

**AGENDA**  
**ST. JOHNS COUNTY**  
**INDUSTRIAL DEVELOPMENT AUTHORITY**

**September 11, 2023**  
**3 p.m.**

**Executive Board Conference Room**  
**County Commission Office of the Administration Building**  
**500 San Sebastian View**  
**St. Augustine, FL 32084**

**\*\*Regular Meeting\*\***

**1. Roll Call**

**2. Public Comment**

*Each person addressing the Board shall state their name and address for the public record and limit comments to three (3) minutes. Public comment will also be provided for each item containing a proposition (other than ministerial acts) before the Board.*

**3. Additions and/or Deletions to Agenda**

**4. Approval of Minutes**

**5. Treasurer's Report**

*Review Financials*

**6. New Business**

- Flagler Health+ and UF Health Update  
*Carlton DeVooght, Flagler Health+ President & CEO*
- Approval of Amended Budget for 2022-2023  
*Henry O'Connell, IDA CPA*
- Approval of New Budget for 2023-2024  
*Henry O'Connell, IDA CPA*
- IDA Member Vacancy Recommendations to BCC
- TPC/IDA Contract  
*Mike McCabe, IDA Attorney*
- Annual Report

**7. Reports**

*IDA Members*

**8. Adjournment (Next Meeting on October 9, 2023)**

**MINUTES OF MEETING  
INDUSTRIAL DEVELOPMENT AUTHORITY  
OF ST. JOHNS COUNTY  
July 10, 2023 3:00 PM  
at  
500 San Sabastian View, St. Augustine FL**

**Members Present:** Kevin Kennedy, Chet Firth, and Ms. Churchwell

**Call In:** none.

**Members Absent:** Vivian Helwig & Geoff Litchney

**Guests Present:** See attached sign-in sheet.

Mr. Kennedy brings the meeting to order at 3 p.m.

Ms. Kennedy asks for roll call. Mr. Kennedy, Mr. Firth and Ms. Churchwell are present. Mr. Litchney and Mr. Helwig are absent.

Mr. Kennedy asks for public comment.

No public comment.

Mr. Kennedy asks for additions and deletions to today's agenda.

None.

Mr. Kennedy moves the meeting to the approval of the minutes for the May 8, 2023 meeting.

Motion Mr. Firth, Second Ms. Churchwell to approve the minutes as presented. Vote unanimous.

Mr. Kennedy moves the meeting to the Treasurer's report.

Mr. O'Connell presents one check for payment of \$365 made out to WH O'Connell & Associates PA for accounting services. He states the audit of the IDA's financials for the year ended 9/30/22 was completed and the report was clean. He asks for any questions concerning the financials or audit report. None noted.

Mr. Kennedy moves the meeting to New Business

Economic Development Strategic Master Plan Discussion.

Ms. Zuberer gives an update for the plan. She states Brett Wiler of Thomas P Miller is calling in to give a more detailed overview but has yet to call.

Mr. Kennedy states since Mr. Wiler is not on the phone as of yet let's move on to the next item and will return to this discussion when Mr. Wiler is on the phone.

The Players Championship Contract

Mr. McCabe presents the proposed contract from the Players Championship. He states the contract is for \$20,100 which will include 18 tickets for the Deck venue along with 9 parking passes. He states the current contract presented will be modified to conform with Government Standards.

Discussion.

Mr. McCabe will contact the Players Championship to get an updated draft of the final contract to bring back before the Authority.

Ms. Zuberer mentions the upcoming merger of Flager Health/Hospital. She states that from discussions she has heard the priority will be to complete the Durbin Project.

Discussion.

Mr. Wiler joins meeting at 3:15pm via phone.

Mr. Kennedy moves back to the Economic Development Strategic Master Plan (EDSMP) discussion and introduces Mr. Wiler from Thomas P. Miller & Associates.

Mr. Wiler goes over the status of the EDSMP.

Discussion.

Mr. Kennedy moves the meeting to reports.

Members.

No reports

Commissioner Whitehurst asks members about the LIV Golf and PGA Tour merger and if anyone has any feedback on the idea.

Discussion.

Chamber – Mr. Maynard states there is a new chair at the Airport Authority.

Discussion.

Mr. Kennedy states next meeting is at 3pm on 8/14/23, and asks for a motion to adjourn.

Motion Mr. Firth, second Ms. Churchwell to adjourn the meeting at 3:40 p.m.

Vote unanimous.

# IDA

## SIGN IN SHEET

### IDA BOARD MEMBERS

1	Kevin Kennedy
2	Chet Frith
3	Melissa Churchwell
4	
5	
6	
7	

### IDA MEETING

DATE: 07/10/23

### VISITORS / GUESTS

### Who do you represent?

1	Henry O'Connell	IDA CPA
2	Commissioner Whitehurst	BSS
3	Angela Cuzzo	SJC ED
4	Scott Maynard	SJC Chamber
5	Jennifer Zuberer	SJC ED
6	Mike McCabe	SJC Attorney
7	Tera Meeks	TDC
8		
9		
10		
11		
12		
13		
14		
15		
16		

3:30 PM  
09/06/23  
Accrual Basis

Industrial Development Authority  
**Balance Sheet**  
As of August 31, 2023

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	<u>Aug 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1002 · Ameris Bank	3,494.36
1004 · Ameris CD 2	608,236.45
	<hr/>
<b>Total Checking/Savings</b>	611,730.81
	<hr/>
<b>Total Current Assets</b>	611,730.81
	<hr/>
<b>TOTAL ASSETS</b>	<b><u>611,730.81</u></b>
	<hr/>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
32000 · Net Position - Unrestricted	670,662.92
Net Income	(58,932.11)
	<hr/>
<b>Total Equity</b>	611,730.81
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>611,730.81</u></b>

