. The Authority expresses its intent that the proceeds and expenditures from this gift meaningfully benefit the programs, facilities, and initiatives outlined in this gift.

Expenses may include but are not limited to:

- Acquisition of scientific, technical, or operational equipment necessary to support research and development, and translational activities that foster economic development within Innovation Park.
- Providing rent and/or membership subsidies to tenants and potential tenants of IGNITE Tallahassee, facility support related to IGNITE Tallahassee, or operational assistance to eligible start-up companies seeking to locate or already located in Innovation Park, whose activities contribute to the region's innovation economy.
- Funding of staff, programs, partnerships, and translational research infrastructure that build capacity for innovation and economic development in alignment with the goals of the IGNITE-FSU initiative.
- Advancement of collaborative initiatives for students from TSC, FAMU, and FSU to participate in research, workforce development, entrepreneurial training, or experiential learning activities within Innovation Park.
- Support start-ups or translational research projects that provide internships, employment pathways, or community-focused technological solutions that benefit residents and create measurable economic and technological impact within Leon County.
- Offering scholarships, fellowships, internships, awards, or other forms of support to students, student-led ventures, start-up companies, or research teams participating in the IGNITE-FSU programs supporting the maturation and translation of research-based ideas into societal impact.
- Support efforts that strengthen the innovative ecosystem to enhance the economic growth and technological advancement of Leon County.
- Any support provided to start-up companies, incubator participants, tenants, research collaborators, or other third parties using funds from the **LCRDA Economic Development Fund** shall be administered through programs, awards, agreements, or other mechanisms approved by Florida State University or the Florida State University Foundation and consistent with their charitable, educational, and research missions. Nothing in this Agreement shall be construed as requiring direct distributions to any specific private entity or individual.

B. LCRDA expresses its intent, but not a binding restriction, that:

- The Proceeds be deployed in a manner that produces meaningful impact within approximately five (5) years of receipt of Proceeds;

- Activities supported by the Net Proceeds contribute to the continued growth and success of Innovation Park and the regional innovation ecosystem;
- Benefits extend, where feasible, to students and stakeholders across Leon County's higher education institutions and broader community.

This section is intended as guidance, rather than a condition, and shall not be interpreted to limit FSUF's discretion beyond the mission alignment required above.

C. The parties further acknowledge and agree that:

- This conveyance constitutes a philanthropic gift to FSUF and not a grant or contract for services;
- No specific deliverables, performance metrics, or repayment obligations are required of FSUF or FSU;
- The provisions of this Agreement are intended to express the Donor's philanthropic intent while allowing FSUF discretion in administration consistent with that intent.

D. This is a non-endowed fund.

E. See the 'Addendum to Gift Agreement Concerning Acceptance of Real Estate' which further governs details of the sale of the property being gifted.

III. SCHEDULE AND FORM OF CONTRIBUTION

A. This Gift is made with the understanding that the Property will be marketed for sale by FSUF as soon as reasonably practicable, and that the net proceeds derived from such sale (the "Proceeds") will to be used to support the Purpose herein. Donor will transfer good and sufficient title of the property to Donee by mutually acceptable Deed on or before September 30, 2026, and will timely execute any additional documents necessary to perfect the complete title transfer and subsequent sale.

B. The property address is 0 Eisenhower Street, Tallahassee, FL 32310, Leon County Parcel No. 4109208540000 with a 2025 Certified Taxable Value from the Leon County Property Appraiser of \$179,377.

C. The Donor and others have the right to make additional donations, either by gift or bequest, to the Donee for inclusion in the fund hereby established.

IV. ADMINISTRATION

A. The Donee's board of trustees, through its Investment Committee, shall deposit, invest and distribute the **LCRDA Economic Development Fund** in accordance with the Donee's investment and spending policies.

B. The Fund shall be administered by the Vice President for Research, or their designee, in accordance with the Purpose set forth herein. All expenditures from the Fund shall remain subject to the financial policies, internal controls, and approval authorities of the Florida State University Foundation and Florida State University, as applicable. Modifications to this Agreement may be requested by the Donor, as needed, to meet the expressed intent of this fund. Any proposed modifications must be in writing and agreed to by all parties to this Agreement.

