



Hamilton County

DEVELOPMENT AUTHORITY

Chairman
Megan Carter
Vice- Chair
Lowell Klepper
Sec./Treasurer
Wanda Ashley

**Economic Dev.
Director**
M. Chadd Mathis

Board Members
Scott Gay
Chuck Burnett
David Ehlert

Board Attorney
Rhett Bullard

AGENDA

Thursday, December 18, 2025 12:00 PM
1153 U.S. Hwy 41 NW, Suite 4, Jasper, FL
Economic Development Authority Conference Room

1. Call to order and the determination of the presence of a quorum (5 members present)
2. Invocation
3. Pledge
4. Aisha Iqbal Presentation – Restaurant Opportunity for 104 Central Avenue
5. Jennings Utility Project Extension Update and Florida Commerce Ext. – Jesse Mitchell (AXIS)/Chadd
6. Grazin' Grace Lease with Option to Purchase (Final Lease Execution) for 205 Hatley Street West (Parcel 6047-000) and Vacant Lot - .224 Acre (Parcel 6045-005) – Rhett
7. 4786 41 US Hwy S Jasper, (Parcel 2108-010) – Ordered Pre-Demolition Asbestos Report– Chadd
8. 4 Foot Up, LLC Contract for Purchase Parcel 8224-000 (Extension, FDEP comments review) - Rhett
9. 104 Central Ave. Deas Contract Extension and ED Agreement - Rhett
10. Nikki Williams Presentation– Town of White Springs Telford Hotel Restoration
11. Minutes Approval (**Thursday, November 13, 2025**)
12. Financial Report (**November Month-End 2025**)
13. Director's Report
14. Adjourn – **Next Meeting – January 15, 2026**

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, no later than 5:00 P.M. on the day prior to the meeting.

Chairman
Megan Carter
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HAMILTON COUNTY DEVELOPMENT AUTHORITY BOARD MEETING THURSDAY, NOVEMBER 13, 2025 2:30 P.M.

Chairwoman Megan Carter called the meeting to order and started the meeting by asking Lowell Klepper to start with the Invocation along with the Pledge of Allegiance. The following Board Members attended: Lowell Klepper, Chuck Burnett, Wanda Ashley, Megan Carter, David Ehlert and Scott Gay. Also present: Mr. and Mrs. William Hughes – Fat Belly’s BBQ, Terrie Warren – Grazin’ Grace, Don Wilson – Suwannee Hardware and Feed, Dr. Jessica Sapp – Dr. Jessica Sapp, LLC consulting, Rhett Bullard-Board Attorney and Chadd Mathis-Economic Development Director.

Chairwoman Carter moved to **Item 4** on the agenda. Chadd introduced William Hughes representing The Orange Blossom Gatherings and a historic White Springs building located at 16538 Spring Street. William Hughes began his presentation with a history of the building and how it has served the community over the years illustrated in the packet of material provided to the board along with construction estimates for their reference. The building had several food establishments over the years and it has been dormant for several years since it was The Suwannee River Diner. It was damaged by an adjoining building fire also and smoke damage from that event is apparent on the walls according to William Hughes. The goal is to repair and renovate the older historical building into an event space for gatherings and business meetings available for lease. The adjoining building of the same address will be renovated and available for new commercial rental retail business space that has committed to rent for approximately \$500 per month. Chadd reminded the board the project already submitted an application for their exterior mural reimbursement beautification grant and Chadd sent them a confirmation approval letter by email. Chadd also had available a printed office copy of the multiple photos William Hughes emailed of the existing structure condition if any of the board members would like to see them. Scott Gay mentioned as long as the project was built to code compliance that he could support the amount of \$72,500 as requested for the project. Chair Megan Carter mentioned the board would typically consider a request like this for 30-days until the next meeting but was wandering what the pleasure of the board was to move on a motion and approval today.

Chuck Burnett stated he would prefer to move forward today, especially with December approaching allowing them can go ahead and get started. Chair Megan Carter also mentioned that project funds would typically be released at the completion of the project at (CO) or Certificate of Occupancy. Rhett Bullard advised it could be conditioned on providing evidence of their tenant lease annually on the anniversary date of (CO) for a period of 3-years after funds are released and providing sales tax filing evidence by their tenant in the adjoining building. A motion was made by Scott Gay to provide funding in the amount of the requested funds of \$72,500 for the project conditioned on it being renovated to code compliance, conditioned on providing evidence of their tenant lease annually on the anniversary date of (CO) for a period of 3-years after funds are released and providing sales tax filing evidence by their tenant in the adjoining building. David Ehlert made a second to the motion. The motion carried unanimously.

