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Vice- Chair
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Sec./Treasurer
Wanda Ashley



Hamilton County

DEVELOPMENT AUTHORITY

Board Members
Scott Gay
Chuck Burnett
David Ehlert

Economic Dev.
Director
Vacant

AGENDA
Thursday August 20, 2026, 12:00 PM
1153 U.S. Highway 41 NW, Suite 4, Jasper, FL
Economic Development Authority Conference Room

Board Attorney
Rhett Bullard

1. Call to order and the determination of the presence of a quorum (5 members present)
2. Invocation
3. Pledge
4. Ken Daniels
5. Public Comments
6. Feasibility Study/Town of White Springs
7. A. Jennings Utility Extension Project & Jennings Property
B. Downtown Roofing Bid Award Update
8. 203 Hatley Street West Update
106 Hatley Street West Update
201 Hatley Street West Update
9. Transition/First Federal Accounts
10. Grazin' Grace Lease Question
11. Possible Listing of Alapaha Commerce Site
12. Danceology Lease Renewal
13. Possible Addition to First Federal Account
14. Sandy Lieupo/Dana McCoy- Proposal o 112 Hatley Street
15. Don Wilson Request to Construct a Pole Barn on HCDA Property
16. Minutes Approval (June 4th Meeting)
17. Financial Report (June 2026 & July 2026)
18. Board Member Comments
19. Adjourn

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in the meeting should contact the Hamilton County Development Authority, at 1153 US Highway 41 NW, Suite 4, Jasper, FL 32052 or 866-341-2492 or 386-362-2040, no later than 5:00 P.M. on the day prior to the meeting.



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Lake City, FL 32056

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HAMILTON COUNTY DEVELOPMENT
AUTHORITY
1153 US HIGHWAY 41 NW STE 4
JASPER FL 32052-5897



Statement Ending 06/30/2026

HAMILTON COUNTY DEVELOPMENT

Page 1 of 4

Customer Number: XXXXXX3734

Managing Your Accounts



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Summary of Accounts

Account Type	Account Number	Ending Balance
INTEREST CHECKING PUBLIC FUND	XXXXXXX3734	\$27,791.51

INTEREST CHECKING PUBLIC FUND - XXXXXX3734

Account Summary

Date	Description	Amount
05/30/2026	Beginning Balance	\$28,412.07
	3 Credit(s) This Period	\$21,706.33
	7 Debit(s) This Period	\$22,326.89
06/30/2026	Ending Balance	\$27,791.51

Interest Summary

Description	Amount
Interest Earned From 05/30/2026 Through 06/30/2026	
Annual Percentage Yield Earned	0.01%
Interest Days	32
Interest Earned	\$0.33
Interest Paid This Period	\$0.33
Interest Paid Year-to-Date	\$2.93
Average Ledger Balance	\$37,374.83

Deposits

Date	Description	Amount
06/03/2026	DEPOSIT	\$19,996.00



EQUAL HOUSING
LENDER

Notice: See reverse side for important information.

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INTEREST CHECKING PUBLIC FUND - XXXXXX3734 (continued)

Deposits (continued)		Amount
Date	Description	
06/25/2026	DEPOSIT	\$1,710.00

Other Credits		Amount
Date	Description	
06/30/2026	INTEREST	\$0.33

Other Debits		Amount
Date	Description	
06/04/2026	Check #5016	\$7,708.43
06/10/2026	Check #5004	\$500.00
06/10/2026	Check #5009	\$500.00
06/10/2026	Check #5015	\$500.00
06/26/2026	Check #5017	\$5,825.00
06/29/2026	Check #5020	\$6,500.00
06/29/2026	FIRST FED BK FLA VISA PAY F XXXXX0109	\$793.46

Daily Balances					
Date	Amount	Date	Amount	Date	Amount
06/03/2026	\$48,408.07	06/25/2026	\$40,909.64	06/30/2026	\$27,791.51
06/04/2026	\$40,699.64	06/26/2026	\$35,084.64		
06/10/2026	\$39,199.64	06/29/2026	\$27,791.18		

Overdraft and Returned Item Fees		
	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



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Lake City, FL 32056

Statement Ending 06/30/2026

HAMILTON COUNTY DEVELOPMENT

Page 1 of 4

Customer Number: XXXXXX7764

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HAMILTON COUNTY DEVELOPMENT
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Summary of Accounts

Account Type	Account Number	Ending Balance
CASH MANAGEMENT - PUBLIC FUNDS	XXXXXX7764	\$1,732,749.17