3:30 PM  
09/06/23  
Accrual Basis

Industrial Development Authority  
**Profit & Loss**  
October 2022 through August 2023

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	<u>Oct '22 - Aug 23</u>
<b>Income</b>	
<b>3013 · Prosperity Bank Interest Income</b>	162.88
<b>3015 · Prosperity CD Interest</b>	<u>10,376.01</u>
<b>Total Income</b>	10,538.89
<b>Expense</b>	
<b>5010 · Accounting</b>	2,121.00
<b>5016 · Contractual Services</b>	67,100.00
<b>5090 · Office Supplies</b>	75.00
<b>5710 · DCA Special Fees</b>	<u>175.00</u>
<b>Total Expense</b>	<u>69,471.00</u>
<b>Net Income</b>	<u><u>(58,932.11)</u></u>

**ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**

**AMENDMENT TO BUDGET**

**FOR THE YEAR ENDING SEPTEMBER 30, 2023**

	CURRENT BUDGET	AMENDMENT PROPOSED	AMMENDED BUDGET	Remarks
Estimated cash carryforward at October 1, 2021	\$ 670,456	\$ 606	\$ 671,062	Adjust to actual per audit
Revenue:				
Bond Issuance Fees	\$ 5,000	\$ (5,000)	\$ -	Note 1
Interest and Investment Income	1,200	9,341	10,541	Note 3
Total Revenue and Cash Available	\$ 676,656	\$ 4,947	\$ 681,603	
Expenditures:				
Legal advertisements	\$ 100	\$ (100)	\$ -	Note 3
Accounting fees	5,200	(2,329)	2,871	Note 2
Bank Charges			-	Note 2
Office Supplies	195	(120)	75	Note 3
Contractual services	267,100	(200,000)	67,100	Note 3
Travel, Meetings and Events	500	(500)	-	Note 3
Dues, Memberships, Special Fees	175	-	175	
Total Expenditures	\$ 273,270	\$ (203,049)	\$ 70,221	
Excess of Revenues and Cash Carryforward over Expenditures - Estimated Cash carryforward at September 30, 2022	<b>\$ 403,386</b>	<b>\$ 207,996</b>	<b>\$ 611,382</b>	

Note 1 Adjustment for the following:

No Bond Issuances for 2022-2023

Note 2 Adjustment for the following:

Accounting. Number of meetings reduced and time at meeting  
Branding project additional phases delayed

Note 3 Adjustment for the following:

Adjustment to actual

**ST. JOHNS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**

**BUDGET**

**FOR THE YEAR ENDING SEPTEMBER 30, 2024**

		Budget	Remarks
Estimated cash carry forward at October 1, 2022		<b>\$ 611,382</b>	From budget amendment
Revenues:			
Bond Issuance Fees		\$ 5,000	See Below
Interest and Investment Income		12,500	Estimate
Total Revenues and Cash Available		<b>\$ 17,500</b>	
Expenditures:			
Legal Advertisements		\$ 100	Meeting Notices-reduced from prior year
Accounting Fees		3,250	Accounting Services-Based on Estimate
Office Supplies		195	Incidental Supplies
Contractual Services - See Below		220,100	See below
Travel, Meetings and Events		500	Estimate
Dues, Memberships, Special Fees		175	See Below
Total Expenditures		<b>\$ 224,320</b>	
Excess of Revenues and Cash Carry forward over Expenditures - Estimated cash carry forward at September 30, 2023		<b>\$ 404,562</b>	
Proposed Items - Expenditures		Anticipated Revenues	
Contractual Services include:		Bond Issuance Fees Include	
Purchase of TPC tickets	\$ 20,100		
Marketing and Brand Development	200,000	Estimate of Fees	\$ 5,000
Total	<b>\$ 220,100</b>	Total	<b>\$ 5,000</b>
Travel, Meetings and Events		Dues, Memberships, Special Fees	
Manufacture's Conference	\$ 500	DCA	\$ 175
Total	<b>\$ 500</b>	Total	<b>\$ 175</b>





# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

**Board/Committee Name:** *Affordable Housing Advisory Committee; Arts / Culture / Heritage Funding Panel; Cultural Resource Review Board; Health and Human Services Advisory Council; Housing Finance Authority; Industrial Development Authority; Planning and Zoning Agency; Recreation Advisory Board; Tourist Development Council;*

**Submitted 10.07.2022**

**First Name:** Brian  
**Last Name:** Clark  
**Address:** 5213 RIVER PARK VILLAS DR  
**City, State Zip:** Saint Augustine, FL 32092  
**Home Phone:** (904) 522-1702  
**Cell Phone:** (904) 742-4072  
**Work Phone:** (904) 742-4072  
**Email:** clarkbrian@bellsouth.net  
**District:** 1

### Most Recent Occupation/Employer:

P3 Consultant / BPC Family Trust Foundation / 2019 - Current

### Past Work Experience/Employers:

BNY Mellon Jacksonville, FL 2017–2019

Vice President US Corporate Trust Sales & Relationship Management

- Business Development - Expanding revenue streams through strategically targeting Health Care Providers, Large Hospital Networks/Systems, Continuing Care Retirement Communities (CCRC), State Agencies, Municipalities and Private and Public Universities and Colleges all throughout Florida, North Carolina, and South Carolina.
- Relationship Management – Executes service delivery to a portfolio of Tier I clients focusing on the total client experience and a commitment to high quality level of service to retain and expand a portfolio currently generating over \$8 million in revenue and ranking consistently year over year as number one or two in all market territories.

