



COLUMBIA COUNTY ECONOMIC DEVELOPMENT ADVISORY BOARD

971 W Duval St, Suite 150

Lake City, FL 32055

AGENDA

September 18, 2025 8:30 A.M.

Opportunity for public comment shall be in accordance with Rule 4.704. Each person who wishes to address the Economic Development Advisory Board or any discussion and action agenda item shall complete one comment card for each item and submit the card or cards to County Economic Development staff in the front of the meeting room. Cards shall be submitted before the meeting is called to order.

Rules of decorum and rules for public participation are attached to the agenda handouts.

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1. Call to order: Commissioner Rocky Ford
 2. Pledge to U.S. Flag
 3. Roll call
 4. Request for additions or deletions to agenda
 5. Action and Discussion items
 - a. Action items
 - i. Approve minutes from Board Meeting held August 21, 2025
 - ii. Approve minutes from Special Board Meeting held August 29, 2025
 - iii. Request for residential incentive: GSC-Rushmore
 1. 40 Duplex (80 units) Residential Project on Turner Ave
 2. Greater than \$10M in Capital Investment
 3. Requesting a rebate of 95% for 5 years
 - b. Discussion items
 - i. Economic Development Agreement – LAKE CITY 47, LLC
 - ii. SelectFlorida ABC's of Exporting Roadshow – September 18th 2pm @Camp Weed in Live Oak : designed for Florida-based companies seeking to expand into international markets. Companies will gain valuable insights and practical strategies, including assessing export readiness, identifying and targeting top foreign markets, selecting effective market entry strategies, and implementing techniques to establish market presence and boost sales.
 - iii. NFEDP Quarterly Business Meeting – October 3rd in Live Oak
 - iv. Economic Development Community Leadership Workshop – 9am-12pm rescheduled to October 10th
 - v. 2025 Rural Summit (FREDA) November 19-21 @World Equestrian Center in Ocala

6. Economic Development Specialist report
 - a. Career Café – November 7th 9:30am @the Adult Ed Bldg
7. Economic Development Director report
 - a. RIF (Rural Infrastructure Fund) Grant for Rail Extension
 - b. FJGG (FI Jobs Growth Grant) and Section 130 Funding for Bell Rd to I-10
8. North Florida Water Utility Authority Update
9. Open public comments to the Board: 3-minute limit
10. Next advertised meeting: October 16, 2025 **Conflict with the Chamber's Small Business Symposium**
11. Adjournment

Columbia County Economic
Development Advisory Board
Special Meeting

August 29, 2025-09:00 A.M.

The Columbia County Economic Development Advisory Board (EDAB) met in a regularly scheduled meeting held at 971 West Duval Street, in the Tourism Development Council Conference room. The meeting was called to order by Chairman, Rocky Ford followed by the Pledge of Allegiance to the Flag of the United States of America.

Committee Members Present:

Rocky Ford, Chairman

Jeff Simmons, Co-Chair

Randy Thomas

Chani Walker

Angela Coppock

Mark Magstadt

Don Rosenthal

Joey O'Hern- (came in after the roll call)

Others in Attendance:

Jennifer Daniels. Economic Development Director

David Kraus, County Manager

Tricia Carter, Deputy Clerk

Van Brown, Economic Dev. Specialist

Kevin Kirby, Assistant County Manager

Jamie Wachter, Lake City Reporter

Timothy Murphy, BOCC Chairman

Dale Williams

Additions & Deletions: none

1. Action and Discussion Items:

- a. Request for incentive: Cornerstone Development on SR 47/I-75 interchange – Scott Stewart presentation.

Debbie Benefield, agent with Rockford Realty Group Inc.:

- (1) Publix is still interested in this site they have not committed.
- (2) McDonalds and Taco Bell have shown interest in this site.
- (3) There have been 3 Convenience stores that have shown interest in this site.
- (4) Elliano's Coffee has committed.
- (5) Zaxby's has committed.
- (6) Waffle House and Huddle house have shown interest in this site.
- (7) New Ice Cream shop Abbott's Frozen Custard have shown interest in this site.

Scott Stewart stated that he does not want a truck stop or a Buc-ee's here.

Scott Stewart stated that he needs to get the lift station done and needs support from the Columbia County Economic Development Advisory Board.

Jeff Simmons, Co-Chair made a comment.

Mark Magstadt asked a question about the city and county working together?

Dan Rosenthal, City Manager, stated yes and the City Mayor said it will be on the City's next agenda.

Mark Magstadt asked the question about grants being available.

David Kraus, County Manager, stated there are no grants available.

Rocky Ford, Chairman stated that the lift station will be owned and operated by the city.

2. Open public comments to the Board: 3-minute limit

Comment was made by citizen- Stew Lilker

Comment was made by citizen- Dillion Adams

Rocky Ford, Chairman responded that this is an advisory Board, and it will go before the Board of County Commissioners.

3. Board Comments:

Jeff Simmons, Co-Chair, wants clarification if this is about the sewer or tax rebate.