Chairwoman Carter moved to **Item 5** on the agenda. Chadd provided the board with (2) two quotes Terrie Warren received from Schrader's Smoker Service, Inc. in the amount of \$36,830.45 and Quality Mechanical Contracting in the amount of \$45,595.00. Chuck Burnett mentioned that there are few vendors in this area that provide this custom fabrication for hood and fire suppression systems. Lowell Klepper mentioned he noticed several exclusions in the Quality quote and Schrader's included these items in their quote. David Ehlert stated it seemed like the Schrader's bid was the no brainer. Chuck Burnett mentioned the county used them in the installation at the recreation department system and they were pleased with the quality and service. Chuck Burnett made a motion to accept Schrader's bid price of \$36,830.45. David Ehlert made a second to the motion. The motion carried unanimously.

Chairwoman Carter moved on to **Item 6** on the agenda. Terrie Warren wanted to amend the lease hours in the lease and to Monday – closed, Tuesday – Thursday 7 am -3 pm, Friday - Saturday 6 am -7 pm, Sunday 10:30 am – 3 pm. Lowell Klepper stated the hours change was a reasonable amendment to the lease. Chadd asked Terrie Warren if the property contained a grease trap that separates solids before going into the sewer system. Chuck said he would look into whether or not it did or didn't with the City of Jasper based on known prior problems with the prior restaurant operator. Chadd did not want that to be an unknown surprise with code compliance. Chair Megan Carter said she would like to approve an additional amount for that item and it will not have to wait to January. Scott Gay made a motion for the HCDA to pay for an upgrade or new system of up to \$8500. Wanda Ashley made a second to the motion. The motion carried unanimously.

Rhett Bullard went over the additional lease modifications including information on 7.1 he received from Scott Gay, 13.2 suggested by David Ehlert and other previously approved changes from the October 9, 2025 meeting. Scott Gay made a motion for the board to approve the proposed amended operating hours and other changes as mentioned, so the lease could be executed prior to the next meeting once finally modified by Rhett Bullard and signed by Terrie Warren. David Ehlert made a second to the motion. The motion carried unanimously.

*Chairwoman Megan Carter asked to modify the agenda because she knew Chuck Burnett needed to leave for another meeting. The board approved moving to Item 8.

Chairwoman Carter moved on to **Item 8** on the agenda. Chair Megan Carter said the contract with 4 Foot Up, LLC would expire (for the HCDA due diligence and commitment) prior to our next meeting. Rhett Bullard suggested with the upcoming holidays an extension would likely need to be requested.

Chadd stated he thought at least 60-days would be necessary to get the response he submitted to FDEP regarding the property and have adequate time to close. Chair Megan Carter said she felt the HCDA still had questions regarding usage and length of contamination to close out or no further action. Scott Gay said we should have been trying to determine these items much sooner after contract execution. Lowell Klepper made a motion to request an additional 60-day extension. Wanda Ashley made a second to the motion. Scott Gay abstained for the record. The motion carried 4-1.

Chairwoman Carter moved on to **Item 7** on the agenda. Rhett stated he did not receive from HC the Interlocal Agreement regarding the utility connection agreement requested for the agenda. This item was tabled. The board moved to the next item on the agenda.

Chadd said he would move forward with ordering the Pre-Demotion Asbestos report for the church property for Coastal Plains Environmental, Inc.

Chairwoman Carter moved on to **Item 9** on the agenda. Chadd provided the board with information on the 5-year workmanship warranty from Plumb Level and specification information on roofing material being used in the project from manufacturer warranty sheets provided by the contractor. Scott Gay made a motion to approve the previously approved contract \$28,265 for 108 Hatley Street. David Ehlert made a second to the motion. The motion carried unanimously.

Chairwoman Carter moved on to **Item 10** on the agenda. Chadd mentioned the due diligence end date for the building located at 104 Central Ave with Ralph Deas expired on November 10, 2025 and no commitment to purchase was received by Rhett. Chadd sent an email with no response and copied Rhett. The contract is technically null and would need an extension approved between the parties. Chadd also made mention of the ED Agreement that needed to be part of the contract if Ralph Deas committed to the purchase prior to closing.