EverBank Wealth Management (TIAA) Jacksonville, FL 2012-2017

Senior Wealth Specialist - VP

- Cross-Functional Coordination - Collaboration with internal referral partners and responsible for six financial centers throughout Central, West and North Florida working with Institutional Investors, Endowments, Non-Profit Organizations and High Net-Worth Investors to deliver globally diversified investment strategies and solutions as well as help create, modify, and implement Investment Policy Statements, Procedures and Best Practices
- Market Research and Analysis - Subject Matter Expert (SME) on CCRC's (Continuing Care Retirement Communities) Florida Statute 625 and Chapter 651. These statutes focus on the governing of assets, escrow and custodial arrangements, and operational structure and investments for all of Florida's CCRC's. Responsible for the development and creation of conservative investment strategies, services, and alternatives for 25 CCRC's in the State of Florida, while generating extensive cost savings for the community patients and providers.

Wells Fargo Financial Advisors Jacksonville, FL 2010-2012 Financial Advisor and Senior Investment Specialist

- Capital Solutions – Prospecting for new clients by leveraging personal network, cold calling, small business door to door marketing, representation at industry conferences and data mining of public databases to generate new business leads and opportunities while building a successful and profitable clientele book of business totaling over



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

\$15 million assets under management. Contributor to test question database for general security and insurance licenses. Received Series 7, Series 66, Safe 20 Mortgage licenses, the State of Florida 215 Insurance license, and the Florida Long-Term care license.

- Prioritization and multi-tasking – Produced seminars, workshops, and presentations on a diverse range of subject matters for various groups, small businesses, Fortune 500 institutions and professional sports franchises.

Responsible for creating and managing logistics over multiple years for a client event attended by national and international clients, prospects, centers of influence and industry professionals and executives.

Wells Fargo Bank Jacksonville, FL Vice President - Relationship Management Manager 2006-2010  
Vice President – Senior Relationship Manager 2001-2006

- Corporate Strategies - Created innovative solutions that focused on strengthening diversity, inclusion, and cultural competencies across the organization as the business line continued regional expansion. Strategically planned and acquired new office expansions in the southeast, while opening offices in Jacksonville and Orlando, FL as well as Atlanta, GA. Managed all logistics for strategical operational set-up and execution which included: recruitment and staffing, marketing and brand recognition, training, and development for human capital, as well as negotiating new office buildouts and oversight.

- Executive Management – Recruited and managed a diverse team of 20 professionals including Relationship Managers and Specialist located in multiple locations and states. Launched new corporate, municipal and escrow services team starting with zero revenue, zero clients, zero retail footprint and successfully built and managed a group of professionals in the Southeast market that expanded to over \$15 million in annual revenue. Produced and managed \$5 billion in total par principal and was consistently in the top three in market share for each of the 7 states in the southeast and in each product segment represented.

- Product Delivery – Established niche products in select market segments to become the recognized professional consultant and SME for all new Insurance and Institutional Delaware Trust products as well as Student Loan and other Asset Based Obligations. Knowledge and experience of the entire product life cycle.

- Contract Oversight – Responsible for negotiating complex legal documents through effective communication skills and careful judgement. Negotiated and represented as part of the deal team for the largest Hospital System Capital Financing Structure in the State of Florida as well as the largest Catastrophic Financing in the nation.

## Civic Clubs, Organizations:

Jacksonville Speech and Hearing Center Board of Directors – Chairman, Treasurer, Director, Executive Committee

Jacksonville State University (Alabama) Board of Governors

Williams YMCA Advisory Board of Directors – Executive Committee, Impact and STEM Committee Chair

Community Foundation – Advisory Board (St. Augustine, FL)

Flagler Health Village YMCA Advisory Board – Director

Switzerland Community Church - Member

President North Florida chapter for Jacksonville State University (Alabama) Alumni Association

Boys and Girls Club of St. Johns County, Florida - Volunteer

ABA – American Bankers Association

Florida Medical Group Management Association

TRIO – Transplant Recipients International Organization - Member

Jacksonville, FL Chamber of Commerce

Junior Developmental League Football Coach

Youth League Flag Football and Youth League Baseball Coach

United Way Coordinator and Volunteer

Moose Lodge International - Member

Habitat for Humanity Volunteer – Participated in completion and building of three (3) homes

## Elected or Appointed Positions:

None

## Do you do Business with the County:



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

No **Details**  
:

## Do you Have and Employment or Contractual Relationship with the County:

No **Details**  
:

## Voting Conflict:

No **Details**  
:

## Number of Times Recused:

**Details**  
:

## Subject of Active Civil or Criminal Investigation:

No **Details**  
:

## Negative Publicity:

No **Details**  
:

## Educational Background:

### Education/Training

Jacksonville State University Bachelor of Science in Finance and Management Jacksonville, AL 1990-1994

University of North Florida Business Management and Graduate Studies Jacksonville, FL 1995-1997

Cannon Trust Institute Certified Corporate Trust Specialist Charlotte, NC 1998-2000

### Licenses/Designations

Safe20 mortgage license, Series 7 General Securities license, Series 66 license, State of Florida 215 (Life, Health, and Variable Annuity) license, State of Florida Long Term Care license, Notary of Public, Certified Auditor, Certified Tax Preparer.