Jennifer Daniels, Economic Development Director, stated that we are here to discuss the tax rebate.

Jennifer Daniels, Economic Development Director, stated that the city has committed \$370,000.00 for the lift station. The county has offered to match the city, and the money will go to the city and not the developer.

Jennifer Daniels, Economic Development Director, went over the score card with the Board. She stated that Cornerstone Development scored 11 points and would qualify for 8 years of tax rebate. She also stated that the person paying the taxes would be the one getting the rebate.

Jennifer Daniels, Economic Development Director, stated that Cornerstone Development is asking for a 3-year incentive tax rebate.

Rocky Ford, Chairman commented that it is not uncommon to spend money on infrastructure to bring in business.

Debbie Benefield, agent with Rockford Reality Group, stated that Nick Patel sent in a recommendation.

Jennifer Daniels, Economic Development Director, clarified what Nick Patel was in favor of which is the tax rebate and no cash.

MOTION by Jeff Simmons, Co-Chair to approve of giving the incentive. SECOND by Randy Thomas. The motion carried unanimously.

Adjournment:

There being no further business, meeting adjourned at 9:48 A.M.

ATTEST:

Rocky Ford, Chairman

Columbia County Commissioner

James M. Swisher, Jr.

Clerk of Court & County Comptroller

Columbia County Economic
Development Advisory Board

August 21,2025 8:35 AM

The Columbia County Economic Development Advisory Board (EDAB) met in a regularly scheduled meeting held at 971 West Duval Street, in the Tourism Development Council Conference room. The meeting was called to order by Vice Chair, Jeff Simmons followed by the Pledge of Allegiance to the Flag of the United States of America.

Committee Members Present:

Rocky Ford, Chairman

Jeff Simmons, Vice Chair

Randy Thomas, (FGC)

Nick Patel

Mark Magstadt

Angela Coppock

Joey O’Hern (Chamber of Commerce)

Others in Attendance:

Jennifer Daniels. Economic Development Director

David Kraus, County Manager

Van Brown, Economic Dev. Specialist

Melissa Williams, Deputy Clerk

Additions & Deletions: none

1. Action and Discussion Items: Jennifer Daniels, Economic Development Director

a. Action items

i. Approve minutes from Board Meeting held July 17, 2025

MOTION by Joey O’Hern to approve Board minutes from July 17, 2025. SECOND by Nick Patel. The motion carried unanimously.

b. Discussion items

- i. Economic Development Community Leadership Workshop – September 5, 2025
9:00 am – 12:00 P.M. Duval Building Conference Room- Del Boyette -Boyette
Strategic Advisors.

(1) Request for topics that the Board would like to explore:

Vice Chair, Jeff Simmons asked the Board about topics.

Nick Patel stated he is concerned about the impact fee.

Vice Chair, Jeff Simmons asks about the breakdown fee between County and the City.

County Manager, David Kraus spoke about the impact fee.

Vice Chair Jeff Simmons requested to compare other counties impact fees.

Chairman, Rocky Ford spoke about the impact fees being high in Alachua County.

Jennifer Daniels, Economic Development Director stated that they can add the subject about the impact fee to the workshop

Vice Chair, Jeff Simmons spoke about new industry with local education for areas of improvement.

Nick Patel asked about the city and how they target new industry.

Joey O’Hern asked what other counties are doing for existing smaller businesses.

Vice Chair Jeff Simmons spoke about adding a media strategy.

Comment was made by citizen- Sylvester Warren

Nick Patel stated to stay focused on the positive for Lake City. TDC social media plays an active role.

Jennifer Daniels, Economic Development Director spoke to eliminate property taxes, other states will be looking to coming to Florida.

Chairman, Rocky Ford stated they will have to receive get the revenue from somewhere.

Discussion ensued.

ii. **Comp plan and Land Development Regulations Update:**

1. Survey Update – Jennifer Daniels, Economic Development Director spoke about the survey -QR code there has been 29 surveys turned in.

2. Builder / Development Professionals workshop debrief
 - a. Upcoming events
 - i. Staff Workshop is scheduled for September 24,2025 – 10:00 am -2:00 pm
 - ii. Business/ Development/Citizen Open House is scheduled for September 9,2025 from 4:00 pm – 6:00 pm. Will be here in this building and will be answering questions.
 - iii. Presentation of findings to BOCC – November 6,2025

Nick Patel asked will this committee know the outcome of the workshop finding.

Nick Patel is asking about the new law that pertains to retention pond with a pop off being very expensive.

Jennifer Daniels, Economic Development Director spoke about fencing on property land development regulations. Also, about a dog park and who will pay for it.

County Manager, David Kraus stated that the LDR process has not been updated. The website is CCFLupdate.com straight to the survey.

Mark Magstadt asked Angela Coppock if the survey could be sent out to the school to give to students.

Angela Coppock replied that it may be possible through the parent's web portal.

Joey O'Hern asked when the last time is to send out the surveys.

