

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

**October 14<sup>th</sup>, 2024**  
**3 p.m.**

**San Sebastian 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**

– August 12<sup>th</sup> & September 9<sup>th</sup> Meetings

**6. Treasurer's Report**

**7. New Business**

– IDA Board Recommendations

– Election of officers

**8. Reports**

*IDA Members*

**9. Adjournment (Next Meeting on November 11, 2024)**



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

Rec. 9/19/24  
1 Yr. 9/19/25

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

**First Name:** Sarah

**Last Name:** Hoff

**Address:** 154 Farmfield Dr

**City, State Zip:** St Augustine, FL 32092

**Home Phone:** (443) 691-2206

**Cell Phone:** (443) 691-2206

**Work Phone:** (877) 702-0288

**Email:** Flexhoff@yahoo.com

**District:** 2

**Most Recent Occupation/Employer:**

SMJ Drones

**Past Work Experience/Employers:**

Chesapeake Insurance

Stifel Nicolaus

Trowe price

**Civic Clubs, Organizations:**

Charity work -

Making lunches for St Francis

**St. Johns Parcels Owned:**

154 Farmfield Dr.

**Companies/Industries with Financial Interest:**

SMJ Drones

**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:

Purdue University computer science  
Stanford project management master

## References:

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Donna Karasic	Friend	(410) 908-9551
Vicki Payne	Friend	(603) 305-8171
Denise	Sullivan	(410) 456-5037

## Additional Information:

FAA private pilot , experienced part 107 drone (UAV) flyer and serial entrepreneur. Her experience spans 20 years. Having gained international business skills and learned about working with different cultures, Hoff started her Information Technology career working at British Gas in Tunisia, North Africa. She was a key participant in numerous business and process re-engineering initiatives with computer systems. Success continued in the computer field as she moved over to the financial world to work for T Rowe Price for close to a decade while increasing her finance knowledge. Most importantly, she threw herself into opportunities as they came her way to find success and fulfillment. She has an Advanced Project Management certificate from Stanford University and is unafraid of hard work.



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

Rec.10/08/24  
1 Yr. 10/08/25

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

**First Name:** Michael

**Last Name:** Kelly

**Address:** 1485 N Loop Pkwy

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

**Home Phone:**

**Cell Phone:** (201) 403-8337

**Work Phone:**

**Email:** panther275@gmail.com

**District:** 5

**Most Recent Occupation/Employer:**

Jersey City, New Jersey Police Chief

**Past Work Experience/Employers:**

1985: NASD Registered Series 7 Stock Broker

**Civic Clubs, Organizations:**

**St. Johns Parcels Owned:**

Home parcel only  
1485 N Loop Pkwy  
St Augustine  
.5 ac

**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



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

**Voting Conflict:**

No      **Details:**

**Number of Times Recused:**

**Details:**

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

No      **Details:**

**Negative Publicity:**

No      **Details:**

**Educational Background:**

1984 B.A Seton Hall University, South Orange, NJ  
1986 M.P.A University of Pittsburgh, Pittsburgh, PA

**References:**

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Joseph Rodriguez	Neighbor	(703) 389-4155
Tom Daniels	Neighbor	(904) 707-2044
Sean Collins	Neighbor	(515) 360-4284

**Additional Information:**

Keen interest in Urban and Regional Development with formal training as part of my MPA and general knowledge thereof.



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

Rec. 09/04/24

1 yr. 09/04/25

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

**First Name:** DIRK

**Last Name:** LOBENBRUCK

**Address:** 513 White Feather Ct

**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: U.S. Compliance Officer

Employer: EverBank, N.A.

### Past Work Experience/Employers:

Occupation: Director, HR & Compliance

Company: Athena Ag.

Occupation: Human Resources & Operations Consultant

Company: InSight Compliance

Occupations (all same employer):

Director, Business Operations & Internal Audit

Human Resources Business Partner & Regional Compliance Officer

Regional 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 Administrator

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]



# St. Johns County Board of County Commissioners

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## 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]

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]

## 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

Degree: Master of Arts

School: Wichita State University

Field of Study: Anthropology, Sociology

Degree: Bachelor of Arts



# St. Johns County Board of County Commissioners

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## 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:

Name	Relationship	Phone
Stephanie Broder	Co-Worker	(888) 882-3837
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 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





## St. Johns County Board of County Commissioners

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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

Rec: 10.1.2024

1 Year: 10.1.2024

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

**First Name:** boris

**Last Name:** lyubomirsky

**Address:** 1109 basil branch court

**City, State Zip:** Jacksonville, FL 32259

**Home Phone:**

**Cell Phone:** (480) 510-6659

**Work Phone:**

**Email:** blyubom1@hotmail.com

**District:** 1

### **Most Recent Occupation/Employer:**

CVS Health - Senior Director, Finance Operations

### **Past Work Experience/Employers:**

Walgreens - Director, Technology Initiatives

Citigroup - Sr. Manager, Client Relationship Management

Honeywell - Manager, Operations

Xerox - Analyst, Finance

### **Civic Clubs, Organizations:**

Creekside High School - PTISO, Head of Business Partners Committee

Soccer Coach - various teams

Jacksonville Track Club - Running

### **St. Johns Parcels Owned:**

Home - 1109 Basil Branch Court, 32250. 4K square feet.

