



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, January 15, 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. 104 Central Avenue Closing Update with Ralph Deas– Rhett Bullard
5. 4 Foot Up, LLC Closing Update and Ground Lease Agreement – Rhett Bullard
6. Conference Room Renovation Update - Chadd
7. 4786 41 US Hwy S Jasper, (Parcel 2108-010) – Pre-Demolition Asbestos Report– Chadd
8. Discussion Regarding the Placement of Funds Options – Scott Gay
8. Minutes Approval (**Thursday, December 18, 2025**)
9. Financial Report (**December Month-End 2025**)
10. Director's Report
11. Public Comment
12. Adjourn – **Next Meeting – February 19, 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.

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HAMILTON COUNTY DEVELOPMENT AUTHORITY BOARD MEETING THURSDAY, DECEMBER 18 2025 12:00 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. Lee Garner – Town Manager of White Springs, Nikki Williams – Town Council Member White Springs, Christina McCulley - Local Realtor/Chamber Member, Mohammed and Aisha Iqbal -Mega Meats, Rhett Bullard-Board Attorney and Chadd Mathis-Economic Development Director.

Chairwoman Carter moved to **Item 4** on the agenda. Chadd introduced Aisha Iqbal a local business owner with Mega Meats and restaurant prospect for 104 Central Ave. Chadd meet with the prospect at the building and at their Mega Meat business location after Mr. Deas did not formally commit within his due diligence period in the contract. Aisha presented the board with her written proposal for a new full-service restaurant serving a variety of inspired dishes, pizza and subs. Chair Megan Carter was very complimentary of the proposal and asked if they had looked at any of the other buildings downtown.

Megan asked to move agenda **Item 9** for the Deas contract up to discuss at this time. Last week Mr. Ralph Deas brought in a check to purchase the property indicating his intent to close, however, he did not bring the deed along with additional required closing items like the Economic Development Agreement necessary to complete the transaction. Subsequently, Rhett prepared the ED Agreement for his review based on his proposal as the exhibit A. Mr. Ralph Deas did drop the executed document by to Chadd this morning prior to the meeting for the board's review. Mohammad Iqbal said he had spoken to Mr. Ralph Deas about the building. It was prior to talking to Chadd regarding Mr. Deas having a 60-day due diligence period that ended November 10, 2025. Rhett Bullard suggested Mr. Deas obligations were not assignable in his RFP proposal. Mohammad Iqbal said that he was only interested in purchasing the building and not leasing it. Several board members suggested other building options since Mr. Deas was apparently moving forward to purchase the property. Megan Carter asked what the pleasure of the board was at this time with the first agreement.

Lowell Klepper made the motion to move forward with Mr. Deas contract within the requested extension period until December 31, 2025. Scott Gay made a second to the motion. The motion carried unanimously.

Chairwoman Carter moved to **Item 5** on the agenda. Jesse Mitchel P.E. with Axis Engineering gave an update on the FDOT and FDEP permits associated with the Jennings Utility Extension Project being funded by the Rural Infrastructure Grant in the amount of \$400,000 from Florida Commerce. Chadd Mathis applied for the RIF Grant and was awarded it through the application process in August 1, 2024 for the HCDA/Jennings. Jennings is behind in logging their waste water treatment data and is causing delays with FDEP. Chadd also recently requested an extension and received the paperwork until July 15, 2026 from Florida Commerce.

Chairwoman Carter moved on to **Item 6** on the agenda. Rhett Bullard stated Terrie Warren signed the lease and we will date in January 1, 2026. Scott Gay made a motion to accept the lease as presented. Wanda Ashley made a second to the motion. The motion carried unanimously.

Chairwoman Carter moved on to **Item 7** on the agenda. Chadd said he ordered the Pre-Demolition Asbestos Report for the church building and house. Once the report is received and assuming no asbestos, Chadd will get Rhett to draft legal advertisement. The demo will include and remove fencing in the middle of the 45 Acres and adjacent to the house.

Chairwoman Carter moved on to **Item 8** on the agenda. Rhett stated he received the extension until January 29, 2026 from Mr. Woodard. We have a copy for Megan Carter to execute at the meeting today. Megan Carter stated she had one of her NFPS staff engineers dig into any lasting issues beyond closure and she was now satisfied the HCDA could move forward with the purchase. Scott Gay made a motion to move forward with the closing. Chuck Burnett made a second to the motion. The motion carried unanimously.

Chairwoman Carter moved on to **Item 10** on the agenda. Chadd introduced Nikki and stated Scott Gay requested for her to be placed on the agenda. Nikki presented a potential purchase and preservation plan to acquire the former Telford Hotel located in White Springs. Nikki stated that she is in the early stages of the process by heading up the committee for the project and would like the HCDA board to consider assisting with helping with funding in the future. Nikki provided the board with a written summary explaining the restoration project for their consideration and review. Chair Megan Carter thanked her for attending.