Chairman Rocky Ford spoke on the Florida Department of Revenue backing off on some taxes on Commercial property will take effect on 10/01/2025.

County Manager, David Kraus stated that we have lost about \$ 600,000.00 this year on rental taxes.

(2) **Economic Development Specialist report:**

- a. Local Business Visits with Department of Commerce- ~~Vann~~Van Brown, Economic Development Specialist

July 28th – 30th Department of Commerce Business Retention and Expansion Manager, EJ Ghobar and Columbia County's BRE Specialist, ~~Vann~~Van Brown met with six local business.

- (1) Grizzly Manufacturing – Jeff Muhl
- (2) Robbins Manufacturing – Carlton Jones and Tito Molina
- (3) PAR Industrial – Ron and Hilda Gipson
- (4) RDH Trucking – Adam and Glenda
- (5) Halpatter Brewing Company – Chris and Amber
- (6) Townhomes, LLC- Michael Cecil and David Drummonds

Business Owners had the opportunity to discuss their daily function and express their needs. The (BRE) Business Retention and Expansion team explained how they were there to help on both the state and local levels. Companies expressed an interest in the following (partial list):

- (1) Funding for training and for business
- (2) Workforce pools / finding quality people to employ
- (3) NACIS codes
- (4) Average wage in Columbia County
- (5) Target industries

Responses are being sent to the (BRE) Business Retention and Expansion group so that everyone can benefit from the discussions.

b. Career Café – ~~Vann~~Van Brown, Angela Coppock

~~Vann~~Van Brown and Angela Coppock spoke about bringing in students to target industries and receiving certifications. They have also been working with Tia Jernigan about students in the CTE Programs at school going to work and receiving credits.

Students are being asked to dress in business attire, bring resumes, and cover letters to the event.

Jennifer Daniels, Economic Development Director spoke about this being done at a different level and not taking away from the Job Fair.

Angela Coppock stated that this sets a skills pathway.

Vice Chair, Jeff Simmons asked about the new rehab opening of the Clear Sky Rehabilitation Hospital of Lake City. The new rehab is set to open in September.

- (1) Grizzly Manufacturing
- (2) Career Source
- (3) Another Way

Career Café will be the first ones to participate.

c. Veterans Florida- Department of Commerce Business Retention and Expansion Manager EJ Ghobar.

In a BRE Resource Group meeting the plan is to help Veterans transition into jobs as they discharge from the services.

(3) Economic Development Director Report. Jennifer Daniels, Economic Development Director

a. Project Updates

- (1) Stihl- Postponed to September due to power issue. FPL is answering questions. Very positive meeting.
- (2) Bulldog- Steel business here will provide jobs for 100 employees and pay \$ 28.00 a hour.

- (3) Gray- Airport property- small airport area -partnership.
- (4) Rize- Needs to be near a cold storage and an interstate.
- (5) Black Sabill- partnership with Levy and Columbia Counties but werey-and eliminated from selection process Columbia County.
- (6) Mars- Aviation/ Airspace- does not need a lot of water or power- 1000 acres of land.
- (7) Garfield- Congress loves Lake City and hopes to move forward soon.

Mars – making ammunication and will need underground bunkers.

Vice Chair, Jeff Simmons stated that this project will need to be near an isolated area.

Chairman, Rocky Ford agreed.

Mark Magstadt agreed.

Nick Patel asking if there will be a testing and if it will be manufacturing site?

Jennifer Daniels, Economic Development Director answered yes.

Chairman, Rocky Ford stated that it will have to be in an isolated area.

Discussion ensued.

- b. Business In Focus magazine July 2025- see attached article

Article riding out a storm- Columbia County rural area.

Vice Chair, Jeff Simmons asked if the board had to pay for the article in Business in Focus magazine.

Jennifer Daniels, Economic Development Director answered no.

- c. CECD Attainment:

Jennifer Daniels, Economic Development Director is now certified. She is the only one in the state who was certified in this cohort. The International Economic Development Council proudly awards Jennifer Daniels the Certified Economic Developer Designation. Please see the attached article

(4) North Florida Water Utility Authority Update:

Chairman, Rocky Ford spoke about the water maintenance. They will take over on 10/01/2025. DEP is helping.

Vice Chair, Jeff Simmons asked who will take over the debt for Fort White?

Chairman Rocky Ford stated the only debt the North Florida Water Utility Authority (NFWUA) will take over is grant funded.

Nick Patel asked about the merger into one for emergency repairs.

County Manager, David Kraus stated we are only talking about operations.

Angela Coppock asked about Fort White Mayor and the meeting she attended.

Chairman Rocky Ford stated it is still in discussion, but the grant was approved to move forward with the sewer.

Discussion ensued.

(5) Open public comments to Board:

Comment was made by citizen- Sylvester Warren

(6) Next advertised meeting: September 18, 2025

(7) Adjournment:

There being no further business, meeting adjourned at 10:22 A.M.