Chairwoman Carter moved to **Item 11** on the agenda. Minutes of the **Thursday, October 9, 2025** meeting. Wanda Ashley made a motion to approve the minutes as presented. Scott Gay made a second to the motion. The motion carried unanimously.

Chairman Combass moved to **Item 12** the Financial Reports for **October month-end 2025**. Chadd reviewed the financial reports. Supporting bank statements were emailed to the Board for review in detail prior to the meeting. After a review of the financials, a motion was made by Wanda Ashley to accept the financials as presented and the motion was seconded by Scott Gay. The motion carried unanimously.

*Chadd also mentioned in the financials the check for his second quarter contribution (April – June to his 457 (b) plan at the FL Dept. of Financial Services was mailed first week of July by regular postal service and was never received in over (3) months and never cleared the account. Chadd stopped payment on the check and wrote another that was mailed with the third quarter contribution (July – Sept) and both cleared as illustrated in the October statement as shown in the amount of \$2100 each.

Chadd mentioned the following in the Director's Report:

1. Chadd presented the board a request emailed to him by Chuck for the fireworks in July, since he is not here to elaborate on the request, therefore, we can just table to next meeting.
2. Chadd introduced Dr. Jessica Sapp representing herself to volunteer her grant writing service for the former bank building downtown currently occupied by Hitson Realty. Chadd thanked Jessica for her interest in helping in this process and will follow-up.

Adjourn

Approval:

Megan Carter, Chairwoman

Chairman
Megan Carter
Vice- Chair
Lowell Klepper
Sec./Treasurer
Wanda Ashley
Economic Dev.
Director
M. Chadd Mathis



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DEVELOPMENT AUTHORITY

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Scott Gay
Chuck Burnett
David Ehlert
Board Attorney
Rhett Bullard

FINANCIAL REPORT

DECEMBER 18, 2025

General Fund Checking Account	\$88,945.91
Cash Management Account	\$2,046,224.83
TOTAL FUNDS ON HAND	\$2,135,170.74

AWARDED GRANTS

William Hughes (Mural for parcel 8339-000)	\$2,500.00
Danceology	\$2,500.00
Clyde's Welding LLC	\$150,000.00
TOTAL PENDING AWARDS	(\$155,000.00)

AVAILABLE BALANCE AFTER PENDING GRANTS **\$1,980,170.74**

P. O Box 2029
Lake City, FL 32056

HAMILTON COUNTY DEVELOPMENT





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Customer Number: XXXXXX3734

>005381 7870028 0001 92997 10Z

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

Managing Your Accounts

	Branch	Jasper
	Customer Care	1-877-499-0572
	Mailing Address	P.O. Box 2029 Lake City, FL 32056
	Website	www.ffbf.com



Summary of Accounts

Account Type	Account Number	Ending Balance
INTEREST CHECKING PUBLIC FUND	XXXXXX3734	\$88,945.91

INTEREST CHECKING PUBLIC FUND - XXXXXX3734

Account Summary

Date	Description	Amount
11/01/2025	Beginning Balance	\$22,144.46
	2 Credit(s) This Period	\$100,000.39
	18 Debit(s) This Period	\$33,198.94
11/28/2025	Ending Balance	\$88,945.91

Interest Summary

Description	Amount
Interest Earned From 11/01/2025 Through 11/28/2025	
Annual Percentage Yield Earned	0.01%
Interest Days	28
Interest Earned	\$0.39
Interest Paid This Period	\$0.39
Interest Paid Year-to-Date	\$13.37
Average Ledger Balance	\$50,253.50

Other Credits

Date	Description	Amount
11/18/2025	Transfer from Checking Account PER OCTOBER MINUTES STAYLOR	\$100,000.00
11/28/2025	INTEREST	\$0.39

Other Debits

Date	Description	Amount
11/07/2025	INTUIT 74981395 PAYROLL 14015000	\$2,447.35
11/17/2025	GEORGIA ITS TAX GA TX PYMT XXXXX8656	\$400.00
11/17/2025	IRS USATAXPYMT 270572180812404	\$1,282.00
11/18/2025	AUTO-OWNERS INS. PREM CBXXXXX7616	\$357.00
11/18/2025	AUTO-OWNERS INS. PREM CBXXXXX7316	\$831.22
11/21/2025	INTUIT 76599916 PAYROLL 14015000	\$2,447.35

