

**MINUTES OF MEETING  
INDUSTRIAL DEVELOPMENT AUTHORITY  
OF ST. JOHNS COUNTY  
September 11, 2023 3:00 PM  
at  
500 San Sabastian View, St. Augustine FL**

**Members Present:** Kevin Kennedy, Viv Helwig, and Ms. Churchwell

**Call In:** None.

**Members Absent:** Chet Firth & 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. Helwig and Ms. Churchwell are present. Mr. Litchney and Mr. Firth are absent.

Mr. Kennedy asks for public comment.

Carlton DeVooght Flagler Health + President & CEO comes forward for comment. He states that on September 1, 2023 Flagler Health + became part of the UF Health organization. Integration is underway now. Part of the process will be a new logo and names, UF Health St. Johns and UF Flagler. He states all documents concerning this event are public record. \$750,000,000 will be invested by UF Health. He stated several major details of the investment: \$250,000,000 invested in Durbin Creek Hospital and \$350,000,000 will be invested over several years on Flagler's main campus. The money that is currently in Flagler's Foundation will stay in this community and will be increased by UF Health. The credit rating of Flagler Health + will be going up after this integration. UF Health will become the guarantor of all current outstanding bank debt of Flagler Health +.

Discussion.

Mr. Helwig asks will the IDA be needed for bond issues for the new integrated entity.

Mr. DeVooght stated yes, he had a discussion with the interim CEO and they stated the IDA will be considered as an issuing agency.

Discussion.

No further 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 July 10, 2023 meeting.

Motion Mr. Helwig, 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 \$225 made out to WH O’Connell & Associates PA for accounting services. Mr. O’Connell presents to the board the current financial statements, proposed amended budget for this fiscal year and a proposed budget for next fiscal year. He asks for any questions concerning the financials and proposed budgets.

Discussion.

Motion Ms. Churchwell, Second Mr. Helwig to approve the Amended budget for the Fiscal year ending September 30, 2023 as presented. Vote unanimous.

Motion Mr. Helwig, Second Mr. Kennedy to approve the proposed budget for the fiscal year ended September 30, 2024 as presented. Vote unanimous.

Mr. Kennedy moves the meeting to New Business

Flager Health +. Discussion occurred in the public comment section.

Amended Budget and Proposed budgets. Discussion and approval occurred in the treasurer’s report.

IDA Member Vacancy Recommendation to BBC

Ms. Zuberer states that Mr. Firth will not be re-applying, and Ms. Churchwell may not be as well.

Discussion.

Mr. Helwig states there is value for continuity to this board. He would like to see Ms. Churchwell reappointed for continuity purposes and this is his recommendation.

Discussion over candidates.

Mr. Kennedy supports the reappointment of Ms. Churchwell and Orville Dothage.

Motion Mr. Helwig, Second Mr. Kennedy to recommend to the Board of County Commissioners the reappointment of Ms. Churchwell and the appointment of Orville Dothage. Vote unanimous.

TPC/IDA Contract

Mr. McCabe states he has the updated contract, and it is ready for signing.

Motion Mr. Kennedy, Second Mr. Helwig to approve the contract as presented. Vote unanimous.

Annual Report

Ms. Zuberer presents a draft annual report for the IDA to be presented to the BCC.

Discussion.

Mr. Kennedy tables this until the IDA has a full board.

Mr. Kennedy moves the meeting to Reports.

Members – none

Other reports – none.

Mr. Kennedy states next meeting is at 3pm on 10/10/23, and asks for a motion to adjourn.

Motion Mr. Kennedy, second Mr. Helwig to adjourn the meeting at 3:47 p.m.

Vote unanimous.

# IDA

## SIGN IN SHEET

### IDA BOARD MEMBERS

1	Kevin Kennedy
2	Viv Helwig
3	Melissa Churchwell
4	
5	
6	
7	

### IDA MEETING

DATE: 9/11/23

### VISITORS / GUESTS

### Who do you represent?

1	Carlton DeVooght	Flagler Health + / UF Health
2	Scott Maynard	SJC Chamber of Commerce
3	Henry O'Connell	IDA CPA
4	Mike McCabe	IDA Attorney
5	Commissioner Whitehurst	SJC BCC
6	Jennifer Zuberer	SJC ED
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