ATTEST:

Rocky Ford, Chairman

Columbia County Commissioner

James M. Swisher, Jr.

Clerk of Court & County Comptroller

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ATTEST:

Rocky Ford, Chairman

Columbia County Commissioner

James M. Swisher, Jr.

Clerk of Court & County Comptroller

Haymar Group, LLC.

Offices @ The Blanche Hotel
Lake City, FL 32055

Tim: 386.590.9015 flpotato@prodigy.net
Dylan: 386.292.3131 dylan@haymargroup.net
www.HAYMARGROUP.net

8/16/2025

Columbia County Economic Development
971 Duval Street, Suite 150
Lake City, FL 32055

Attention:

Columbia County Economic
Development Director, Jennifer (Goff) Daniels
386 758 1033
jgoff@columbiacountyfla.com

Dear Jennifer,

Please accept this 2-page letter as our request to please process the following Residential Development Economic Incentive in the form of a TAX REBATE, as previously created and adopted by the C.C.B.C.C. on May 21, 2020, for our Conceptually Planned & fully Zoned and FLUM approved - 80 door/40 Duplex Development : Turner Ave Duplexes, AKA "GSC-RUSHMORE".

The duplexes will average 2,400 sq ft and be a 50/50 mix of 2 Bedroom 2 Bath and 3 Bedroom 2 Bath units.

Under the previously approved Housing Incentive Criteria "score card" this will be eligible for a 95% annual rebate for 5 years due to the capital investment value, estimated at \$17,489,000 to \$18,500,000dollars.

All of the other required criteria per Columbia County Code and MSBU requirements will be met as well.

We are including the full submittal package including the ownership and site information, due diligence, discovery, entitlement, project design details, and supporting documents proving compliance with the requirements for review and award of our request:

- 1) Executive Summary for EDAB Board & BOCC
- 2) Site Location Map, Location and Ownership Detail
- 3) Zoning and F.L.U. approvals.
- 4) Utility Letter from C.O.L.C.
- 5) Preliminary DOH Septic Review
- 6) Engineered Sketch Plans "RUSHMORE - draft design"
- 7) Engineered plan detail showing the road location and SWMS/Retention and common area
- 8) Geotechnical Analysis and Reports
- 9) Full Traffic Study

- 10) USPS CBU Design and pricing
- 11) "FEMA Firmette" for the Site and surrounding acreage
- 12) County Tax Estimator Report
- 13) Examples of Duplex Designs and Floor Plans
- 14) Detailed documentation showing Housing Market Imbalance and all required criteria under the "Needs Assessment" detail required in the approved housing incentive.
- 15) Letter from FL Realtors Chief Economist
- 16) Market Report / Demand Justification in support of Needs Analysis and Available Supply Determination
- 17) Haymar Group LLC – Who is HAYMAR?
- 18) Documentation of construction value in excess of 10M for Completed Project with research appendix.
- 19) Executive Summary for EDAB Board & BOCC

If anything needs to be added, please advise?

Justification for this request:

- 1) Our required DD included a Preliminary Utility VS Septic System Analysis and regardless of the solution chosen, we have determined that providing suitable and permittable Sewer or Waste Treatment solutions for the project creates an extraordinary financial hardship on this project and without relief from an incentive as requested, either solution will make this project economically unfeasible. For reference our estimates place this cost between \$1,139,000.00 and \$1,280,000.00 minimum for Fees, Materials and Labor to solve for Sewer/or OSTDS.
- 2) The cost to create a common area amenity is also high and will increase, should our request be approved. We have planned a useable open space with some amenities at the rear of the community which will be connected by sidewalk to the entire community. This "parklet" or "pocket park" will become quasi-public through the MSBU process and our design plans will accommodate enhanced public and resident usability. In addition to the substantial cost of the USPS required CBU's, additional cost will be incurred to include walkways, a picnic table and shade cloth canopy along with the sidewalk and vehicular separation devices. These additional items will increase the developers' up-front cost by approximately 78K. Without the requested incentive, these items cannot be justified financially.

Please let us know if you have any suggestions or questions. We are available anytime to discuss this with you or your staff.

Providing this proposed package and request is suitable, please place us on the EDAB agenda for the first available opportunity and we will deliver the full request package ASAP.

Sincerely,

Tim Williams, Consultant

Dylan Adams, Manager

SECOND ECONOMIC DEVELOPMENT AGREEMENT

THIS ECONOMIC DEVELOPMENT AGREEMENT, (“Agreement”), is made and executed this _____ day of _____, 2025, among **LAKE CITY 47, LLC** whose mailing address is 426 SW Commerce Drive, Suite 130, Lake City, FL 32025 (the “Company”); and **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address Post Office Drawer 1529, Lake City, Florida 32056-1529, (the “County”).

PREMISES FOR AGREEMENT

A. The Company is in the business of developing real property for commercial use and will develop a commercial or retail development consisting of a substantial capital investment in Columbia County (herein the “Project”). The Project is planned to be located and constructed on a tract at the south-east quadrant of the intersection of SW State Road 47 and Interstate 75 in Columbia County, Florida, the real property being depicted in Exhibit “A” attached hereto and further described in section 1 of this Agreement (herein the “Site”).