## References:

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Brian Lee	Friend	(904) 669-4471
Beverly Slough	Friend	(904) 210-7289
Michael Howland	Work	(904) 608-2185

## Additional Information:

Community Ambassador with over 25 years working for multiple Fortune 50 and Fortune 150 international and multinational companies serving as a trusted advisor while establishing diverse and extensive relationships across multiple industries and professions to develop and expand new and existing opportunities with a proven history of successfully maximizing shareholder equity. Partnering with local, state, federal and nonprofit entities to pursue Private-Public relationships that best fulfill the needs of the community through a Florida nonprofit grant fund foundation that has provided over a quarter million in critical funding to our most vulnerable children and senior citizens, veterans, first responders, public servants, religious leaders, and the amazing healthcare leaders and



## St. Johns County Board of County Commissioners

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Office of the Board of County Commissioners

frontline fighters serving during the pandemic. Strong ability utilizing interpersonal skills to determine stakeholder needs while developing and managing robust solutions for maximum results in all areas as measured through Key Performance Indicators (KPI). In addition, monitoring and reducing Key Risk Indicators (KRI) through stringent adherence to regulatory and governing standards, procedures, and best practices. Consistently and successfully collaborates with internal partners, team members, and industry peers to help discover new opportunities. Extensive relationships spanning all levels of local, state, and federal government, federal agencies, NGO's, nonprofit's, municipalities, private and public universities, healthcare and hospital systems, finance and insurance companies, as well as a wide range of private entities.



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

**Board/Committee Name:** Industrial Development Authority

**First Name:** Orville

**Last Name:** Dothage

**Address:** 375 Pescado Dr.

**City, State Zip:** Saint Augustine, FL 32095

**Home Phone:** (904) 907-1211

**Cell Phone:** (904) 315-3680

**Work Phone:** (904) 825-3725

**Email:** orville.dothage@ngc.com

**District:** 5

### Most Recent Occupation/Employer:

Northrop Grumman (Current)

### Past Work Experience/Employers:

Senior manager at Northrop Grumman for 35 years.

### Civic Clubs, Organizations:

I currently serve on the board of directors for the following:

Boys and Girls Club

SJCCC EDC

Good Will

FCTC

### Elected or Appointed Positions:

### Do you do Business with the County:

No      **Details:**

### Do you Have and Employment or Contractual Relationship with the County:

No      **Details:**

### Voting Conflict:

No      **Details:**

### Number of Times Recused:

N/A      **Details:**



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

**Subject of Active Civil or Criminal Investigation:**

No      **Details:**

**Negative Publicity:**

No      **Details:**

**Educational Background:**

Systems Engineering Certificate - Cal State  
BA/MBA Business Management - Kent

**References:**

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Robert Porter	VP SJCCC	(202) 330-1912
Randt Bradley	VP Northrop Grumman	(904) 810-7553
Scott Maynard	VP EDC SJCCC	(904) 687-2055

**Additional Information:**

Current chair of the Economic Development Committee for SJCCC.



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

**Board/Committee Name:** Industrial Development Authority

**Received 4.5.23 One Year 4.5.24**

**First Name:** Eli  
**Last Name:** Gillmore  
**Address:** 5242 Ellen Ct  
**City, State Zip:** St Augustine, FL 32086  
**Home Phone:** (904) 572-9924  
**Cell Phone:** (904) 572-9924  
**Work Phone:** (904) 572-9924  
**Email:** ELIGILLMORE@HOTMAIL.COM  
**District:** 3

### Most Recent Occupation/Employer:

Watson Mortgage Corp. 11/01/2022 - current, Mortgage Loan Officer  
UF Health Jacksonville 10/2013 - current, Respiratory Therapist

### Past Work Experience/Employers:

Alarm installation with Village Key and Alarm 2009  
Publix deli 2009 - 2013

### Civic Clubs, Organizations:

National Board of Respiratory Therapists  
St Johns County Board of Realtors Business Partner  
Florida Notary Public

### St. Johns Parcels Owned:

5242 Ellen Ct St Augustine Fl. 32086 .33 acre

### Companies/Industries with Financial Interest:

### Elected or Appointed Positions:

### Do you do Business with the County:

No      **Details:**

### Do you Have and Employment or Contractual Relationship with the County:



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

No **Details:** 0

## Voting Conflict:

No **Details:**

## Number of Times Recused:

**Details:**

## Subject of Active Civil or Criminal Investigation:

No **Details:**

## Negative Publicity:

No **Details:**

## Educational Background:

ST Johns River State College AS degree  
St Johns River State College AA degree  
Florida State License Respiratory # RT13105  
NMLS # 2238820  
Florida LO # 2238820  
Florida Notary Public Commission # HH 016370

## References:

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Trevor Fleming	Friend	(904) 524-7757

## Additional Information:





# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

Rec: 8.22.23

1 Year: 8.22.24

### Board/Committee Name:

Industrial Development Authority

### First Name:

Heather

### Last Name:

Harley-Davidson

### Address:

284 Ole Road

### City, State Zip:

St. Augustine, FL 32080

### Home Phone:

(904) 217-9571

### Cell Phone:

(904) 209-8376

### Work Phone:

### Email:

heatherharleydavidson11@gmail.com

### District:

3

### Most Recent Occupation/Employer:

State Certified General Contractor/ Advanced Building Company of North Florida

### Past Work Experience/Employers:

Owner and Operator of Channel Marker 71 Barrier Island Inn and Restaurant  
A1A Crab Shack

