

**MINUTES OF MEETING
INDUSTRIAL DEVELOPMENT AUTHORITY
OF ST. JOHNS COUNTY
February 14, 2022 3:00 PM
at
500 San Sabastian View, St. Augustine FL**

Members Present: Melissa, Churchwell, Kevin Kennedy (call in), Chet Frith, and Vivian Helwig

Members Absent: none

Guests Present: See attached sign in sheet.

Ms. Churchwell brings the meeting to order at 3:02 PM

Ms. Churchwell asks for roll call. Mr. Litchney absent, Kevin Kennedy call in all other members present.

Ms. Churchwell asks for public comment.

No public comment.

Ms. Churchwell asks for additions and deletions to today's agenda.

Mr. Dobson requests that a voting conflict be added to the agenda for Mr. Kennedy before the Flagler Hospital Bond issue.

Ms. Churchwell moves to the voting conflict.

Mr. Kennedy produces and records with the Authority his executed Form 8B. Mr. Kennedy reads the contents of the Form 8B as required by law.

Ms. Churchwell moves the meeting to the Flagler Hospital Bond issue.

Mr. Weinstein requests that a TEFRA hearing be opened.

Ms. Churchwell opens the TEFRA hearing at 3:05PM

Ms. Churchwell asks for public comment.

None noted.

Ms. Churchwell closes the TEFRA hearing at 3:06PM

Mr. Weinstein & Brenda Baker the CFO of Flagler Hospital give an overview of the construction of the new 77 bed Hospital and the uses of the funds for the proposed bond issue.

Discussion.

Mr. Weinstein goes over the actual bond issue sizing and states if all goes well the losing will be in early May.

Mr. Dobson presents the proof of publication for today's meeting and the TEFRA hearing.

Mr. O'Connell presents to the Authority his opinion letter on the bond issue.

Discussion.

Ms. Churchwell asks the member of the Authority for a motion.

Motion Mr. Firth, Second Mr. Helwig to approve Resolution 2022-01 as presented.

Vote: Ms. Churchwell – yes

Mr. Helwig – yes

Mr. Firth – yes

Mr. Kennedy abstained

Motion passes.

Ms. Churchwell moves the meeting to the approval of the minutes from the January 10, 2022 meeting.

Motion Mr. Firth, Second Mr. Helwig to approve the minutes of the January 10, 2022 meeting as presented.

Vote unanimous – Mr. Kennedy call in vote.

Ms. Churchwell moves the meeting to the Treasurer's report.

Mr. O'Connell presents the Financial statements and one check to be signed for \$325 to WH O'Connell & Associates for accounting services.

Discussion

Motion Mr. Firth, Second Mr. Helwig to approve the financials as presented.

Vote unanimous.

Ms. Churchwell moves the meeting to New Business

The Players

Mr. Maynard gives an update of the upcoming event and the recent economic activity within the County.

Discussion

Mr. Maynard thanks the IDA for the Players tickets. He details how and when the Tickets will be distributed.

Ms. Churchwell moves the meeting to reports.

Members:

Mr. Helwig – none

Mr. Frith – none.

Ms. Churchwell – none.

Mr. Helwig – none.

Chamber - Ms. Renault thanks the Authority for funding the upcoming rebranding project.

Commissioner Whitehurst – none.

Ms. Churchwell states the next meeting will be March 14, 2022 at 3PM and asks for a motion to adjourn.

Motion Mr. Firth, Second Mr. Helwig to adjourn the meeting at 3:55PM

Vote unanimous. Mr. Kennedy call in vote.

IDA

SIGN IN SHEET

IDA BOARD MEMBERS		IDA MEETING DATE: 2/14/22
1	Melissa Churchwell	
2	Chet Frith	
3	Viv Helwig	
4	Kevin Kennedy (call in)	
5		
6		
7		

VISITORS / GUESTS		Who do you represent?
1	Brenda Baker	Flagler Health
2	Irv Weinstein	Rogers Towers
3	Scott Maynard	St. Johns County Chamber of Commerce
4	Henry O'Connell	IDA CPA
5	Geoff Dobson	IDA Attorney
6	Commissioner Whitehurst	BCC
7	Isabelle Renault	St. Johns County Chamber of Commerce
8	Jennifer Zuberer	St. Johns County Economic Development
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FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Kennedy, Kevin Paul	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Industrial Development Authority
MAILING ADDRESS 1104 Creekwood Way N.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY St. Johns St. Johns	NAME OF POLITICAL SUBDIVISION: _____
DATE ON WHICH VOTE OCCURRED 2/14/22	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Kevin Kennedy, hereby disclose that on February 14, 20 22:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of Guidewell, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

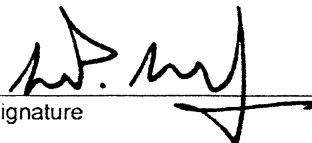
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The nature of my employment and my access to non-public information may impact my assessment of the proposed bond issuance being voted on by the IDA on 2/14/22

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2/14/22

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.