B. The economy, including the work force of Columbia County, Florida, would greatly benefit from the location of a development such as the one the Company proposes to construct in Columbia County which will provide employment to residents and citizens of Columbia County, including the potential for economic development, substantially increased sales taxes, increased ad valorem taxes, non-ad valorem assessments, and general economic growth and revenues from such development and business operations and opportunities which will be provided by the Company. It is the legitimate business and public policy of the local and state governments under Florida law to encourage, engender, promote, and support programs that provide impetus for economic development for the purpose of alleviating unemployment and promoting the local economy and the State through the location of new and expanded business within the County and the State.

C. The parties have previously entered into an Economic Development Agreement (the “First Agreement”) for financial contribution to the City of Lake City’s construction of utility service lines to the Site. That work has been completed, but an additional substantial cost associated with utilities infrastructure, specifically a lift station, has presented and was not foreseen at the time of the First Agreement. To complete the project the Company is in need of additional funding to address this infrastructure cost.

D. In order to further induce the Company to construct the Project and maximize potential returns of tax dollars to the County, the County has offered certain additional incentives to the Company, and the parties intend to memorialize the agreement among and between them by entering into this Second Economic Development Agreement. The parties acknowledge that through compliance with this Agreement the resulting economic benefits to the Columbia County community will be substantial.

E. The parties acknowledge that the agreements and representations set forth herein may be subject to further actions that the parties must undertake to construct the Project and

implement the incentives described in this Agreement including, specifically, certain statutory and regulatory proceedings of the parties, and local and state governments.

NOW, THEREFORE, in consideration of the premises and the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, including the mutual covenants set forth herein, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties covenant and agree as follows:

1. **SITE AND PROJECT.** In addition to the work contemplated by the First Agreement, the Company will complete a lift station in support of the utilities at the Site and Project and will do so in a lawful, properly permitted manner. The lift station shall be situated upon the parcel currently known as Columbia County Parcel No. **30-4S-17-08881-000** (the "Parcel") and will be dedicated to the City of Lake City as utilities provider and as part of the public utility. Nothing in this Agreement shall be construed as restricting the Company or its successors or assigns from combining or subdividing parcels in accordance with then existing law, ordinance or regulations.

2. **COMPANY'S REPRESENTATIONS AND ASSURANCES.** As an additional incentive to the County for the performance of its obligations under the terms of this Agreement, and notwithstanding performance already due to the County under the First Agreement, the Company agrees as follows:

a. The Company shall, at its sole expense, develop the site to be a commercial subdivision offering retail and commercial development including retail establishments, restaurants, service businesses, and other uses consistent with zoning for the Site. The Company's work shall be completed in coordination with the construction of public utilities infrastructure extensions to the Parcel line. Within 18 months of completion of the public utilities to the Parcel line, all development infrastructure shall be completed, including finalization of any commercial subdivision necessary to the highest and best commercial and retail use of the Project, permitting any site plan or surface water management plans. Dedications of any infrastructure to the public shall include provisions for a special assessment against the Project parcels to account for future maintenance and replacement expenses.

b. The Company will coordinate the construction of the lift station with the City of Lake City, County, and State of Florida as appropriate, and shall ensure the lift station is dedicated to the agency or agencies responsible for maintenance and repair of that lift station for the continuing operation of the utilities to which it is connected.

c. The Company will provide the County with a certificate of good standing and its authorization to do business in the State of Florida from the Secretary of the State of Florida together with a copy of the Company's management or operating agreement, and the name and address of all principals of the Company.

d. The Company has all requisite power, authority, license, permits, corporate or otherwise, to execute and deliver this Agreement and perform its obligations hereunder. The Company's execution, delivery and performance of this Agreement have been duly

authorized by or in accordance with its organizational and governing instruments, and this Agreement has been duly executed and delivered for it by signatories so authorized, and it constitutes a legal, valid, and binding obligation of the Company.

e. The Company and the County have not received any notice nor to the best of their knowledge is there any pending or threatened notice of any violation of any applicable laws, ordinances, regulations, rules, decrees, permits or orders which would materially and adversely affect their respective ability to perform under this Agreement.