### Civic Clubs, Organizations:

Notary, St Augustine Art Association, FREC, Intern Mentor,

### St. Johns Parcels Owned:

NA

### Companies/Industries with Financial Interest:

Advanced Building Company of North FLorida, LLC

### Elected or Appointed Positions:

### Do you do Business with the County:

No Details:

### Do you Have and Employment or Contractual Relationship with the County:

No Details: 0



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Voting Conflict:

No      **Details:**

## Number of Times Recused:

0      **Details:**

## Subject of Active Civil or Criminal Investigation:

No      **Details:**

## Negative Publicity:

No      **Details:**

## Educational Background:

UNF Bachelors of Science Industrial Technology Building Construction, General Contractor  
UNF Minor in Business Administration  
SJRCC Associates in Arts/ Real Estate Broker  
Real Estate Institute  
Florida Insurance College  
Award winning Artist St Augustine Art Association

## References:

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Marsha LaFontaine	Professional/ inves	(386) 546-2397
Kirsten Lightfoot	Professional / real	(904) 669-4558
Cheryle Beebe	Professional / Retir	(904) 501-3000

## Additional Information:

I have an expanded skill set supported by practical and educational experience. I lifeguarded & and lifeguard dispatch prior to the event of 911 emergency system for St. Johns County from age 16 to 26 under the direction of Captain Buddy Williams. I have land acquisitioned ,developed, designed and built coastal construction homes and commercial projects throughout St Augustine and St. Johns County since 1997, as a General Contractor and a Real Estate Broker. I have sat on wetland buffer committees, and practiced eco tourism with my personal projects. I owned and operated an Inn and wo restaurants of a period of ten years working directly with tourist development council for their marketing resources. I have raised my children in this community in the St Johns County School System. I live in Treasure Beach on the water, and delight in our wildlife and coastal living life style. I am a gifted artist and an active St Augustine Art Association member.



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

Rec. 11.02.22  
1 Yr. 11.02.23

**Board/Committee Name:** Industrial Development Authority

**First Name:** DIRK

**Last Name:** LOBENBRUCK

**Address:** 513 White Feather Court

**City, State Zip:** Saint Johns, FL 32259

**Home Phone:** (951) 818-9556

**Cell Phone:** (951) 818-9556

**Work Phone:**

**Email:** dvslobenbruck@gmail.com

**District:** 1

### Most Recent Occupation/Employer:

Occupation: Global Director, Human Resources & Legal Affairs.

Employer: Athena Ag, Inc.

### Past Work Experience/Employers:

Occupation: Business Development Consultant

Company: InSight Compliance

Occupations (all same employer):

Director of Business Operations

Regional Compliance & Human Resources Officer

Regional Data Protection & Information Security Officer

Organization & Human Resources Manager

Employer: Bosch and Siemens Home Appliances Corp.

Occupation: Senior Litigation Paralegal

Employer: Kirtland & Packard LLP

Occupation: Human Resources Manager

Employer: Skycastle Entertainment, Inc. (a division of NBCUniversal Media, LLC)

### Civic Clubs, Organizations:

Professional Organizations:

Society for Human Resource Management (SHRM) [current]

Human Resource Certification Institute (HRCI) [current]

International Public Management Association (IPMA) [current]

Society of Corporate Compliance and Ethics (SCCE) [current]

Civic Clubs and Public Interest Groups:

Grand Lodge of Free & Accepted Masons: Member [current]

Fair Housing Council of Orange County: Senior Paralegal & Community Mediator [past]



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Los Angeles Free Legal Clinic: Senior Paralegal [past]

Archaeological Association of South-Central Kansas: President, Vice-President, Treasurer [past]

Wichita State University: Committee Member, Court of Appeals [past]

## St. Johns Parcels Owned:

Address: 513 White Feather Court, Saint Johns, FL 32259

Parcel size: 0.40 acres

## Companies/Industries with Financial Interest:

None

## Elected or Appointed Positions:

## Do you do Business with the County:

No     **Details:**

## Do you Have and Employment or Contractual Relationship with the County:

No     **Details:** 0

## Voting Conflict:

No     **Details:**

## Number of Times Recused:

**Details:**

## Subject of Active Civil or Criminal Investigation:

No     **Details:**

## Negative Publicity:

No     **Details:**

## Educational Background:

Academic degrees:

School: Western State University, College of Law

Field of Study: Law

Degree: Juris Doctor

School: California State University

Field of Study: Business Management and Administration

Degree: Master of Business Administration

School: Wichita State University

Field of Study: Anthropology



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Degree: Master of Arts

School: Wichita State University  
Field of Study: Anthropology, Sociology  
Degree: Bachelor of Arts

**Certifications:**

SHRM-CP: Certified Professional in Human Resources  
PHR: Professional in Human Resources  
Florida Notary Public  
Certificate, Mediation and Alternative Dispute Resolution  
Certificate: Bookkeeping and Accounting

**References:**

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Brent Nicholls	Business Owner, Co-W	(818) 600-7240
John Kreiser	Realtor, Friend	(951) 496-9313
Gene Abadilla	Ministry Leader	(951) 454-4489

**Additional Information:**

I believe in perseverance, integrity, continuous learning, and seeing opportunities where most people only see problems.