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
4942	11/25/2025	\$243.25	4946	11/14/2025	\$300.00	4950	11/24/2025	\$370.00
4943	11/24/2025	\$500.00	4947	11/14/2025	\$387.50	4955*	11/25/2025	\$60.41
4944	11/24/2025	\$2,862.50	4948	11/14/2025	\$1,925.00	4956	11/26/2025	\$175.00
4945	11/25/2025	\$525.00	4949	11/26/2025	\$20.12	4957	11/21/2025	\$18,065.24

* Indicates skipped check number

0000/1000 1E9910 01E800 9200287 1E850

INTEREST CHECKING PUBLIC FUND - XXXXXX3734 (continued)

Daily Balances

Date	Amount	Date	Amount	Date	Amount
11/07/2025	\$19,697.11	11/18/2025	\$114,214.39	11/25/2025	\$89,140.64
11/14/2025	\$17,084.61	11/21/2025	\$93,701.80	11/26/2025	\$88,945.52
11/17/2025	\$15,402.61	11/24/2025	\$89,969.30	11/28/2025	\$88,945.91

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



HAMILTON COUNTY DEVELOPMENT AUTHORITY 4942
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Duke Energy \$ 243.25
 Two hundred forty three & 25/100 DOLLARS
 FIRST FEDERAL BANK
 FOR construction connect Wanda P. Ogle
 205 Highway Street
 #004942# #263184488# 001333734# Powell & Klapper

4942 \$243.25 11/25/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY NOV 21 2025 4943
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Verizon First Advisor, \$ 500.00
 Five hundred and 00/100 DOLLARS
 FIRST FEDERAL BANK
 FOR VFA-631 Eureka Wanda P. Ogle
 #004943# #263184488# 001333734# Powell & Klapper

4943 \$500.00 11/24/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY 4944
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Rhett Bullard, P.A. \$ 2,862.50
 Two Thousand Eight Hundred sixty two & 50/100 DOLLARS
 FIRST FEDERAL BANK
 FOR M.V. 5805 of Wanda P. Ogle
 #004944# #263184488# 001333734# Powell & Klapper

4944 \$2,862.50 11/24/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY 4945
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Florida Rural Economic Development Ass. \$ 525.00
 Five Hundred Twenty Five & 00/100 DOLLARS
 FIRST FEDERAL BANK
 FOR Rural Summit - Gata FL Registration Conference Wanda P. Ogle
 #004945# #263184488# 001333734# Powell & Klapper

4945 \$525.00 11/25/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY 4946
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Norman Nichols \$ 300.00
 Three hundred and 00/100 DOLLARS
 FIRST FEDERAL BANK
 FOR Tractor for 5 Acres Wanda P. Ogle
 #004946# #263184488# 001333734# Powell & Klapper

4946 \$300.00 11/14/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY 4947
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Norman Nichols \$ 387.50
 Three hundred Eighty Seven and 50/100 DOLLARS
 FIRST FEDERAL BANK
 FOR check site money 3 Acres Wanda P. Ogle
 #004947# #263184488# 001333734# Powell & Klapper

4947 \$387.50 11/14/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY 4948
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Norman Nichols \$ 1,925.00
 One Thousand Nine Hundred Twenty Five & 00/100 DOLLARS
 FIRST FEDERAL BANK
 FOR Old Holiday Inn Clean Up/Ring Wanda P. Ogle
 see map
 #004948# #263184488# 001333734# Powell & Klapper

4948 \$1,925.00 11/14/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY 4949
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-23-25
 PAY TO THE ORDER OF Blue Summit \$ 20.13
 Twenty and 13/100 DOLLARS
 FIRST FEDERAL BANK
 FOR water for conference room Wanda P. Ogle
 #004949# #263184488# 001333734# Powell & Klapper

4949 \$20.12 11/26/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY 4950
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Kenneth Mc Daniel CPA P.A. \$ 370.00
 Three hundred seventy and 00/100 DOLLARS
 FIRST FEDERAL BANK
 FOR inv 12263 Wanda P. Ogle
 #004950# #263184488# 001333734# Powell & Klapper