3. **ECONOMIC DEVELOPMENT INCENTIVES.** So long as the Company is not in default under this Agreement, the County shall provide the Company with economic development incentives as follows:

a. For a period of three taxable years beginning with the assessment year beginning January 1, 2027, the County shall rebate the County's portion of any collected ad valorem real property assessment to the property over and above the amounts assessed for Tax Year 2025. To be clear, the County shall rebate that portion of taxes actually paid for the tax years 2027, 2028, and 2029, as further set out herein. The rebate shall not include any special assessment, fire assessment, solid waste assessment, or assessment or tax imposed by any other agency or government. The rebates may be apportioned to the lots as subdivided from time to time on a pro rata private acreage basis, such that the assessment shall be prorated to the saleable or developable lots with no proration to lands dedicated to public use such as roads, drainage, or utilities infrastructure.

b. It is not intended that the entitlement to rebates shall be held exclusively by the Company, but shall instead run with the land, such that the Company or its successor in title to the land or any portion thereof shall be entitled to rebates for the rebate period. To the extent the Company should sell any part or all of the subject property, it is intended by this agreement that the purchaser of such land or portion thereof shall be treated as an intended third-party beneficiary of this agreement with standing to enforce the same.

c. If a successor in interest should collect rebates hereunder, then in such event that party shall not be entitled to additional rebates or economic development incentive connected with development of the land. Any successor wishing to pursue such incentives shall first release the County from any obligation hereunder and may then negotiate for its own, separate incentives, if any.

d. As an additional incentive, the County will contribute \$ _____ to the construction of the Lift Station, thereby matching the City of Lake City's monetary contribution to that project. Said sum shall be paid directly to the City of Lake City, and the Company shall have no separate right of enforcement or collection as to this part other than to compel payment to the City of Lake City.

4. **AMENDMENT AND CONFLICTING LANGUAGE.** This Agreement may be amended in writing at any time and from time to time, as may be mutually agreed to by the Company and the County. To the extent this Second Economic Development Agreement is construed to be in conflict with the First Agreement, then this Second Economic Development Agreement shall control.

5. **NOTICES.** Whenever notices are permitted or required with respect to this Agreement, the same shall be given in writing.

6. **ADDITIONAL DOCUMENTS.** The parties agree to execute and deliver such additional instruments and documents, including those specifically identified herein, provide such additional financial or technical information, attend such public hearings or meetings relating to the Project, and take such additional actions, as may reasonably be required from time to time in order to effectuate the incentives contemplated by this Agreement.

7. **DEFAULT AND REMEDIES.**

a. In the event a party commits a material breach of this Agreement as determined in good faith by the party to whom the commitment was due (the "Breachee"), the Breachee shall notify in writing the party committing the breach (the "Breacher"). The Breacher shall have 45 days from receipt of such written notice to cure such breach or provide a plan for such cure to the reasonable satisfaction of the Breachee. In the event such cure or plan for cure is not provided within the 45-day cure period, then the portions of this Agreement pertaining to the Breachee's obligations may be terminated by the Breachee. No party shall be deemed to be in default for a delay or failure in performance under this Agreement, deemed resulting, directly or indirectly, from acts of God, civil or military authority, acts of public enemy or terrorism, war, accident, fires, explosions, earthquakes, floods, or catastrophic failure of transportation or strikes or any similar cause beyond the reasonable control of any party. In the event a party determines that it will not be able to fulfill its responsibilities in the manner described in this Agreement, the party shall use its best efforts to give notice to the other parties. Such notice shall detail the responsibilities which cannot be fulfilled, the reasons the responsibilities cannot be fulfilled, and the party's proposal to cure the problem. In no event shall either party be liable to the other for special, indirect, consequential or punitive damages, even if the party has been advised that such damages are possible. No party shall be liable to the other for lost profits or lost revenues.

b. Should the Company fail to perform its obligations to develop the site under part 2.a., then in such event the County's remedy will be to withhold any rebate for that tax year and such rebate shall be forfeit.

8. **OTHER INCENTIVES.** The specified listing of incentives herein is not intended to be and shall not be construed as a limitation upon Company's right to obtain any other rights, privileges, or benefits for which it might qualify under general law and, except as otherwise provided herein, all incentives and benefits, whether conveyed herein or by general law, are intended to be cumulative.

9. **LIMITATION ON ASSIGNMENT.** Except as set forth otherwise herein, neither this Agreement nor any rights hereunder may be assigned by either party without the prior written consent and approval of the other party, which shall not be unreasonably withheld. Notwithstanding the foregoing, no consent of the County shall be required for a lawful successor in title to collect a rebate payable as provided by this agreement.

10. **OTHER.**

a. The representations, covenants and agreements of the parties are subject to and contingent upon the mutual performance by the parties hereunder.

b. No delay in any exercise or any omission to exercise any remedy or right shall impair any such remedy or right or be construed to be a waiver of any such remedy or right nor shall it affect any subsequent remedy or right of the same or a different nature. Every such remedy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by a party.

c. If any one or more of the covenants or agreements provided in this Agreement on the part of any party to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenants or agreements shall be null and void and shall be deemed separate from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

d. Company represents that it intends to comply with all federal, state and local laws, rules, regulations and ordinances governing the Project and the incentives described in this Agreement.

e. This Agreement and all transactions contemplated hereby shall be governed by and construed in accordance with and enforced under the laws of the state of Florida, notwithstanding its choice of law rules to the contrary or any other state's choice of law rules.

f. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument. Facsimile and .pdf scanned signatures are acceptable under this Agreement.