C. The Donee is instructed to apply for and take maximum advantage of all State of Florida matching fund programs or any other state sources for which this gift may qualify, including programs or sources not in effect at the time of execution of this Agreement. The Donor recognizes that the Donee cannot guarantee or warrant State of Florida matching funds.

D. If the fund cannot be used for the Purpose stated in this Agreement, the vice president for research of the University reserves the right to redirect the use of the fund for a similar purpose most closely aligned with the Donor's original intention. The University will make reasonable efforts to contact the Donor or Donor's heirs regarding the change, but the Vice President for Research retains the ultimate decision to redirect the use.

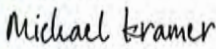
E. If consideration of any of the foregoing criteria shall be determined to be legally impermissible for whatever reason by the decision of a court of competent jurisdiction binding on the University, then such criteria shall be eliminated from this document with the remainder of the document left intact, as long as the Donor's original intent is not substantially changed, and the deleted text shall have no further force or effect. Thereafter, this gift agreement shall be administered based on the remaining criteria.

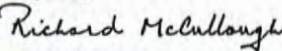
V. RECOGNITION

The Donor shall be acknowledged in accordance with the policies of the Donee. This recognition may include appearances in press releases and features in printed and electronic communications.

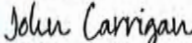
Signature page follows

All parties concerned have agreed upon the foregoing provisions, as evidenced by the signatures affixed hereto.

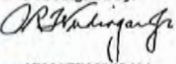
Signed by:

0B12916B0084413...
Michael Kramer
Executive Director
Leon County Research and Development Authority
7/29/2026 | 8:14 AM EDT
Date

Signed by:

94E732DE01FF428...
Richard D. McCullough, Ph.D.
President
Florida State University
8/9/2026 | 10:16 AM EDT
Date


08-10-26
Stacey Patterson
Vice President for Research
Florida State University
Date

DocuSigned by:

5BF2FA6E993A413...
John Carrigan, CPA
Assistant Vice President and CFO of Advancement
Florida State University
8/4/2026 | 7:19 AM EDT
Date

Approved as to form and legal content

DocuSigned by:

A7809E733342411...
FSU Office of General Counsel
7/31/2026 | 1:44 PM EDT
Date

Certificate Of Completion

Envelope Id: 4E874CAF-3AA0-801B-80E4-8718EC4276FB

Status: Completed

Subject: FSU Gift Agreement + Addendum

Student EMPLID:

Source Envelope:

Document Pages: 12

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Olivia McKenzie

AutoNav: Enabled

A1400 University Center

Envelopeld Stamping: Enabled

Tallahassee, FL 32306-2370

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

ogm22a@fsu.edu

IP Address: 146.201.89.233

Record Tracking

Status: Original

Holder: Olivia McKenzie

Location: DocuSign

7/24/2026 2:51:32 PM

ogm22a@fsu.edu

Signer Events

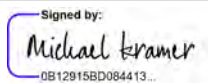
Michael Kramer

mkramer@inn-park.com

Executive Director

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

0B12915BD084413...

Signature Adoption: Pre-selected Style

Using IP Address: 149.154.43.66

Timestamp

Sent: 7/24/2026 2:58:04 PM

Resent: 7/28/2026 5:02:59 PM

Viewed: 7/28/2026 5:25:58 PM

Signed: 7/29/2026 8:14:40 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Arthur Wiedinger

AWiedinger@fsu.edu

Assoc General Counsel

Florida State University

Security Level: Email, Account Authentication
(None)

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A7899E733342411...

Signature Adoption: Uploaded Signature Image

Using IP Address: 128.186.151.197

Sent: 7/29/2026 8:14:42 AM

Resent: 7/30/2026 11:37:53 AM

Resent: 7/31/2026 11:32:22 AM

Viewed: 7/31/2026 11:32:48 AM

Signed: 7/31/2026 1:44:37 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

John Carrigan

jc22be@fsu.edu

Chief Financial Officer, FSU Foundation

FSU FOUNDATION

Security Level: Email, Account Authentication
(None)

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5BF2FA6E893A413...