CASH MANAGEMENT - PUBLIC FUNDS - XXXXXX7764

Account Summary

Date	Description	Amount
05/30/2026	Beginning Balance	\$1,731,109.32
	1 Credit(s) This Period	\$1,639.85
	0 Debit(s) This Period	\$0.00
06/30/2026	Ending Balance	\$1,732,749.17

Interest Summary

Description	Amount
Interest Earned From 05/30/2026 Through 06/30/2026	
Annual Percentage Yield Earned	1.09%
Interest Days	32
Interest Earned	\$1,639.85
Interest Paid This Period	\$1,639.85
Interest Paid Year-to-Date	\$9,525.38
Average Ledger Balance	\$1,731,109.32

Other Credits

Date	Description	Amount
06/30/2026	INTEREST	\$1,639.85



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PROPOSAL FOR A COMMUNITY REVITALIZATION PARTNERSHIP

Hamilton County Community Resource & Charity Shop and Local Thrift Store Partnership

Submitted To:

Hamilton County Board of County Commissioners
Hamilton County, Florida

Submitted By:

Local Helping Hands Foundation, Inc.
148 NW Horizon Street
Lake City, FL 32055

In Partnership With:

Lieupo's Thrift Shop
(Working Title — Final Business Name To Be Determined Prior to Commencement of Operations)

A Community Partnership Designed to Strengthen Hamilton County Through Service, Sustainability, and Collaboration

1. Executive Summary

Local Helping Hands Foundation, Inc. respectfully submits this proposal to the Hamilton County Board of County Commissioners requesting consideration of a Community Revitalization Partnership utilizing a county-owned property to create a unique community resource benefiting Hamilton County residents.

This proposed partnership would combine two complementary operations within one facility:

1. Hamilton County Helping Hands Community Resource & Charity Shop
Operated by Local Helping Hands Foundation, Inc., a nonprofit organization dedicated to assisting local individuals and families experiencing hardship.

This portion of the facility would operate through a structured voucher-based assistance program, providing approved applicants access to donated essential items including furniture, household goods, kitchen items, clothing, shoes, baby items, linens, small appliances, and other necessary household resources.

The purpose of this program is to provide assistance with dignity by allowing approved families to receive items that specifically meet their documented needs.

2. Lieupo's Thrift Shop
(Working Title — Final Business Name To Be Determined)

Operated independently by Sandy Lieupo as a newly forming for-profit thrift business, this portion of the facility would provide affordable shopping opportunities for the community while contributing to the overall sustainability of local charitable efforts.

Lieupo's Thrift Shop has committed to donating a portion of its profits to Local Helping Hands Foundation, Inc. to support the Foundation's charitable mission and assist local families in need.

Together, these two organizations would transform a county-owned facility into a community-centered destination that supports:

- Families experiencing hardship
- Local residents seeking affordable goods
- Community volunteerism
- Small business development
- Donation recycling and reuse
- Stronger partnerships throughout Hamilton County

This partnership creates an opportunity for Hamilton County to support a project that improves county property, strengthens community resources, and creates a sustainable model of neighbors helping neighbors.

2. About Local Helping Hands Foundation, Inc.

Local Helping Hands Foundation, Inc. was created with the mission of connecting compassionate community members, businesses, churches, civic organizations, and volunteers with neighbors experiencing genuine hardship.

The Foundation serves residents throughout:

- Hamilton County
- Columbia County
- Lafayette County

Mission:

To provide hope, resources, and practical assistance to local families during difficult times while strengthening our communities through collaboration, compassion, and service.

The Foundation focuses on meeting real-life needs through:

- Direct assistance programs
- Community partnerships
- Volunteer coordination
- Donation distribution
- Resource connections
- Emergency support initiatives

Although newly formed, Local Helping Hands Foundation has already established a dedicated leadership team, developed community partnerships, received local volunteer support, and begun building a network of businesses, organizations, and residents committed to helping their neighbors.

3. Community Revitalization Partnership Overview

Local Helping Hands Foundation, Inc. and Lieupo's Thrift Shop propose a cooperative partnership utilizing separate areas within the same county-owned facility.

Each organization would maintain its own independent operations, responsibilities, and mission while working together to improve and activate the property as a valuable community resource.

The partnership would provide:

- A nonprofit community resource center
- A locally owned thrift store
- Improved use of county property
- Volunteer opportunities
- Additional charitable resources
- Increased access to affordable household goods
- Stronger community collaboration

Both organizations share a common goal:

To strengthen Hamilton County by creating a place where residents can find assistance, affordability, opportunity, and support.