### **Companies/Industries with Financial Interest:**

None

### **Elected or Appointed Positions:**

### **Do you do Business with the County:**



# St. Johns County Board of County Commissioners

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No **Details:**

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

No **Details:** 0

## Voting Conflict:

No **Details:**

## Number of Times Recused:

N/A **Details:**

## Subject of Active Civil or Criminal Investigation:

No **Details:**

## Negative Publicity:

No **Details:**

## Educational Background:

Binghamton University - Bachelor of Science, Finance  
University of Maryland - Master of Business Administration  
Six Sigma Black Belt

## References:

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Alex Leder	Friend	(203) 520-7393
Allen Morris	Friend	(904) 404-6675
Riley Williams	Friend	(904) 553-0893

## Additional Information:

Executive Leader with over 25 years of diverse industry experience at Fortune 500 companies, primarily in health care and financial services. Strong background in building business relationships, executing transformational programs, and making fact based decisions on strategic initiatives.



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Rec: April 12, 2024

1 Year: April 12, 2025

## Application

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

**First Name:** Paul

**Last Name:** Morris

**Address:** 6665A A1A S

**City, State Zip:** St Augustine, FL 32080

**Home Phone:** (631) 428-2658

**Cell Phone:** (631) 428-2658

**Work Phone:** (631) 428-2658

**Email:** pjmorris63@gmail.com

**District:** 3

**Most Recent Occupation/Employer:**

Realtor- BHHSFNR

**Past Work Experience/Employers:**

President, ARK 3CD Design Group

**Civic Clubs, Organizations:**

**St. Johns Parcels Owned:**

N/A

**Companies/Industries with Financial Interest:**

N/A

**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:

**Details:**

## Subject of Active Civil or Criminal Investigation:

No

**Details:**

## Negative Publicity:

No

**Details:**

## Educational Background:

BS Business Management- Western Governors University  
MBA- Western Governors University  
Florida Real Estate License

## References:

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Tracy Glochau	Supervisor	(904) 874-2640
Pier Ballesteros	Friend	(813) 220-7673
Stephen Luise	Work Colleague	(631) 987-2490

## Additional Information:

- ? Strategic Planning
- ? Project Management
- ? P&L Accountability | Budgeting
- ? Risk Management
- ? Real Estate Site Selection | Acquisitions
- ? Construction Oversight
- ? Program Management
- ? Business Development
- ? Policies and Processes
- ? Contracts | Negotiations
- ? Team Building and Leadership
- ? Revenue and Profit Optimization
- ? Cost Containment | Expense Control
- ? Startups | Turnarounds



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

Rec. 09/30/24  
1 Yr. 09/30/25

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

**First Name:** Nick

**Last Name:** Primrose

**Address:** 132 THORNTON CT

**City, State Zip:** Saint Augustine, FL 32092

**Home Phone:**

**Cell Phone:** (440) 364-8298

**Work Phone:**

**Email:** nprimrose@gmail.com

**District:** 2

### Most Recent Occupation/Employer:

Chief of Regulatory Compliance, Jacksonville Port Authority

### Past Work Experience/Employers:

Deputy General Counsel, Governor Ron DeSantis  
General Counsel, Division of Emergency Management  
Deputy General Counsel, Governor Rick Scott

### Civic Clubs, Organizations:

American Enterprise Institute  
Leadership Florida  
Maverick PAC  
Federalist Society  
Florida Freight Advisory Committee  
SelectFlorida

### St. Johns Parcels Owned:

Primary Residence (132 Thornton Ct.) - Approx. 1/3 acre

### Companies/Industries with Financial Interest:

None

### Elected or Appointed Positions:

### Do you do Business with the County:

No      **Details:**



# St. Johns County Board of County Commissioners

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**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:**

J.D., Barry University  
M.P.A., DePaul University  
B.A., Lake Forest College

**References:**

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Michael Sasso	Friend	(407) 413-0237
Patrick Kilbane	Friend	(904) 652-3000
Daniel	Bean	(904) 887-4277

**Additional Information:**



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Application

**Board/Committee Name:** Industrial Development Authority **11/1/2023 Expires 11/1/2024**

**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

### Voting Conflict:

No **Details:**





# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## 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

**Board/Committee Name:** Industrial Development Authority **Submitted on 10.10.24 Expires 10.10.25**

**First Name:** Kyle  
**Last Name:** Sawchuk  
**Address:** 200 Merida Road  
**City, State Zip:** st augustine, FL 32086  
**Home Phone:** (904) 669-8622  
**Cell Phone:** (904) 669-8622  
**Work Phone:**  
**Email:** kyle.sawchuk@yahoo.com  
**District:** 4

### Most Recent Occupation/Employer:

Licensed Architect, Contractor, Threshold Building Inspector & Plan Reviewer for ECS Florida

### Past Work Experience/Employers:

President, Licensed Architect, Contractor, Threshold Building Inspector & Plan Reviewer for The Office of Architecture

### Civic Clubs, Organizations:

Florida Building Code Commission-Technical Advisor Committee Member

### St. Johns Parcels Owned:

n/a

### Companies/Industries with Financial Interest:

n/a

### 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:**



# St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

## Number of Times Recused:

n/a      **Details:**

## Subject of Active Civil or Criminal Investigation:

No      **Details:**

## Negative Publicity:

No      **Details:**

## Educational Background:

Florida Atlantic University - Bachelors of Architecture (BArch)  
Florida Licensed Architect-AR96356  
Florida Licensed Contractor-CBC1260624  
Florida Licensed Inspector-BN7992  
Florida Licensed Plan Reviewer-PX4440

## References:

<b>Name</b>	<b>Relationship</b>	<b>Phone</b>
Steve Jones	Cleint	(954) 249-6969
Anis Elkaz	CoWorker	(904) 219-4903
Cody Wallace	CoWorker	(850) 857-2028

## Additional Information:

I have over 25 years of design, construction, building inspection and plan review services.