Born in Germany, I came to the United States in the 1990s. Thinking I knew how to speak English, I was in for a big surprise. I found myself immersed in a culture that is not my own and a language that up until that day had only been my secondary language. I had to rethink everything that had been familiar to me, quickly broaden my language horizon, and make new acquaintances. The first year was not easy. Did I give up? No. "Giving up" is not part of my vocabulary. I struggled at first, but I persevered by constantly putting myself in uncomfortable situations.

I spent six years in Wichita, Kansas. I finished my undergraduate degree with a double major in less than four years and garnered an academic scholarship that allowed me to pursue graduate work. If you had known me from High School, you would not be able to recognize me anymore. I became eager, competitive, motivated, and developed a thirst for learning. After graduate school, I decided to disprove everyone in family by pursuing a law degree -- no one in my family had gone through professional school. I started the path, and I finished it.

Due to immigration laws, I was not able to work until I started law school. I worked during the day throughout law school and attended classes in the evening. Life was hard making ends meet in California while paying exorbitant tuition. Every problem is an opportunity for growth. That is what kept me afloat. After law school, I joined a multi-national corporation and moved through several local, regional, and international departments. Oftentimes, I worked with my counterparts and other departments from several company subsidiaries on global projects such as regulatory compliance, organizational development, restructuring efforts, information security, cultural affairs, health initiatives, and human resources matters.

I earned my MBA while working professionally and full-time because I wanted to learn more. I felt that an MBA combined with my JD and the work experience make me more well-rounded. I then started my own venture, focusing on business development, compliance, and human resources, and eventually joined a different corporation as Head of Human Resources and Legal Affairs. I decided to move from a multi-national corporation to a mid-size



## St. Johns County Board of County Commissioners

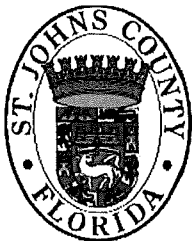
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Office of the Board of County Commissioners

company because I wanted a new challenge. My new company did not have a Human Resources & Legal Affairs department. I built the department from the grounds up by providing a legal landscape, putting operating procedures in place, and creating structure.

Professional work is not everything I do. My interests are multi-versed. I have a challenge-accepted mindset. Here is an example: I know how to assemble a wristwatch. How did that start? One of our watches needed a new battery. I have been to a watchmaker many times and always said, "I can do that too." One day, I sat down, educated myself, and went from merely replacing batteries to assembling an entire Bulova wristwatch with parts I have bought from different parts providers across the globe. With enough determination, you can do anything you want.

I am also an advocate for several causes. I have been a court-appointed mediator, volunteered as cultural association president, vice-president, and treasurer, organized fundraisers, advocated for victims of domestic violence, held food drives, and volunteered for diabetes outreach programs. I received the Volunteer of the Year Award from the County of Orange, CA.



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

Board/Committee Name:

IDA

Rec 4.4.23 ONE Yr. 4.4.24

**First Name:** Amber  
**Last Name:** Reeder  
**Address:** 206 Stargaze Ln  
**City, State Zip:** St. Augustine, FL 32095  
**Home Phone:** (904) 708-9225  
**Cell Phone:** (904) 708-9225  
**Work Phone:**  
**Email:** ambernreeder@yahoo.com  
**District:** 5

### Most Recent Occupation/Employer:

Elev8 Demolition- Project Coordinator and operations manager  
Real Estate Agent- Team Lloyd Realty

### Past Work Experience/Employers:

C F Machine & Tool- Office Manager  
ANR Builders- Owner and licensed residential building contractor

### Civic Clubs, Organizations:

NEFAR (Real estate member), MRP (Military Relocation Professional), FRG (Military family group)

### Elected or Appointed Positions:

### Do you do Business with the County:

No **Details:** I am a local Realtor and I also work for a demolition company that does work in the county.

### Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

### Voting Conflict:

No **Details:**

### Number of Times Recused:

**Details:**



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Subject of Active Civil or Criminal Investigation:

No Details:

## Negative Publicity:

No Details:

## Educational Background:

MBA in business management  
Bachelors in management  
Residential building contractor license  
Realtor  
Public Notary and signing agent

## References:

Name	Relationship	Phone
Tracy Baird	Former Boss	(904) 624-8949
Holly Bishop	Friend	(904) 214-6513
Emily Lloyd	Broker	(904) 434-6210

## Additional Information:

I am very active in the St. Johns County community through work and through helping special needs families. I am a special needs mom as well as a military spouse. I graduated with my MBA and honors due to my work ethic and skillset. I enjoy challenges and I am looked up to in both my professions. I enjoy the topics of housing, culture, and ethics. I would enjoy being part of a board where I can interact and help make decisions about the future of this county.



### HOSPITALITY PURCHASE AGREEMENT

**THIS HOSPITALITY PURCHASE AGREEMENT** (this “Agreement”) is between PGA TOUR, Inc. (“TOUR”), and the party listed herein as Purchaser. In consideration of the respective rights and obligations hereunder and other valuable consideration, TOUR and Purchaser have fully reviewed and agreed to this Agreement, including the full Terms and Conditions of this Agreement, as attached hereto.