Signature Adoption: Pre-selected Style

Using IP Address: 146.201.89.91

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Viewed: 8/4/2026 7:18:52 AM

Signed: 8/4/2026 7:19:32 AM

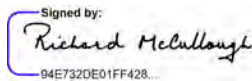
Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Richard McCullough

rmccullough@fsu.edu

Security Level: Email, Account Authentication
(None)

Signed by:

94E7320E01FF428...

Signature Adoption: Pre-selected Style

Using IP Address: 12.164.21.3

Signed using mobile

Sent: 8/6/2026 12:59:17 PM

Resent: 8/6/2026 12:59:34 PM

Viewed: 8/6/2026 1:08:05 PM

Signed: 8/9/2026 10:16:56 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Brad Hastings bhastings@advance.fsu.edu Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 7/24/2026 2:58:04 PM
Brad Hastings bhastings@advance.fsu.edu Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 8/9/2026 10:16:58 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/24/2026 2:58:05 PM
Envelope Updated	Security Checked	7/28/2026 5:02:41 PM
Envelope Updated	Security Checked	7/28/2026 5:02:41 PM
Envelope Updated	Security Checked	7/28/2026 5:02:41 PM
Envelope Updated	Security Checked	7/28/2026 5:02:41 PM
Envelope Updated	Security Checked	7/28/2026 5:02:41 PM
Envelope Updated	Security Checked	7/28/2026 5:02:41 PM
Envelope Updated	Security Checked	7/28/2026 5:02:41 PM
Envelope Updated	Security Checked	8/6/2026 12:11:14 PM
Envelope Updated	Security Checked	8/6/2026 12:11:14 PM
Envelope Updated	Security Checked	8/6/2026 12:11:14 PM
Envelope Updated	Security Checked	8/6/2026 12:59:16 PM
Certified Delivered	Security Checked	8/6/2026 1:08:05 PM
Signing Complete	Security Checked	8/9/2026 10:16:56 AM
Completed	Security Checked	8/9/2026 10:16:58 AM
Payment Events	Status	Timestamps

Required Tasks to be completed

	<u>completed</u>	<u>target date</u>
<i>Pond Repairs completed</i>	yes	12/17/2025
<i>Outparcel transferred</i>	yes	11/18/2025
<i>Roads and Pond A transferred</i>	yes	1/16/2026
<i>Lab</i>	yes	3/25/2026
<i>EDA grant</i>	yes	12/11/2025
<i>B2S grant</i>	NO	
<i>Member licenses in lab</i>	yes	6/30/2026
<i>Settle up w/ FSU & GSA (258k)</i>	yes	4/21/2026
<i>FFE fully invested</i>	no	9/30/2026
<i>transfer FFE</i>	no	10/30/2026
<i>5E, 6E and Pond E transferred (sub 1/15/26)</i>	yes	4/8/2026
<i>2025 Audits completed</i>	yes	3/31/2026
<i>Eisenhower Parcel transferred</i>	no	9/30/2026
<i>Address LCRDA leases at Collins & Morgan & Lab</i>	no	8/30/2026
<i>CAM obligations</i>	yes	4/1/2026
<i>Declarants rights, CAM, PUD transferred</i>	no	7/30/2026
<i>LCRDA & IPTLH future planning & timing</i>		
<i>Dissolve IPTLH</i>	no	12/31/2026
<i>Dissolve LCRDA</i>	no	1/31/2027
<i>FEMA & Insurance Claims</i>		
<i>Xfer to FSU & FAMU</i>	yes	1/20/2026
<i>Collect Pond - FEMA (39k)</i>	yes	1/30/2026
<i>Collect Debris - FEMA (11k)</i>	no	
<i>Piersica & Subrogation (25k)</i>	yes	6/30/2026
<i>Shanna Lewis</i>		

Projected Cash Available

12/31/2025	910,000	924,000 Actual
12/31/2026	500,000	