

**MINUTES OF MEETING  
INDUSTRIAL DEVELOPMENT AUTHORITY  
OF ST. JOHNS COUNTY  
September 9, 2024  
at  
500 San Sabastian View, St. Augustine FL**

**Members Present:** Viv Helwig, Orville Dothage, Kevin Kennedy and Geoff Litchney

**Call In:** None

**Members Absent:** Ms. Churchwell

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

Mr. Helwig brings the meeting to order at 3:05 p.m.

Mr. Helwig asks for roll call. Mr. Helwig, Mr. Dothage, Mr. Litchney, and Mr. Kennedy members present or on the phone. Ms. Churchwell absent.

Mr. Helwig asks for public comment.

No public comment.

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

None.

Mr. Helwig moves the meeting to Vicar's Landing -Life Care Ponte Vedra, Inc's Bond Issue.

TEFRA Hearing.

Motion Mr. Litchney to open TEFRA Hearing at 3:06, Second Mr. Dothage. Vote unanimous

Mr. Helwig asks for Public Comment on this issue. None.

Motion Mr. Helwig to close the TEFRA Hearing at 3:07PM, Second Mr. Litchney. Vote unanimous.

Mr. Helwig moves to Consideration of Resolution 2024-02 relating to Life Care Ponte Vedra, Inc's Bond Issue the 2024 Vicar's Landing Project.

Mr. Helwig introduces Robert Gall from Ziegler and Will Millford attorney with Bryant, Miller and Olive.

Mr. Gall gives a background on the proposed bond issue, its uses and sizing. The bonds will fund the Oak Bridge Project Phase 3 consisting of 3 assisted and memory care structures with approximately 60 total units. The issue will be held by Hancock Whitney Bank and Bank United.

Mr. Millford states the closing if approved will be in late October or early November.

Mr. Millford asks for any questions from the Authority Members. None

Discussion on timing.

Mr. O'Connell gives a brief review of his opinion letter to the Authority and states all is in order.

Mr. McCabe states he has reviewed the presented documents, and all is in order.

Mr. O'Connell asked the Chair for a Motion.

Motion Mr. Helwig to approve Resolution 2024-02 as presented, Second Mr. Mr. Litchney.

Vote Mr. Litchney yes  
Mr. Helwig yes  
Mr. Kennedy yes  
Mr. Dothage yes  
Vote unanimous.

Mr. Helwig moves the meeting to the approval of the May 12, 2024, July 7, 2024 and August 12, 2024 minutes.

Mr. O'Connell states the August minutes are not ready.

Discussion

Motion Mr. Dothage to approve the May 12<sup>th</sup> and July 7<sup>th</sup> minutes as presented, Second Mr. Helwig.

Vote unanimous.

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

Mr. O'Connell presents one check for payment \$650 made out to WH O'Connell & Associates PA for accounting services, the 2023-2024 proposed budget amendment for the Authority, the 2024-2025 proposed budget for the Authority, and the current financial statements.

Discussion.

Motion Mr. Helwig to adopt the 2023-2024 Amended Budget as presented, Second Mr. Kennedy. Vote Unanimous.

Mr. Helwig moves the meeting to New Business

IDA Board Recommendation.

Mr. Helwig goes over several of the applicants. States he is going off the board after serving for 8 years and Mr. Kennedy's term is up but is re-applying and she would recommend the IDA recommend Mr. Kennedy for re-appointment.

Discussion of applicants

Motion Mr. Helwig to have the IDA recommend to the Commission that they re-appoint Mr. Kennedy and they should reopen the application process to see if additional applicants will apply, Second Mr. Litchney.

Vote: Mr. Helwig yes  
Mr. Litchney yes  
Mr. Dothage yes  
Mr. Kennedy – abstained

Mr. Helwig tables the approval of the 2024-2025 proposed budget to the October meeting and moves the meeting to the TPC Agreement.

Mr. McCabe presents the two options for the Authority to consider 12 tickets \$15,000 or 18 tickets for \$20,000

Discussion

Motion Mr. Dothage to approve the contract with the Players to provide 18 tickets for \$20,000, Second Mr. Helwig. Vote unanimous.

Mr. Helwig moves the meeting to reports

IDA Members

Mr. Litchney. Asks if the Authority for the October meeting only has 4 members what number would be needed for a quorum. Mr. McCabe states since the board is made up of 5 members we would still need 3 members to make a quorum.

Mr. Litchney thanks Mr. Helwig for his 8 years of service on the board.

Mr. Kennedy. Thanks Mr. Helwig for his years of service.

Mr. Dothage. Thanks Mr. Helwig for his years of service

Mr. Helwig. Thanks the current and past members of the Authority, the Staff of the County, Mr. McCabe, Mr. O'Connell and the County Commission for who he has served with during his tenure.

Mr. Helwig asks for any other reports.

Mr. Camp introduces the new EDC Director Sara Maxfield.

Discussion.

Motion Mr. Helwig to adjourn the meeting at 3:50pm, Second Mr. Dothage. Vote Unanimous.

Motion Mr. Helwig, Second Mr. Dothage to adjourn the meeting at 3:45 p.m.

# IDA

## SIGN IN SHEET

### IDA BOARD MEMBERS

|   |                |
|---|----------------|
| 1 | Orv Dothage    |
| 2 | Viv Helwig     |
| 3 | Geoff Litchney |
| 4 | Kevin Kennedy  |
| 5 |                |
| 6 |                |
| 7 |                |

### IDA MEETING

DATE: 9/9/2024

### VISITORS / GUESTS

### Who do you represent?

|    | VISITORS / GUESTS    | Who do you represent?         |
|----|----------------------|-------------------------------|
| 1  | Sam Camp             | BCC Eco Devo                  |
| 2  | Sara Maxfield        | BCC Eco Devo                  |
| 3  | Lex Taylor III       | BCC Office of County Attorney |
| 4  | Mike McCabe          | IDA Attorney                  |
| 5  | Henry O'Connell      | IDA CPA                       |
| 6  | Rob Gall             | Ziegler                       |
| 7  | Darren Roy           | Vicars Landing                |
| 8  | Dale Pirkle          | Vicars Landing                |
| 9  | Bruce Jones          | Vicars Landing                |
| 10 | Will Millford        | Bryant Miller Olive           |
| 11 | Christian Whitehurst | BCC                           |
| 12 |                      |                               |
| 13 |                      |                               |
| 14 |                      |                               |
| 15 |                      |                               |
| 16 |                      |                               |