TOURNAMENT: THE PLAYERS Championship  
LOCATION: TPC Sawgrass, Ponte Vedra Beach, Florida  
DATES: March 12 - 17, 2024  
INVENTORY: Purchaser will receive the inventory listed in Exhibit A  
INVESTMENT: \$20,100  
PAYMENT: 2024 Investment: Full balance due by January 15<sup>th</sup>, 2024

*Remit payment to:* THE PLAYERS Championship  
Attn: Ticket Operations  
P.O. Box 206 (invoices will be provided)  
Ponte Vedra Beach, FL 32004

TERM: March 12 - 17, 2024

**PURCHASER:** \_\_\_\_\_

**PGA TOUR, Inc.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Execution: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Execution: \_\_\_\_\_

**Exhibit A**

<b>SOLD TO:</b>	<b>SHIP TO:</b>	<input type="checkbox"/> Same as Sold To
Purchaser _____	Company _____	
Attn: _____	Attn: _____	
Address _____	Address _____	
Suite _____	Suite _____	
City _____	City _____	
State & Zip _____	State & Zip _____	
Phone _____	Phone _____	
Email _____	Email _____	
Acct No. _____		

Email for Fulfillment of Digital Tickets: _____
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**Inventory**

The Deck

- Located between 16/18 fairways
  - Upon entering a hospitality venue for the first time, a wrist band will be affixed to each guest. On subsequent visits to the hospitality venue, both The Deck ticket and wrist band must be displayed to gain entry.
  - Beer, wine, seltzer, soda, and bottled water are included each day inside The Deck, Tuesday – Sunday. Upgraded food and full bar are available for purchase.
- Eighteen (18) tickets providing access to The Deck and grounds access, Tuesday – Sunday
- Nine (9) general parking passes per day, Tuesday – Sunday

**Terms & Conditions**

1. **PAYMENT TERMS.** Unless otherwise specified in this Agreement, in consideration for the Inventory, Purchaser shall pay TOUR the Investment plus applicable taxes.
2. **TAXES.** TOUR will separately list in all invoices any taxes applicable to this Agreement. Purchaser acknowledges that tax legislation may be amended from time to time and alter the tax amount applicable to this Agreement. TOUR will be responsible to adjust as necessary the tax applicable to any unpaid balance on this Agreement, and Purchaser shall be responsible for payment of applicable tax amounts.
3. **GIFTS, AWARDS & INCENTIVES.** Purchaser solely responsible for verifying permission to participate. Some companies do not allow their employees to receive gifts, awards or incentives or to participate in rewards programs. If any gifts (e.g., Pro-Am), awards or incentives (e.g., travel reward points) are included in the Inventory, it is Purchaser’s sole responsibility to apply its own policies regarding participation. In certain jurisdictions, the provision of, or receipt of, gifts, awards and other incentives by individuals may trigger tax/social security and or other liabilities on the part of Purchaser and/or the relevant individual. By signing this Agreement, Purchaser understands and agrees to declare and promptly pay any such taxes, contributions or payments for which it is liable from time to time. Purchaser is solely responsible for all federal, state and local taxes (including income and withholding taxes) and shall pay, or cause to be paid, any such liabilities, it being agreed that TOUR is not liable for such amounts in any way whatsoever. Any gifts, awards or other incentives redeemed by Purchaser are one-off, non-continuous benefits and do not give rise to any right to additional remuneration (or any exception thereof) as part of any employment package.
4. **INVENTORY.** TOUR shall not be obligated to provide the Inventory until TOUR receives full and timely payment of the Investment from Purchaser. TOUR reserves the right to modify the Tournament Location and/or Dates in its sole discretion and/or to substitute any Inventory item with an item of equal or greater value. TOUR will notify Purchaser of any such modification via regular mail and/or email. Purchaser shall receive the Inventory at such rescheduled or relocated Tournament. No such modification shall entitle Purchaser to a refund of the Investment. Hotel accommodations, if any, are single room, double occupancy unless otherwise explicitly detailed in the Inventory. Charges for security/damage deposits, parking, baggage, gratuities, resort, service and other

amenities, including food and beverage, are not included unless explicitly detailed in the Inventory and are responsibility of guest(s) on arrival. Some such charges may be mandatory. Photo identification and valid credit card must be presented at check-in. Check-in, check-out, package handling and minimum age requirements vary by property. Rooms still occupied after the designated check-out time may incur charges, which are the responsibility of the guest(s). TOUR does not guarantee the standard, class, or fitness for purpose of any accommodation or service. Purchaser acknowledges that any section, row and/or seating numbers that may be included on electronic tickets are for inventory purposes only and unless expressly agreed herein do not reflect any actual and/or reserved seating location. Purchaser responsible to provide advance notice of anticipated special needs for disabled guests. Neither Purchaser nor any guest will receive points or any other benefits in conjunction with any reward or loyalty program in association with hotel room nights included in Inventory. All transportation, if any, subject to zero tolerance policy with respect to disorderly or disruptive behavior by passengers. Any minor passengers must be accompanied by a responsible adult. Drivers follow designated routes that are not subject to change in response to passenger request. Golf, if any, included in Inventory subject to compliance with course rules and regulations and dates of availability/expiration. Charges for carts, caddies, equipment rental, food and beverages are not included unless explicitly detailed in the Inventory and are the responsibility of Purchaser or guest(s). Pace of play and clothing policies vary by property. Media included in Inventory, if any, subject to advertising guidelines and policies of platform where such media is placed.