SECTION 2

4. Proposed Facility Use and Operations

The proposed county-owned facility would be divided into two designated areas, allowing both organizations to operate independently while sharing a common commitment to improving and serving the Hamilton County community.

The shared facility would create a unique combination of charitable assistance and local entrepreneurship while ensuring clear separation between nonprofit and for-profit operations.

**Hamilton County Helping Hands Community Resource & Charity Shop
Operated by Local Helping Hands Foundation, Inc.**

The nonprofit portion of the facility will operate as a voucher-based community resource center designed to provide essential household items to approved individuals and families experiencing hardship.

Unlike a traditional thrift store, items will not be sold. Instead, donated items will be distributed based on demonstrated need through the Foundation's application and approval process.

Approved applicants may receive vouchers allowing them to select available items that best meet their household needs.

Potential donated resources available through the program may include:

- Beds and bedroom furniture
- Couches, chairs, and living room furniture
- Tables and household furnishings
- Kitchen supplies and cookware
- Appliances when available
- Clothing
- Shoes
- Baby items
- Blankets and linens
- Hygiene supplies
- Household necessities
- Other donated goods based on availability

This approach allows families to maintain dignity and choice while ensuring donated resources are distributed responsibly and fairly.

**Lieupo's Thrift Shop
Independently Operated by Sandy Lieupo**

The second portion of the facility would be operated as a locally owned thrift shop providing affordable merchandise to Hamilton County residents.

The thrift shop will:

- Offer reasonably priced donated goods to the public.
- Encourage reuse and recycling of household items.
- Provide an affordable shopping option for families.
- Support local economic activity.

- Create a sustainable funding opportunity for charitable efforts.

As part of the Community Revitalization Partnership, Lieupo's Thrift Shop has committed to donating a portion of its profits to Local Helping Hands Foundation, Inc.

These donated funds will be utilized to support the Foundation's charitable mission and assist local families experiencing hardship.

5. Proposed Lease Structure

Local Helping Hands Foundation, Inc. and Lieupo's Thrift Shop respectfully request consideration of a lease agreement with Hamilton County under the following proposed structure:

Initial Year — Rent Free

The first year would allow both organizations to establish operations, complete necessary improvements, build inventory, recruit volunteers, and develop long-term sustainability.

During this period, both organizations would invest time, resources, and volunteer efforts into transforming the facility into a functional and welcoming community resource.

Years Two and Three — \$500 Monthly Lease Payment

Following the initial startup period, the organizations propose beginning lease payments totaling:

\$500 per month

The lease payment would be shared between the two operations as outlined in a formal agreement approved by Hamilton County.

6. Shared Facility Responsibilities and Property Improvements

Both Local Helping Hands Foundation, Inc. and Lieupo's Thrift Shop are committed to being responsible stewards of any county-owned property entrusted to their care.

The organizations agree to work together regarding:

- Cosmetic improvements
- Building repairs
- Cleaning and organization
- Property appearance
- Maintenance needs
- Volunteer improvement projects

The organizations intend to utilize a combination of:

- Volunteer labor
- Community partnerships
- Donated materials
- Shared financial contributions

to improve the facility while minimizing costs.

Potential improvements may include:

- Interior painting
- Exterior appearance improvements
- Cleaning and organization
- Landscaping improvements
- Signage
- Minor repairs and upgrades
- Creating safe and accessible areas for customers, volunteers, and families receiving assistance

The goal is to create a facility that Hamilton County residents can be proud of and that remains a valuable community asset.

7. Shared Operating Responsibilities

To create an efficient and sustainable partnership, both organizations agree to share responsibility for certain facility-related expenses, including:

- Utility costs
- Approved repair expenses
- Cosmetic improvement materials
- Other mutually agreed-upon facility expenses

Specific responsibilities and financial arrangements will be clearly outlined in formal agreements to ensure transparency and accountability.

Each organization will remain responsible for its own:

- Business operations
- Financial records
- Inventory
- Employees (if applicable)
- Insurance requirements
- Legal and regulatory obligations

8. Community Benefits to Hamilton County

This partnership provides significant benefits to Hamilton County residents, including:

Supporting Families in Need

The Community Resource & Charity Shop will provide assistance to residents experiencing:

- Medical emergencies
- Job loss
- Disability-related hardship
- House fires or disasters
- Senior citizen hardships
- Unexpected financial difficulties
- Family transitions
- Other documented needs

Reducing Waste Through Reuse

Many usable household items are discarded each year despite still having value.

