



Hamilton County

DEVELOPMENT AUTHORITY

Chairman

Megan Carter

Vice- Chair

Vacant

Sec./Treasurer

Wanda Ashley

Economic Dev.**Director**

Vacant

Board Members

Scott Gay

Chuck Burnett

David Ehlert

Board Attorney

Rhett Bullard

AGENDA

Thursday, July 16, 2026, 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. Ken Daniels
5. Public Comments
6. Feasibility Study/ Town of White Springs
7. A. Jennings Extension Project & Jennings Property
B. Downtown Roofing Bid Award Update
8. 203 Hatley St. West Update
106 Hatley St. West Update
201 Hatley St. West Update
9. Transition
10. Grazin' Grace Lease Question
11. Possible Listing of Alapaha Commerce Site
12. Minutes Approval **(June 4th Meeting)**
13. Financial Report **(June 2026)**
14. Board Member Comments
15. 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.

Chairman
Megan Carter
Vice- Chair
Vacant
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Wanda Ashley



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Board Members
Scott Gay
Chuck Burnett
David Ehler

Economic Dev.
Director
Vacant

Board Attorney
Rhett Bullard

Minutes

The meeting was called to order by Chairman Carter. Invocation was led, and the pledge of allegiance was conducted. There were no public comments.

Omarosa Newman presented on behalf of the Town of White Springs about the potential for a feasibility study to be conducted for the Town of White Springs, with an approximate cost of \$40,000 to \$50,000. There was discussion regarding expanding the feasibility study to encompass the entirety of Hamilton County. No further action was taken, per Board policy to allow a presentation and period of time for Board Members to consider the request. The Board will discuss the issue at its next meeting.

6A. Jennings Extension Utility Project was discussed. The bids came in totaling:

- RPI- \$775,323.00
- Plumb Level- \$857,745.00
- Anderson Columbia- \$874,256.25
- APS- \$875,050.00
- JWA- \$1,027,029.74
- Bent Construction- \$1,476,786.00

A motion made by Chuck Burnett, seconded by Scott Gay, to send notices to the lowest 4 bidders to let them know that their bids were accepted. However, no bid was awarded at this meeting due to the Board's shortage of funds between the grant award and the construction cost of the project. Board Attorney will work with Florida Department of Commerce to see about potential additional funding for this project. An update will be given at the next meeting.

6B. Downtown roofing bids were discussed. Two companies sent bids. The first bid was from Revere Roofing, totaling \$13,240.00 (102 Hatley) & \$12,967.00 (106 Hatley), and the

second bid was from Plumb Level, totaling \$59,934.00 (102 Hatley) & \$27,145.00 (106 Hatley). The bid totals were vastly different. The Board instructed Board Member Chuck Burnett to reach out to the Hamilton County Building official to ask for further clarification regarding the scope of work and investigate the discrepancy in bids. Of these 2 bids, an update and potential bid award will be decided at the next Board meeting.

7. The pilot project with North Florida Economic Development Partnership was discussed. The Board voted to enter into an agreement with North Florida Economic Development Partnership to allow Shelley Phelps to work with Hamilton County on a plan for the future growth of Downtown Jasper.

8. Keith Hitson made a presentation with the Board regarding the letter he received in reference to 102 Hatley Street West. The Board did not take any action on this at the time. However, Mr. Hitson may present a proposal in the future regarding a lease and/or purchase of that building. At that time the Board will consider any such proposal.

9. Decker Construction- no one was present from Decker Construction regarding their proposal. Board action was not taken on their proposal. Chloe Richardson presented on behalf of the acquisition of 106 Hatley Street West. The Board instructed the Board Attorney to work with Ms. Richardson regarding a future lease and economic development agreement for 106 Hatley Street West. Misfit Outdoors/Firearms, LLC. presented regarding 201 Hatley Street West. The Board did not take formal action at this time. The Board instructed the Board Attorney to move forward with discussions about a possible lease/sale in economic development agreement with Misfits Firearms LLC. Luxury Nail presented regarding 203 Hatley St. West. The Board instructed the Board Attorney to move forward with a lease/sale agreement and economic development agreement with Luxury Nail.