5. **FOOD & BEVERAGE.** Purchaser acknowledges that the Investment may be exclusive of food and beverage products and services. If food and beverage is included, such inclusion is detailed in the Inventory. Food and beverage may be purchased throughout the golf course at an additional cost to Purchaser. Professional caterers selected by TOUR will be assigned by TOUR when applicable. If Purchaser is assigned a caterer by TOUR, the caterer shall provide Purchaser a variety of menu options in exchange for a minimum catering charge. Additional catering charges may apply for other food and beverage services mutually agreed upon by Purchaser and the applicable caterer. Hours of food and beverage service are to be mutually agreed upon by Purchaser and the caterer. All beverage service subject to applicable law.
6. **WEATHER & CANCELLATION POLICY.** Purchaser acknowledges and agrees that the Investment is nonrefundable, and Purchaser shall not be entitled to a refund of any portion of the Investment in the event the Tournament or any element of the Inventory is postponed, delayed, shortened, or rescheduled due to weather, an act of God, state of war, public safety, union strike or any other condition beyond the reasonable control of TOUR. In the event the Tournament or any element of the Inventory is postponed, delayed, or rescheduled due to any such reasons, Purchaser shall receive the Inventory upon commencement of the rescheduled Tournament or will be provided substitute Inventory of equal or greater value at no additional charge to Purchaser. If the Tournament or any element of the Inventory is cancelled in its entirety prior to commencement of competitive play or fulfillment of the applicable element and not rescheduled, TOUR shall refund to Purchaser the Investment less any costs irrevocably incurred (construction, décor, custom printing) and less the pro rata value for any portion of Inventory fulfilled or delivered prior to such cancellation.
7. **NO LICENSE.** Purchaser acknowledges and agrees that, unless specifically detailed in the Inventory, no right or license to the use of any Federation (if applicable), TOUR or Tournament trademarks, names or logos has been granted hereunder. Purchaser shall not use, in any manner, any Federation, TOUR or Tournament trademarks, names or logos without TOUR's prior written consent. Notwithstanding the foregoing, Purchaser may acquire products (goods, merchandise, or other items) bearing the trademarks, names, or logos of the Tournament sourced only from Official Licensees of TOUR. TOUR shall provide Purchaser contact information for Official Licensees of TOUR upon request.
8. **PRODUCTS.** Purchaser shall not distribute goods or merchandise at the Tournament without prior written consent of TOUR.
9. **ADMITTANCE.** TOUR reserves the right to refuse or revoke admittance to the Tournament for any person who acts in a disorderly or disruptive manner, as determined by Tournament officials and/or refuse or revoke use of any other privileges granted in this Agreement due to such conduct. In such event, Purchaser shall not be entitled to any return or refund of any of the Investment.
10. **YOUTH POLICY.** Unless otherwise posted on the Tournament website, children and youth fifteen years of age and younger admitted free with ticketed adult; provided, however, youth access is restricted to grounds only (no hospitality access).
11. **NO RESELLING.** No privileges contained in the Inventory, including, without limitation, badges, credentials and/or tickets, may be conveyed, assigned, sold or otherwise transferred to another person or entity for financial consideration without prior written consent of TOUR. In the event of any such conveyance, assignment, sale or other transfer, TOUR shall have the right to refuse or revoke use of any badge, credential, ticket or other privilege provided in the Inventory, and Purchaser shall not be entitled to a return or refund of any of the Investment.
12. **INDEMNIFICATION; LIMITATION OF LIABILITY.** To the extent permitted by law, purchaser shall indemnify, defend and hold the Federation (if applicable), TOUR, their respective subsidiaries and affiliates and their respective officers, directors employees, contractors, volunteers, vendors and agents ("Indemnitees") harmless from and against any and all liabilities, damages, injuries, claims, suits, judgments, causes of action and expenses (including reasonable attorneys' fees, court costs and out-of-pocket expenses) suffered or incurred by the Indemnitees as a result of any breach of any obligation hereunder by Purchaser or as a result of Purchaser's use of the Inventory unless caused by the negligence or misconduct of the Indemnitees. In no event shall TOUR be liable to Purchaser for consequential, economic, incidental, indirect, punitive, special, or third-party damages incurred, or loss of profits, arising out of, in connection with, or related to this Agreement even if TOUR has been advised of the likelihood or possibility such damages may be incurred.

13. **TERMINATION.** This Agreement may be terminated by TOUR if the Tournament loses its title sponsor. Otherwise, this Agreement may not be terminated or canceled unless due to breach by Purchaser or TOUR, which breach is not cured within ten (10) days of notice by the non-breaching party. In the event of breach by Purchaser, TOUR shall retain all payments received hereunder as of the date of termination and shall have the right to pursue all available remedies at law or otherwise. In the event of termination due to loss of title sponsor or breach by TOUR, TOUR shall refund the Investment to Purchaser less any costs irrevocably incurred by TOUR in provision of the Inventory to Purchaser as of the date of such termination or breach (e.g., construction, décor, custom printing) and less the pro rata value for any portion of Inventory fulfilled or delivered prior to such termination.
14. **MISCELLANEOUS.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Purchaser may not assign its rights or obligations hereunder without prior written consent of TOUR. No amendment to this Agreement shall be effective unless in writing and executed by all parties, which execution may be in counterparts (including by facsimile and/or other electronic means), each of which shall be deemed to be an original, but both of which, taken together, shall constitute one and the same instrument. This Agreement may be executed in any number of counterparts, including by electronic means, and each such counterpart shall be deemed an original. The individual signing this Agreement on behalf of Purchaser represents and warrants that he/she has requisite authority to bind Purchaser to its terms.