4950 \$370.00 11/24/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY 4955
 1153 US HWY 41 NW SUITE 4 JASPER, FL 32052
 DATE 11-12-25
 PAY TO THE ORDER OF Verizon \$ 60.41
 Sixty and 41/100 DOLLARS
 FIRST FEDERAL BANK
 FOR inv 026258523 Wanda P. Ogle
 #004955# #263184488# 001333734# Powell & Klapper

4955 \$60.41 11/25/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY
 1153 US HWY 41 NW SUITE 4
 JASPER, FL 32082

4956

DATE 11-12-25

PAY TO THE ORDER OF Florida Commerce \$ 175.00

One hundred seventy five and 00/100 DOLLARS

FIRST FEDERAL BANK

FOR my 92144 annual special ultra to get

district fee

0004956 1253184488 001333734 *Paul D. Klesner*

4956 \$175.00 11/26/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY
 1153 US HWY 41 NW SUITE 4
 JASPER, FL 32082

4957

DATE 11-14-25

PAY TO THE ORDER OF Schneider's Snake Service Inc \$ 18,065.24

Eighteen Thousand sixty five and 24/100 DOLLARS

FIRST FEDERAL BANK

FOR 205 Hatley St. - Green Cove

Christine Swartz

0004957 1253184488 001333734

4957 \$18,065.24 11/21/2025



05381 7870028 008318 016635 0003/0003



FIRST FEDERAL BANK

P. O Box 2029
Lake City, FL 32056

Statement Ending 11/28/2025

HAMILTON COUNTY DEVELOPMENT

Page 1 of 2

Customer Number: XXXXXX7764

>000641 7870028 0001 92997 10Z

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

Managing Your Accounts

	Branch	Jasper
	Customer Care	1-877-499-0572
	Mailing Address	P.O. Box 2029 Lake City, FL 32056
	Website	www.ffbf.com



Summary of Accounts

Account Type	Account Number	Ending Balance
CASH MANAGEMENT - PUBLIC FUNDS	XXXXXX7764	\$2,046,224.83

CASH MANAGEMENT - PUBLIC FUNDS - XXXXXX7764

Account Summary

Date	Description	Amount
11/01/2025	Beginning Balance	\$2,144,479.99
	1 Credit(s) This Period	\$1,744.84
	1 Debit(s) This Period	\$100,000.00
11/28/2025	Ending Balance	\$2,046,224.83

Interest Summary

Description	Amount
Interest Earned From 11/01/2025 Through 11/28/2025	
Annual Percentage Yield Earned	1.09%
Interest Days	28
Interest Earned	\$1,744.84
Interest Paid This Period	\$1,744.84
Interest Paid Year-to-Date	\$20,947.82
Average Ledger Balance	\$2,105,194.27

Other Credits

Date	Description	Amount
11/28/2025	INTEREST	\$1,744.84

Other Debits

Date	Description	Amount
11/18/2025	Transfer to Checking Account PER OCTOBER MINUTES STAYLOR	\$100,000.00

Daily Balances

Date	Amount	Date	Amount
11/18/2025	\$2,044,479.99	11/28/2025	\$2,046,224.83

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

0001 7870028 0004 001283 0001/0001



Notice: See reverse side for important information.

4 Foot Up, LLC
166 Seagrove Main Street, Suite 120
St. Augustine, FL 32080

Hamilton County Development Authority
1153 US Highway 41 NW, Suite 4
Jasper, FL 32052

Dear Director Mathis, Chairperson Megan Carter, and Members,

Re: Tax Parcel 8224-000 for Authority use, we are attaching a statement from Stephanie H. Emerson, EI, of Water and Air Research, Environmental Service Department Manager, the contractor employed by the State of Florida to conduct studies and facilitate cleanup of said lot. She is clear that the stated uses the Authority is contemplating are acceptable.

Also attached is a list of what uses, past and present, the land has been utilized for during our ownership and the ownership of others DURING cleanup.

This prominent piece of land needs to be in public hands. That is why we accepted an offer below the price we'd previously asked. We hope that we can conclude the purchase.

Clayton Woodard



Cc: Rhett Bullard

Uses of land

3 messages

Clayton Woodard <clayton.woodard@gmail.com>
To: Simon Cordery <scordery@waterandair.com>

Mon, Dec 1, 2025 at 4:26 PM

Hi, Mr. Cordery,

We are gathering information for the Hamilton County Development Authority regarding our land at the corner of Bridge and US 41 in White Springs. You, as our project manager for the petroleum cleanup, are knowledgeable and have worked with us on various uses over the years.