Chairwoman Carter moved to **Item 11** on the agenda. Minutes of the **Thursday, November 13, 2025** meeting. Wanda Ashley made a motion to approve the minutes as presented. Lowell Klepper made a second to the motion. The motion carried unanimously.

Chairwoman Carter moved to **Item 12** the Financial Reports for **November 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 Scott Gay to accept the financials as presented and the motion was seconded by Wanda Ashley. The motion carried unanimously.

*Additionally, the board discussed the need to transfer 250,000 to the Operating Account from the Cash Management to meet the current obligations and real estate closing requirements. Scott Gay made a motion to make the transfer. Chuck Burnett made a second to the motion. The motion carried unanimously.

Chadd mentioned the following in the Director's Report:

1. Chadd presented the board a request emailed to him by Chuck Burnett for the Hamilton County Recreation Department fireworks event in July. Lowell Klepper stated he could not support the request based on the reserves HC has available. Scott Gay said he could support it this time but will revisit next year. Scott Gay made a motion to pay 15,000 towards the event. David Ehlert made a second to the motion. The motion carried unanimously.
2. Chadd received an invoice from Nicholas at HC regarding a door for required code exiting on 108 Hatley St. (Danceology). The amount is \$1960. Chuck made a motion to pay invoice. Scott Gay made a second to the motion. The motion carried unanimously.
3. Chadd received a carpet quote from Vann's Carpet for conference room in the amount of \$4320.34. David Ehlert made a motion to approve quoted amount. Scott Gay made a second to the motion. The motion carried unanimously.
4. The board decided to replace all ceiling tile in conference room with 2 x 2 drop ceiling. Additionally, (12) - 2' x 2' direct wired LED lights and established a budget of 10,000. Scott Gay made a motion for up to 10k. David Ehlert made a second to the motion. The motion carried unanimously.

Adjourn

Approval:

Megan Carter, Chairwoman

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FINANCIAL REPORT

JANUARY 15, 2026

General Fund Checking Account	\$70,581.60
Cash Management Account	\$2,048,223.79
TOTAL FUNDS ON HAND	\$2,118,805.39

AWARDED GRANTS

William Hughes (Mural for parcel 8339-000)	\$2,500.00
Danceology	\$2,500.00
Corbelle Company, LLC (MJM Super Storage) Jay Paulk	\$2,500.00
Hamilton County BoCC (Fireworks July 4 th)	\$15,000.00
Orange Blossom Gatherings (White Springs) Hughes	\$72,500.00
4 Foot Up, LLC (1.3 Acre White Springs Property)	\$150,000.00
<u>Clyde's Welding LLC</u>	<u>\$150,000.00</u>
TOTAL PENDING AWARDS	(\$395,000.00)

AVAILABLE BALANCE AFTER PENDING GRANTS **\$1,723,805.39**



FIRST FEDERAL BANK

P. O Box 2029
Lake City, FL 32056

Statement Ending 12/31/2025

HAMILTON COUNTY DEVELOPMENT

Page 1 of 4

Customer Number: XXXXXX3734

>002713 3702822 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



Starting February 16, 2026 the disposable bag fee will be \$0.21 per bag, rolls of coin will be \$0.25 per roll, and stop item charge(s) will be \$32 in branch or online. If you have questions about these changes, please contact your local branch or contact Customer Care at 1-877-499-0572.

Summary of Accounts

Account Type	Account Number	Ending Balance
INTEREST CHECKING PUBLIC FUND	XXXXXX3734	\$70,581.60

INTEREST CHECKING PUBLIC FUND - XXXXXX3734

Account Summary

Date	Description	Amount
11/29/2025	Beginning Balance	\$88,945.91
	3 Credit(s) This Period	\$3,640.74
	19 Debit(s) This Period	\$22,005.05
12/31/2025	Ending Balance	\$70,581.60

Interest Summary

Description	Amount
Interest Earned From 11/29/2025 Through 12/31/2025	
Annual Percentage Yield Earned	0.01%
Interest Days	33
Interest Earned	\$0.74
Interest Paid This Period	\$0.74
Interest Paid Year-to-Date	\$14.11
Average Ledger Balance	\$82,209.21

Deposits

Date	Description	Amount
12/17/2025	DEPOSIT	\$1,140.00

Other Credits

Date	Description	Amount
12/18/2025	RET COUNTERFEIT CK# 4208 FROM 12/15/25	\$2,500.00
12/31/2025	INTEREST	\$0.74