This partnership allows donated goods to remain in the community by redirecting them to:

- Families who need assistance
- Residents seeking affordable options
- Local charitable programs

Strengthening Volunteer Opportunities

The facility will provide meaningful opportunities for:

- Local residents
- Students
- Churches
- Civic organizations
- Retirees
- Community service groups

Supporting Youth Engagement

Local Helping Hands Foundation is currently working toward a partnership with the Hamilton County High School Beta Club.

Through this partnership, Beta Club members would have the opportunity to volunteer at the facility while receiving verified service hours needed for club participation and college applications.

Supporting Local Business Development

This partnership supports a newly forming locally owned small business while connecting private enterprise with charitable community impact.

By combining entrepreneurship with nonprofit service, Hamilton County receives a unique model where economic activity helps strengthen charitable resources available to residents.

SECTION 3

9. Volunteer Support and Community Engagement

A key component of the success of the Hamilton County Community Resource & Charity Shop will be the dedication of community volunteers who believe in serving their neighbors.

Local Helping Hands Foundation, Inc. is committed to creating meaningful volunteer opportunities while maintaining responsible oversight, organization, and accountability.

At this time, the Foundation has already received confirmation from a community volunteer who is willing to assist with operations of the Community Resource & Charity Shop.

Additionally, the Foundation is currently developing a partnership with the Hamilton County High School Beta Club. Through this partnership, Beta Club members will have the opportunity to volunteer at the facility by assisting with tasks such as:

- Sorting and organizing donated items
- Preparing inventory for distribution
- Assisting with facility organization
- Supporting community service projects
- Helping maintain a welcoming environment

In exchange, participating students will receive verified volunteer service hours that may be used toward Beta Club requirements and college applications.

As the program grows, the Foundation plans to expand volunteer opportunities through partnerships with:

- Local churches
- Civic organizations
- Community groups
- Schools
- Retirees
- Businesses
- Residents interested in serving Hamilton County

This volunteer-based model allows donated resources and financial contributions to be directed primarily toward assisting local families rather than staffing expenses.

10. Financial Sustainability and Long-Term Planning

Local Helping Hands Foundation, Inc. and Lieupo's Thrift Shop have designed this partnership with long-term sustainability in mind.

By sharing certain facility expenses and utilizing community support, both organizations can maximize resources while providing meaningful benefits to Hamilton County residents.

The sustainability plan includes:

Shared Facility Expenses

Both organizations will work cooperatively to share:

- Utility expenses
- Approved repair costs
- Cosmetic improvement expenses
- Facility-related needs

Specific financial responsibilities will be documented in written agreements to ensure transparency.

Volunteer-Based Operations

The nonprofit portion of the facility will utilize volunteers to assist with:

- Donation intake
- Inventory organization
- Voucher fulfillment
- Facility maintenance
- Community outreach

This allows the Foundation to focus available resources on its charitable mission.

Community Donations and Partnerships

The Foundation will continue developing relationships with:

- Local businesses
- Churches
- Civic organizations
- Individual donors
- Community partners

These relationships will provide donated items, financial support, and volunteer resources.

Thrift Shop Contribution Partnership

Lieupo's Thrift Shop has committed to donating a portion of its profits to Local Helping Hands Foundation, Inc.

These contributions will provide an additional sustainable funding source to assist with:

- Emergency needs
- Family assistance programs
- Community resource efforts
- Other approved charitable purposes

This partnership creates a unique opportunity where local commerce directly supports local charitable efforts.

11. Conflict of Interest Acknowledgement

Local Helping Hands Foundation, Inc. is committed to maintaining transparency, accountability, and responsible governance in all partnerships and organizational decisions.

The Foundation acknowledges that Sandy Lieupo, a member of the Foundation's Executive Board serving as Treasurer, is also the owner of the newly forming for-profit thrift shop proposed as part of

this Community Revitalization Partnership.

Due to this potential conflict of interest, Sandy Lieupo disclosed her interest in the proposed partnership and abstained from all discussion and voting regarding this proposal.

The Local Helping Hands Foundation, Inc. Board of Directors reviewed and approved continuing negotiations regarding the tentative Community Revitalization Partnership, contingent upon:

- Successful lease negotiations with Hamilton County;
- Compliance with all applicable laws and Foundation policies;
- Confirmation that the arrangement serves the best interests of the Foundation and the community;
- and
- Final Executive Board approval of all agreements prior to execution.

Additional details regarding the Foundation's conflict of interest review process and governance safeguards can be reviewed by request.