g. Except as otherwise provided herein, each of the parties shall pay all reasonable fees and expenses incurred by it in connection with the transactions contemplated by this Agreement.

h. This Agreement shall be binding upon, inure to the benefit of and be enforceable by the parties and their respective successor and permitted assigns. Notwithstanding the foregoing, it is the intent of the parties that tax rebates / refunds shall continue to be delivered to and inure to the benefit of and be enforceable by the Company after any permitted assignment by the Company unless otherwise agreed in writing.

i. Any covenant or agreement contained in this Agreement between any party and any other party contained in this Agreement may be amended only by a written instrument executed by the parties impacted. Any condition precedent to any party's obligations hereunder may be waived in writing by such party.

j. All exhibits attached hereto are incorporated herein by reference.

k. This Agreement and the exhibits hereto contain the entire understanding the parties and this Agreement supersedes all prior agreements and understandings, oral and written, with respect to this subject matter.

11. **LIMITATIONS ON LIABILITY.** Notwithstanding any other provision of this Agreement to the contrary, the County, as a political subdivision of the State of Florida, and the other parties are bound by and do not waive the provisions of Chapter 768.28, Florida Statutes, or any similar provision of state law limiting the County’s liability. Neither party shall be liable to the other party for indirect, consequential, punitive or special damages.

12. **ATTORNEY FEES.** Each party shall pay its own attorney fees incurred in connection with drafting and consummating the transaction of this agreement. Should either party thereafter file suit to enforce any provisions of this Agreement, then the prevailing party in such litigation shall be entitled to collect from the other party its reasonable attorney’s fees, including appellate fees and court costs.

13. **VENUE.** The sole venue for any legal action or proceedings arising from or as a result of this Agreement shall be Columbia County, Florida.

14. **EFFECTIVE DATE.** This Agreement shall only be binding and effective upon the parties once both parties have fully executed this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

Signed, sealed and delivered
in the presence of:

LAKE CITY 47, LLC

Witness

Print or Type Name

By: _____
Print: _____
Title: _____

Witness

Print or Type Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____ as _____ of **LAKE CITY 47, LLC** on behalf of the corporation, who is personally known to me or who has produced a Florida driver’s license as identification.

(NOTARIAL SEAL)

Notary Public, State of Florida
My Commission Expires:

Signed, sealed and delivered
in the presence of:

COLUMBIA COUNTY, FLORIDA

Witness

By: _____,
_____, Chairman

Print or Type Name

ATTEST: _____
James M. Swisher, Jr.
Clerk of Court

Witness

(SEAL)

Print or Type Name

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this _____ day of _____,
2025, by _____, as Chairman of the **BOARD OF COUNTY
COMMISSIONERS, COLUMBIA COUNTY, FLORIDA**, on behalf of the Board, who is
personally known to me.

(NOTARIAL SEAL)

Notary Public, State of Florida
My Commission Expires:

EXHIBIT "A" – SITE



ABC'S OF EXPORTING ROADSHOW



www.SelectFlorida.org

CALENDAR

SEPT 15, 2025

Greater Pensacola Chamber
9:00 a.m. - 12:00 p.m.

418 W Garden St, Suite 401
Pensacola, FL 32501

SEPT 16, 2025

UWF Emerald Coast Campus
(Building 1 - Large Meeting Room)
9:00 a.m. - 12:00 p.m.

1170 Martin Luther King Jr. Blvd, Bldg. 1
Fort Walton Beach, FL 32547

SEPT 17, 2025

Laird Building - Tech Farm
9:00 a.m. - 12:00 p.m.

7104 Laird St
Panama City Beach, FL 32408

SEPT 18, 2025

Career Source Building
9:00 a.m. - 12:00 p.m.

2601 Blairstone Rd
Tallahassee, FL 32301

SEPT 18, 2025

Camp Retreat – Live Oak, Florida
2:00 p.m. - 5:00 p.m.

11057 Camp Weed Pl
Live Oak, FL 32060



Featured Speaker:
Alejandra Henao
Director, International
Trade and Development

Topics

- Assessing export readiness
- Identifying and targeting top foreign markets
- Selecting the best Export market entry strategy for effective market penetration
- Implementing strategies to establish market presence and expand sales

ENTRY FEE IS \$25 FOR EACH LOCATION
Parking is not included

Event Contacts:
Alejandra Henao
Email: Alejandra.Henao@SelectFlorida.org
Tel: 305-808-3670

Roy Alaimo
Email: Roy.Alaimo@SelectFlorida.org
Tel: 904-652-6419

CLICK HERE TO REGISTER
www.SelectFlorida.org/exporting-roadshow



NORTH FLORIDA

ECONOMIC DEVELOPMENT PARTNERSHIP



**North Florida Economic Development Partnership Board of Directors
and General Membership Meeting
Suwannee Valley Electric Cooperative
11340 100th Street
Live Oak, Florida
Friday, October 3, 2025
9:00 a.m.-12 noon**

