

MINUTES: July 16, 2015

MEETING: NORTH FLORIDA COMMUNITY COLLEGE
SPECIAL BOARD OF TRUSTEES BUSINESS MEETING
North Florida Community College Board Room
Madison, Florida

TRUSTEES PRESENT: Mr. Mike Williams, Chair
Mr. John Grosskopf, President
Mrs. Sharon Benoit
Mrs. Sandra Haas
Mr. David Howell
Mr. Ricky Lyons
Mr. Billy Washington

ABSENT: Mr. Gary Wright

STAFF PRESENT: Ms. Cissy Adleburg
Mr. David Dunkle
Ms. Cindy Gaylard, Recording Secretary
Ms. Kay Hogan
Mr. Scott Hubert, Audio Visual Technician
Mr. Bill Hunter
Ms. Amelia Mulkey
Dr. Cheryl James

Mr. Bruce A. Leinback, Board Attorney

VISITORS: Dr. Jessica Webb, A Main Street Realty Company, LLC

The Special Business Meeting of the North Florida Community College District Board of Trustees was called to order by Chairman Williams at 2:30 p.m. on July 16, 2015, to consider the following items:

- Horton offer on previously donated clocks at Wardlaw-Smith-Goza Mansion
 - German green onyx clock
 - French clock
- Ansiello/Davis offer on Wardlaw-Smith-Goza Mansion
- Smith offer on Wardlaw-Smith-Goza Mansion

President Grosskopf presented an overview regarding Ms. Ann Russell Horton's offer to purchase back the two clocks listed that were previously donated to the Wardlaw-Smith-Goza Mansion by her parents, Mr. & Mrs. CE Russell. After discussion by Attorney Leinback and the Board, the following actions were taken:

MOTION: (Mr. Lyons/Mr. Washington) That the District Board of Trustees approves to declare the two clocks listed as surplus property of the College. The motion carried unanimously.

MOTION: (Mr. Washington/Mr. Lyons) That the District Board of Trustees approves to accept Ms. Ann Russell Horton's offer of \$5,000.00 for the two clocks listed. The motion carried unanimously.

Attorney Leinback presented an overview regarding the listing of the Wardlaw-Smith-Goza Mansion for sale and commented that Dr. Jessica Webb of A Main Street Realty has done an outstanding job marketing the Mansion and has two offers to present to the Board. Attorney Leinback advised that the Ansiello/Davis offer is for a residence at a purchase price of \$340,000.00; and the Reunion Center, Inc. offer by Chef Art Smith is for the establishment of a southern culinary institute at a purchase price of \$450,000.00 as follows: A down payment of \$20,000.00 would be made to the College, and then monthly payments would be made to the College for the remaining \$430,000.00 with an interest rate of 6% while the College holds the lease for a year to give time for Chef Art Smith to raise the remainder of the funds. He is also offering for the Mansion to be open to the public and for the College and other non-profits in the community to utilize the property without charge. In addition, his attorney is open to coordinating with the College on maintenance to ensure they are maintaining the property according to our standards. Attorney Leinback advised that the Mansion has a historical preservation easement that the College agreed to several decades ago with the Florida Trust for Historical Preservation, who does have a right of first refusal, which has been discussed with Chef Art Smith's attorney. If the Board agrees to accept this offer, our counter would include that it would be subject to the preservation easement, and it would be subject to a 30-day notification. If the Board were to vote to accept either offer, we would then send a written notification to the Florida Trust notifying that we have a bona fide offer for this amount from a perspective buyer, and we are hereby notifying you and triggering the 30-day window for you to respond that you want to exercise this right of first refusal and to purchase the Mansion for whatever price the Board agrees upon with these two offers. Attorney Leinback recommended that if the Board were to approve the offer from Chef Art Smith, we would have language regarding the maintenance of the Mansion, as well as including provisions for inspection by representatives of the College to ensure that reasonable and necessary maintenance is being performed on the structure. He advised that Dr. Jessica Webb is present to answer any questions.

Dr. Webb presented an overview of her meetings and discussions with Chef Art Smith, who gave her information to pass along to the Board. She said he began his culinary career here at the College doing dinner theaters and wants to come back here and give back to this community. He wants to bring back the southern heritage of cooking to this area and wants to utilize local chefs. He is also interested in the items that are left at the Mansion, and he would like to have them appraised through the state archives and would purchase them at the appraised value and would like for that money to be used for student scholarships. He is concerned about the property beginning to show signs of disrepair, so he would like to get in there as soon as possible, and he could close in 30 days as soon as the preservation committee

gives up its right of refusal. She showed pictures of a \$5 million restaurant that he is planning to put at Disney. She shared information regarding some of his fundraising ventures and said he anticipates raising the remainder of the funds for the Mansion sooner than a year. He also asked her to advise the Board of his commonthreads.org program, a children's charity that he began in Chicago and expanded to Jacksonville and hopes to expand here that is a non-profit program to teach children good eating habits and try to eliminate childhood obesity. He wants to partner with businesses to bring a Starbucks here. NFCC and other non-profit entities will not be charged for use of the facility. Other services such as catering by Chef Art Smith and the Southern Kitchen and Garden Culinary program and private weddings and celebrations will be charged according to a fee established by Reunion 501c3, and all funds will be put back into the non-profit program.

After discussing both offers, the following action was taken:

MOTION: (Mr. Lyons/Mr. Washington) That the District Board of Trustees approves to accept the offer by Reunion Center, Inc. as presented pursuant to Attorney Leinback's counters to the contract including the notification of the Florida Trust for Historic Preservation easement 30-day right of first refusal, the maintenance, and the appropriate safeguards with regard to insurance, etc. After an overview by Attorney Leinback and discussion by the Board, the motion carried unanimously.

Chairman Williams announced that the next regular meeting of the District Board of Trustees will be held on August 18, at 5:30 p.m. in the NFCC Board Room.

The meeting adjourned at approximately 3:10 p.m.

Respectfully submitted,

John Grosskopf
President

Michael R. Williams
Chair

/cmg