Conflict of Interest Disclosure and Governance Safeguards

The Foundation will maintain a clear separation between the nonprofit charitable operations of Local Helping Hands Foundation, Inc. and the independent business operations of Lieupo's Thrift Shop to ensure all charitable resources remain dedicated exclusively to the Foundation's mission.

12. Long-Term Vision

The vision for this Community Revitalization Partnership extends beyond the opening of a facility.

The goal is to establish a lasting community resource that reflects the compassion, generosity, and strength of Hamilton County.

Over time, this location has the potential to become a central hub for:

- Family assistance programs
- Emergency resource distribution
- Seasonal community programs
- Holiday assistance initiatives
- Donation drives
- Volunteer coordination
- Community partnerships
- Resource referrals
- Disaster response support

The Foundation envisions a place where residents can access support during difficult seasons of life while maintaining dignity, respect, and hope.

This partnership also creates an opportunity for Hamilton County to demonstrate an innovative approach to community development by combining:

- Local government support
- Nonprofit service
- Small business development
- Volunteer engagement
- Community generosity

Together, these efforts create a stronger, more connected Hamilton County.

13. Closing Statement

Local Helping Hands Foundation, Inc. respectfully requests the opportunity to partner with Hamilton County through this Community Revitalization Partnership.

This proposal represents more than the use of a county-owned building. It represents an opportunity to transform an existing property into a lasting community asset that serves families, supports local business, encourages volunteerism, and strengthens the connection between residents and resources.

By approving this partnership, Hamilton County will help create a sustainable model where:

- Neighbors help neighbors;
- Local businesses support local families;
- Volunteers create meaningful change; and
- Community resources remain within the community.

Local Helping Hands Foundation, Inc. and Lieupo's Thrift Shop appreciate the consideration of the Hamilton County Board of County Commissioners and welcome the opportunity to answer questions, provide additional documentation, and work collaboratively toward a successful partnership.

Respectfully Submitted,

Dana McCoy Hamlin
President & Co-Founder
Local Helping Hands Foundation, Inc.

Sandy Lieupo
Owner
Lieupo's Thrift Shop
(Working Title — Final Business Name To Be Determined)

Appendices

Appendix A
Conflict of Interest Disclosure and Governance Safeguards

Appendix B
Local Helping Hands Foundation Overview

Appendix C
Preliminary Facility Use Plan

Appendix D
Board Approval Documentation

Appendix E
Community Support Documentation

SECTION 4

APPENDICES

Appendix A

Conflict of Interest Disclosure and Governance Safeguards

Local Helping Hands Foundation, Inc. is committed to transparency, accountability, and responsible nonprofit governance.

The Foundation acknowledges that Sandy Lieupo, a member of the Executive Board serving as Treasurer, is also the owner of the newly forming for-profit thrift shop proposed as part of this Community Revitalization Partnership.

Sandy Lieupo disclosed this potential conflict of interest and abstained from all discussion, deliberation, and voting regarding the proposal.

The Board of Directors approved continuing negotiations regarding the tentative Community Revitalization Partnership contingent upon successful lease negotiations with Hamilton County, compliance with all applicable laws and Foundation policies, confirmation that the arrangement serves the best interests of the Foundation and the community, and final Executive Board approval of all agreements prior to execution.

The Foundation will maintain a clear separation between nonprofit operations and the independent business operations of the thrift shop to ensure charitable resources remain dedicated exclusively to the Foundation's mission.

Appendix B

Local Helping Hands Foundation Overview

Organization:

Local Helping Hands Foundation, Inc.

Mission:

To provide hope, resources, and practical assistance to local families during difficult times while strengthening our communities through collaboration, compassion, and service.

Service Areas:

- Hamilton County
- Columbia County
- Lafayette County

Primary Programs Include:

- Needs assistance and resource coordination
- Donation distribution
- Voucher-based assistance programs
- Community partnerships
- Volunteer coordination
- Emergency assistance initiatives

The Foundation is committed to serving residents with dignity, compassion, and respect while connecting families with resources and support.

Appendix C

Preliminary Facility Use Plan

The proposed facility would be divided into designated areas allowing each organization to operate independently while sharing a commitment to community improvement.

Local Helping Hands Foundation Area:

- Donation intake
- Inventory storage
- Voucher assistance area
- Household item distribution
- Volunteer coordination

Lieupo's Thrift Shop Area:

- Retail shopping space
- Merchandise display
- Customer service area
- Business operations

Shared/Common Areas:

- Entry areas
- Utilities
- Approved maintenance areas
- Property improvement projects

Final layout will be determined in coordination with Hamilton County and based on facility requirements

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