The HCDA is interested in providing a better place for three of the county's largest special events, the Azalea Festival, the Christmas on Bridge Street event and the Cane Grinding Festival. Please let us know if the following uses are allowed DURING cleanup. Please note that they would be purchasing only the lot owned by 4 Foot Up, and not the one owned by Bridge Street Properties, where the service station was located.

- 1) Grass parking - is it permissible to park on and or drive over the flush to the ground monitor wells DURING cleanup?
- 2) Is pitching tents for vendors and or locating mobile food trucks allowed DURING cleanup?
- 3) Can a concrete slab with an open air farmers market eventually be built on the site DURING cleanup as long as the monitor wells are not disturbed. How about asphalt paving?
- 4) Are there any "above ground wells" located on the property now or will there be in the future?

Thanks for your help.

Clayton E (Woody) Woodard, Sr.

Managing Partner

 **DEP Chadd.docx**
21K

Simon Cordery <scordery@waterandair.com>
To: Clayton Woodard <clayton.woodard@gmail.com>

Tue, Dec 2, 2025 at 12:46 PM

Hello Woody. Here are the responses from our group manager. I'm out a lot this week (and next) but wanted to get this to you. Pretty straightforward if you wanted to use it. Good luck.

**Simon Cordery**

Staff Scientist

Main: 352.372.1500 x131

Direct: 352.224.1535

Mobile: 352.359.1003

Fax: 352.378.1500

scordery@waterandair.com

www.waterandair.com

----- Forwarded message -----

From: **Stephanie Emerson** <semerson@waterandair.com>

Date: Tue, Dec 2, 2025, 12:04 PM

Subject: Fwd: Uses of land

To: Simon Cordery <scordery@waterandair.com>
Cc: Stephanie Emerson <semerson@waterandair.com>

See our responses in blue:

- 1) Grass parking - is it permissible to park on and or drive over the flush to the ground monitor wells DURING cleanup? Yes. As long as the monitoring wells are not damaged, and can be accessible when needed for monitoring and cleanup purposes. Monitoring and construction events will be scheduled at least 7 days in advance, and can be coordinated to not conflict with scheduled events at the site.
- 2) Is pitching tents for vendors and or locating mobile food trucks allowed DURING cleanup? Yes. As long as the monitoring wells are not damaged, and can be accessible when needed for monitoring and cleanup purposes. Monitoring and construction events will be scheduled at least 7 days in advance, and can be coordinated to not conflict with scheduled events at the site.
- 3) Can a concrete slab with an open air farmers market eventually be built on the site DURING cleanup as long as the monitor wells are not disturbed. How about asphalt paving? Yes to both concrete and asphalt, as long as the monitoring wells are protected and properly paved around. The wells must remain accessible when needed for monitoring and other cleanup purposes.
- 4) Are there any "above ground wells" located on the property now or will there be in the future? At this time, there are no "above ground or stick up wells" located on the site. We do not foresee this type of well needing to be installed at this site in the future.



Stephanie H. Emerson, EI

Environmental Service Dept Manager

Main: 352.372.1500 x103

Direct: 352.224.1546

semerson@waterandair.com

www.waterandair.com

[Quoted text hidden]

 **DEP Chadd.docx**
21K

Clayton Woodard <clayton.woodard@gmail.com>
To: Simon Cordery <scordery@waterandair.com>

Tue, Dec 2, 2025 at 2:18 PM

This is great, thank you so much!

[Quoted text hidden]

Under our ownership:

Used car lot

Car wash

Vegetable stand

Carnival rides for the Azalea Festival

Florida Trail Association Festival activities including a bonfire, tent camping and info booth

Small building used for storage

Azalea Festival booths and parking

Christmas on Bridge Street booths, parking, throughways, food trucks, and spectators

Cane Grinding Festival parking, booths, food trucks and driveway areas

4th of July White Springs Police Department Fireworks display

Used farm and construction equipment sale

Garden growing eggplant, tomatoes, spinach, okra, and acre peas using city water

Under other ownership:

River Apartments (monitor wells onsite)

State of Florida former Tourism Center (monitor wells onsite)