

**Florida Communities Trust
Governing Board Meeting
Minutes
August 17, 2017**

Members Present

David Clark, DEP Division of State Lands Director (for Gary Clark), Chair
Lynda Bell
Erick Lindblad (via telephone)
Greg Jones (via telephone)

Others Present

Bryan Bradner, DEP Office of Operations Director
Rebecca Wood, DEP Office of Operations
Rita Ventry, FCT Staff
Bill Bibby, FCT Staff
Arnold LaBoy, FCT Staff
Lois LaSeur, DEP Senior Attorney
Marjorie Karter, DEP Division of State Lands

Call to Order

Chairman Clark called the August 17, 2017 meeting of the Florida Communities Trust Governing Board (Board) to order at 9:43 a.m.

Welcome and Introductions

Chairman David Clark introduced himself and stated that Gary Clark had a scheduling conflict and was unable to attend. Chairman Clark welcomed those present asked staff to introduce themselves. There were no announcements.

Action Items

Item 1: Approval of June 15, 2017 Minutes

Chairman Clark presented the minutes from the June 15, 2017 FCT Governing Board meeting. **Lynda Bell moved that the Board approve the minutes, with Greg Jones seconding. The motion passed unanimously.**

Item 2: Approval of Upcoming Board Meeting Dates 2017

Chairman Clark presented the remaining date for 2017: November 15, 2017. Erick Lindblad stated that he had a conflict with that date. There was no motion on this item. Staff will work to find another date.

Item 3: Approval of Upcoming Board Meeting Dates 2018

Chairman Clark presented the proposed Board meeting dates for 2018: February 8, 2018; May 17, 2018; August 16, 2018; November 15, 2018. **Lynda Bell moved to approve the dates, with Erick Lindblad seconding. The motion passed unanimously.**

Information Items

Item 4: UA 17 Applications Update

Bill Bibby provided an update on the 2017 Unique Abilities funding cycle. Pre-Acquired Grant Agreement template is completed. The partial pre-acquired and reimbursement templates are being drafted. First pre-acquired grant agreement was sent to the grantee for execution (FCT# 16-012-US17 – St. Lucie County, Myers-Stickel Property). We are awaiting the return of the executed agreement from the grantee. The goal is to have all projects under contract by the end of the calendar year. Erick Lindblad stated that this was showing good progress.

Item 5: Annual Report Update

Bill Bibby informed the Board that FCT staff are required by statute to prepare an annual report of FCT program activities for the Governor and Cabinet. Again, by statute, this report is due by August 31 of each year. Staff have been working on this report for several weeks. The only missing piece is the report of financial activities which is provided by DEP Finance and Accounting. Staff anticipate meeting or beating the deadline for this report.

Item 6: Update on Jetta Point Park, Seminole County (FCT # 03-055-FF3) Land Exchange Request

Rita Ventry informed the Board that Seminole County had submitted a Phase2 Environmental Site Assessment (ESA). DEP staff in the Division of State Lands had issues with the ESA. Seminole County provided a scope of work to address these issues. DEP approved the scope of work on July 17, 2017. We are now waiting for Seminole County to respond to questions.

Lynda Bell asked if a motion was required at this time. Ms. Ventry replied that a motion was not yet required. Seminole County must resolve issues with DEP (related to the finding of the ESAs) before we address the land exchange request.

Status of Acquisitions

Item 7: Lake Dan Preserve Phase II, (FCT# 11-046-FF11) Hillsborough County

Bill Bibby reported that the Board has approved an extension to this grant agreement in the April Board Meeting. The extension was granted to allow Hillsborough County sufficient time to work through pre-existing utility easements on the property. The Tampa Bay Water Authority (Tampa Bay Water) has a number of well sites on the property. The County has come to terms with Tampa Bay Water. FCT has approved license agreements between the County and Tampa Bay Water. Hillsborough County anticipates being able to close on the property before the end of the calendar year.

Item 8: Lake May Reserve (FCT # 11-007-FF11), Lake County

Rita Ventry reported that the grant agreement was executed on July 28. FCT Staff are now in the process of getting all due diligence products (survey, appraisal, ESA) reviewed and approved by the DEP Division of State Lands. Once these products are approved, we will be ready to move forward with acquisition.

Item 9: Sebastian Harbor Preserve (FCT# 11-050-FF11), Indian River County

Rita Ventry stated that the project is not yet under contract. The DEP Division of State Lands is reviewing the due diligence products submitted for this project to see if any need to be updated. Once we have approved due diligence products for this project, we will move forward with bringing it under contract.

Chairman Clark inquired about the timeline for this project. Ms. Ventry replied that the DSL review of due diligence products would happen this week. FCT staff will move forward based on the results of this review.

Item 10: Stock Island Working Waterfronts (Stan Mayfield Working Waterfronts Project # 08-001-WW1), Monroe County

Bill Bibby reported that this project was ended. The property was sold to a private buyer. FCT has been told that the new owner is a commercial fisherman who intends to use the property for commercial fishing purposes. But the property is no longer available for purchase under the Stan Mayfield Working Waterfronts program.

Erick Lindblad asked if there were other Working Waterfronts projects that might be supported with the funds from this project. Mr. Bibby replied that there were no other eligible Working Waterfront projects remaining. The status of these funds will be determined through DEP's state budgeting process. We hope to have an answer in the coming months, but that process is still under review by DEP.

Mr. Lindblad inquired if there were an avenue by which the Board could make it known to DEP that the Board desires that these funds be used for the Stan Mayfield Working

Waterfronts program. Chairman Clark responded that he would advance the Board's position on this matter to DEP leadership.

Lynda Bell asked about the reason for the private sale rather than sale of the site to Monroe County through the Working Waterfronts program. Mr. Bibby responded that the property owner had issues with some of DEP's land acquisition rules. In particular, the 120-day closing requirement. The private buyer was able to close in a matter of days.

Lois LaSeur (DEP Senior Attorney) further responded that the property was assigned to a court-appointed receiver. The receiver was empowered to sell the property. The receiver's thought was to sell the property as quickly as possible. DEP's land buying requirements, such as due diligence products and the 120-day closing requirement are mandated by administrative rule. The receiver found a private buyer who was able to close very quickly with a cash purchase.

Public Comment

There was no public comment.

Adjournment

**Lynda Bell moved to adjourn the meeting, with Erick Lindblad seconding.
Approved unanimously.**

Chairman Clark adjourned the meeting at 10:07 a.m.