10. A discussion about limiting future spending on projects due to the limited funds of the development authority was held. Further discussion will be held regarding this at a later date.

11. Regarding the Executive Director position, the Board instructed the Board Attorney to check with the Board's Auditor and Greg Godwin regarding the handling of the financials. The Board will make a determination regarding the administrative position at a later meeting.

12. Minutes approval. Motion was made to approve the minutes of February 13th and February 26th by Scott Gay, 2nd by Chuck Burnett, and motion carried.

13. Financial reports from March and April were presented. Motion was made by Wanda Ashley and seconded by Scott Gay to approve the financial reports for March 2026 and April 2026.

14. Board Members provided comments.

15. The meeting was adjourned.

The next meeting will be at 1:00 p.m., June 4th, 2026, at 1153 U.S. Hwy 41 NW, Suite 4, Jasper, FL 32052.



P. O Box 2029
Lake City, FL 32056

Customer Number: XXXXXX3734

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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	\$28,412.07

INTEREST CHECKING PUBLIC FUND - XXXXXX3734

Account Summary

Date	Description	Amount
05/01/2026	Beginning Balance	\$38,995.59
	2 Credit(s) This Period	\$570.26
	6 Debit(s) This Period	\$11,153.78
05/29/2026	Ending Balance	\$28,412.07

Interest Summary

Description	Amount
Interest Earned From 05/01/2026 Through 05/29/2026	
Annual Percentage Yield Earned	0.01%
Interest Days	29
Interest Earned	\$0.26
Interest Paid This Period	\$0.26
Interest Paid Year-to-Date	\$2.60
Average Ledger Balance	\$32,546.45

Deposits

Date	Description	Amount
05/15/2026	DEPOSIT	\$570.00

Other Credits

Date	Description	Amount
05/29/2026	INTEREST	\$0.26

Other Debits

Date	Description	Amount
05/08/2026	Check #5010	\$5,391.98
05/15/2026	Check #5011	\$75.00
05/15/2026	Check #5013	\$3,500.00
05/18/2026	Check #5012	\$1,738.50
05/22/2026	Check #5008	\$288.00
05/29/2026	FIRST FED BK FLA VISA PAY F XXXXX9464	\$160.30

Daily Balances

Date	Amount	Date	Amount	Date	Amount
05/08/2026	\$33,603.61	05/18/2026	\$28,860.11	05/29/2026	\$28,412.07
05/15/2026	\$30,598.61	05/22/2026	\$28,572.11		

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INTEREST CHECKING PUBLIC FUND - XXXXXX3734 (continued)

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





FIRST FEDERAL BANK

P. O Box 2029
Lake City, FL 32056

Statement Ending 05/29/2026

HAMILTON COUNTY DEVELOPMENT

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Customer Number: XXXXXX7764

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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	\$1,731,109.32

CASH MANAGEMENT - PUBLIC FUNDS - XXXXXX7764

Account Summary

Date	Description	Amount
05/01/2026	Beginning Balance	\$1,729,624.55
	1 Credit(s) This Period	\$1,484.77
	0 Debit(s) This Period	\$0.00
05/29/2026	Ending Balance	\$1,731,109.32

Interest Summary

Description	Amount
Interest Earned From 05/01/2026 Through 05/29/2026	
Annual Percentage Yield Earned	1.09%
Interest Days	29
Interest Earned	\$1,484.77
Interest Paid This Period	\$1,484.77
Interest Paid Year-to-Date	\$7,885.53
Average Ledger Balance	\$1,729,624.55

Other Credits

Date	Description	Amount
05/29/2026	INTEREST	\$1,484.77

Daily Balances

Date	Amount
05/29/2026	\$1,731,109.32

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

