

November 21, 2022
Special Session
Bonifay, Florida

The Holmes County Board of Commissioners met in a Special Session on the above date with the following members present: Commissioner Clint Erickson, Commissioner Jeff Good, Commissioner Phillip Music and Commissioner Brandon Newsom, acting Chairman of the Board.

Nate Nolin, County Attorney, and David Corbin, Project Director, were present.

Angie Purvee, Finance Director, was present and kept the minutes.

Acting Chairman Newsom called the meeting to order at 4:14 p.m. David Corbin, Project Director, led the prayer and pledge.

The first item of business was Agenda Additions and Deletions. No changes were made to the agenda.

Angie Purvee, Finance Director, advised that the County did not receive over \$13,000 in expected reimbursements for the Library's 2021-22 expenditures from the Panhandle Public Library Cooperative System (PPLCS) grant. She stated that, since the State Aid funds received were more than expected, the deficit to the Library's 2021-22 budget is approximately \$2,000 and requested the Board's direction on handling the shortfall in order to close the 2021-2022 fiscal year. Discussion of this matter included the following:

- Library is funded by the PPLCS grant as well as State Aid and County funds
- Becky Marsh, Library Director, used the 2021-22 PPLCS grant for operational expenditures
- PPLCS allowed Ms. Marsh to submit invoices directly to PPLCS for payment as well as running expenditures through the *Friends of the Library* group for reimbursement
- County's agreement with PPLCS
- Library Director's failure to realize the PPLCS funds were accounted for in the Library's budget
- Expected reimbursements added to the roll forward when calculating the 2022-23 budget

The following citizens discussed this matter:

- Becky Marsh, Library Director
- Mary Balint, PPLCS Administrator
- Sam Bailey, Holmes County Clerk

Commissioner Erickson offered a motion to use \$2,000 from the 2021-22 Board Contingencies to cover the Library's shortfall and for Project Director David Corbin to meet with the PPLCS Administrator, the Library Director and the Board's Finance Director to ensure this matter is settled on future budgets. Commissioner Music offered a second and the motion passed unanimously.

Joe Rone, Development Commission, presented a proposal from First Federal Bank to loan the Holmes County Board of County Commissioners and the Holmes County Development Commissioner up to \$4,450,000 to purchase the Project Gateway property. The proposal offered two rate options, one that would offer a fixed rate for three years and then adjust to a variable rate. The second option was strictly for a variable rate. The terms of payment are for interest only payments for 24 months to be paid quarterly, then revert to principal and interest payments. Discussion of this matter included the following:

- Annual interest payment will be approximately \$260,000
- County's half-cent sales tax revenue used as collateral
- Tax credit available on the Project Gateway property will reduce costs

- Project Gateway contains approximately 86 acres
- Proceeds from the sale of 60-65 acres of the Project Gateway property will be used to reimburse the loan amount
- Development Commission's assurance that remaining property should sell quickly
- Using the Deacon Road property to offset the loan expenses
- November 30th deadline for financing agreement
- Possible sources of funding to make the interest-only loan payments

The following citizens discussed this matter:

- Jeremy Rolling, Development Commission Chairman
- Wesley Whitaker, First Federal Bank
- Sam Bailey, Holmes County Clerk

Commissioner Erickson offered a motion to approve Option 1 of First Federal Bank's financing proposal using FEMA #4138 validated funds to make the approximately \$260,000 annual interest payments for up to three years. Commissioner Good offered a second and the motion passed unanimously.

(Proposal)

Earl Stafford, Chairman of the Board, appeared via telephone at this juncture.

Joe Rone, Development Commission, requested the Board's decision on how the Project Gateway property is to be titled. Discussion included the Development Commission's freedom to gift and sell the property and that the Board's Chairman and Project Director are a part of the Project Gateway Committee and will be involved in all decisions. Nate Nolin, County Attorney, recommended titling the property to the Development Commission. Commissioner Erickson offered a motion to title the Project Gateway property to the Development Commission with Commissioner Good offering a second. The motion passed unanimously.

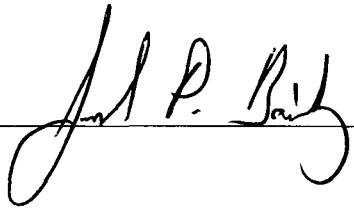
Nate Nolin, County Attorney, presented Resolution 22-41 authorizing the County to borrow the money to purchase the Project Gateway property using the fixed rate option (Option 1) on First Federal Bank's proposal. Commissioner Erickson offered a motion to adopt Resolution 22-41 with Commissioner Music offering a second. The motion passed unanimously.

(Resolution 22-41)

Nate Nolin, County Attorney, presented the Interlocal Agreement Governing Project Gateway and The Use of Net Proceeds from the Sale of Commercial Parcels for approval. He advised that the agreement states that the Project Gateway property is being purchased to facilitate economic growth in the County and to ensure that the Development Commission will use the proceeds from the sale of Project Gateway property to reduce the loan used to purchase the property. Commissioner Erickson offered a motion approving the interlocal agreement with Commissioner Music offering a second. The motion passed unanimously.

(Agreement)

There being no further business at this time the meeting was adjourned at 5:08 p.m.

Clerk 

Chairman 