TENTATIVE AGENDA

- I. **Meeting Call to Order/Introductions (A)**
Jennifer Daniels, NFEDP Chair
- II. **Pledge of Allegiance and Invocation(I)**
Larry Harvey, Putnam County Commissioner and NFEDP Vice Chair
- III. **Welcome from Host Community (I)**
Suwannee County Representatives
- IV. **Consideration of June 6, 2025, Board Meeting Minutes (A)**
Karen VanAernam, Secretary/Treasurer, NFEDP/Board Action
- V. **Consideration of Treasurers Report (A)**
Karen VanAernam, Secretary/Treasurer, NFEDP/Board Action
- VI. **Special Recognition**
Jennifer Daniels, NFEDP Chair
- VII. **Consideration of RRDG Quarterly Report (A)**
Diane Scholz, NFEDP/Board Action

- VIII. **2025 Rural Summit, November 19-21, 2025, World Equestrian Center, Ocala, Florida(I)**
Hendry/Board Discussion
- IX. **2026 Rural Counties Days, January 21-22, 2026, Tallahassee (I)**
Hendry/Board Discussion
- X. **Presentation: Suwannee Valley Electric Cooperative (SVEC):**
Mike McWaters, Executive Vice President and CEO,
Suwannee Valley Electric Cooperative
- XI. **Presentation: Foreign Trade Zones and the Benefit to the Region**
Justin Ryan, Manager, FTZ No. 64 and Grant Administration,
and David Briceno, Director, Cargo Development U.S.
Southeast Accounts, Jacksonville Port Authority
- XII. **Presentation: NFEDP Social Media Update (I)**
Jay Revell, President and Chief Story Teller, RevellMedia
- XIII. **Presentation: WONDERFL and Florida First Sites**
Wes Hudgens, Lead Project Manager, Florida Power and
Light
- XIV. **Local Economic Development Case Study Presentation: TBD (I)**
- XV. **2026 Legislative Session Discussion (I)**
Darryl Register/Board Discussion
- XVI. **Public Comments (I)**
- XVII. **Next Board Meeting Date (I)**
TBD
- XVIII. **Adjournment (A)**



2025 FREDA Rural Summit

~ *Rural Florida: The Future is NOW!* ~

— Tentative Agenda —

Tuesday, November 18, 2025

2:00 p.m. - 4:00 p.m.

FREDA Board Meeting

Wednesday, November 19, 2025

1:00 p.m. - 7:00 p.m.

Summit Registration and Check-in

1:30 p.m. - 4:30 p.m.

Key Elements, Emerging Issues, and Best Practices in Rural and Community Development

Speakers:

Gray Swoope, President & CEO, VisionFirst Advisors

Nancy Blum-Heintz, Managing Director, VisionFirst Advisors

Jennifer Conoley, President & CEO, Florida's Great Northwest

Caleb Godwin, Economic Development Representative, PowerSouth Energy Cooperative

5:30 p.m. - 7:00 p.m.

Welcome Reception

RAO Volunteer of the Year Awards

Dinner on Your Own

Thursday, November 20, 2025

7:00 a.m. - 8:30 a.m.

Registration & Networking Breakfast

8:30 a.m. - 9:15 a.m.

Welcome & FREDA Overview

Welcome: **Darryl Register**, Chairman, FREDA

9:15 a.m. - 10:15 a.m.

Keynote Speaker

Ron Hetrick, Principal Economist, Lighcast

10:15 a.m. - 10:45 a.m.

Break (Networking in Exhibit Booth area)

10:45 a.m. - 11:45 a.m.

Rural Florida: Update from the Secretary of Commerce

Speaker:

J. Alex Kelly, Secretary, Florida Department of Commerce

11:45 a.m. - 1:30 p.m.

Lunch – Legislative Awards



2025 FREDa Rural Summit

~ *Rural Florida: The Future is NOW!* ~

— Tentative Agenda —

1:30 p.m. - 2:30 p.m.

Site Consultants Panel

2:30 p.m. - 3:30 p.m.

RAO Case Studies of Projects

3:30 p.m. - 4:00 p.m.

Break (Networking in Exhibit Booth area)

4:00 p.m. - 4:45 p.m.

2025 Legislative Review and 2026 Session Outlook

Speakers:

Mike Grissom, Principal, Buchanan

Sadie Haier, Government Relations Consultant, Becker

5:30 p.m. - 7:30 p.m.

Rural Summit Reception: FPL Sponsored

(Equestrian Hotel Terrace)

Friday, November 21, 2025

7:00 a.m. - 8:45 a.m.

Networking Breakfast

8:45 a.m. - 9:30 a.m.

AI and Its Future in Rural Florida

Speaker:

J. Scott Angle, Ph.D., Senior Vice President for Agriculture and Natural Resources, UF/IFAS

9:30 a.m. - 10:30 a.m.

Closing Keynote

Darrick McGhee, President & CEO of Strategic Inflection Point, LLC.

10:30 a.m.

Wrap-up & Adjourn

Presented by the Florida Rural Economic Development Association