Other Debits

Date	Description	Amount
12/01/2025	FIRST FED BK FLA VISA PAY F XXXXX7690	\$355.74
12/08/2025	INTUIT 78053393 PAYROLL 14015000	\$2,447.35
12/15/2025	GEORGIA ITS TAX GA TX PYMT XXXXX4320	\$400.00
12/15/2025	IRS USATAXPYMT 270574965778412	\$1,282.00
12/19/2025	INTUIT 78081560 PAYROLL 14015000	\$2,447.35
12/24/2025	Check #4966	\$75.00
12/24/2025	Check #4961	\$241.78
12/24/2025	Check #4964	\$500.00
12/24/2025	Check #4965	\$1,740.00



INTEREST CHECKING PUBLIC FUND - XXXXXX3734 (continued)

Other Debits (continued)

Date	Description	Amount
12/24/2025	Check #4968	\$3,132.25
12/26/2025	Check #4963	\$73.52
12/29/2025	FIRST FED BK FLA VISA PAY F XXXXX9011	\$991.69

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
4208	12/17/2025	\$2,500.00	4952	12/02/2025	\$75.00	4960	12/22/2025	\$118.37
4288*	12/23/2025	\$2,500.00	4958*	12/23/2025	\$1,500.00			
4951*	12/17/2025	\$425.00	4959	12/22/2025	\$1,200.00			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
12/01/2025	\$88,590.17	12/18/2025	\$85,100.82	12/26/2025	\$71,572.55
12/02/2025	\$88,515.17	12/19/2025	\$82,653.47	12/29/2025	\$70,580.86
12/08/2025	\$86,067.82	12/22/2025	\$81,335.10	12/31/2025	\$70,581.60
12/15/2025	\$84,385.82	12/23/2025	\$77,335.10		
12/17/2025	\$82,600.82	12/24/2025	\$71,646.07		

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



2000/2000 115-900 454E00 22820L E 6/1/20

HAMILTON COUNTY DEVELOPMENT AUTHORITY
1153 US HWY 41 NW SUITE 4
JASPER, FL 32052

4208

DATE 12/15/2025

PAY TO THE ORDER OF Marjorie Aultz \$

Two Thousand and Five Hundred and 00/100 DOLLARS

FIRST FEDERAL BANK

FOR *Annali duos* *[Signature]*

#004208# #253184488# 001333734#

4208 \$2,500.00 12/17/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY
1153 US HWY 41 NW SUITE 4
JASPER, FL 32052

4288

DATE 12/15/2025

PAY TO THE ORDER OF Marjorie Aultz \$***2,500.00

Two Thousand and Five Hundred and 00/100 DOLLARS

FIRST FEDERAL BANK

FOR *Annali duos* *[Signature]*

#004288# #253184488# 001333734#

4288 \$2,500.00 12/23/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY
1153 US HWY 41 NW SUITE 4
JASPER, FL 32052

4951

DATE 11-12-25

PAY TO THE ORDER OF FEDC \$ 425.00

Four hundred twenty five and 00/100 DOLLARS

FIRST FEDERAL BANK

FOR *WV 808* *Wanda Toole* *[Signature]*

#004951# #253184488# 001333734#

4951 \$425.00 12/17/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY
1153 US HWY 41 NW SUITE 4
JASPER, FL 32052

4952

DATE 11-12-25

PAY TO THE ORDER OF CNP \$ 75.00

Seventy Five and 00/100 DOLLARS

FIRST FEDERAL BANK

FOR *Wendy Hasty Inv. 6845* *Wanda Toole* *[Signature]*

#004952# #253184488# 001333734#

4952 \$75.00 12/2/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY
1153 US HWY 41 NW SUITE 4
JASPER, FL 32052

4958

DATE 12-18-25

PAY TO THE ORDER OF Florida Department of Financial Services *Deford* \$ 1500.00

One Thousand Five Hundred and 00/100 DOLLARS

FIRST FEDERAL BANK

FOR *(5) pay records with label from checkst for 45761 plan* *for benefit of Michael Chadd Mathis* *[Signature]*

#004958# #253184488# 001333734#

4958 \$1,500.00 12/23/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY
1153 US HWY 41 NW SUITE 4
JASPER, FL 32052

4959

DATE 12-18-25

PAY TO THE ORDER OF Michael Chadd Mathis \$ 1500.00

One Thousand Two Hundred and 00/100 DOLLARS

FIRST FEDERAL BANK

FOR *Auto reimbursement Oct-Nov* *[Signature]*

#004959# #253184488# 001333734#

4959 \$1,200.00 12/22/2025

HAMILTON COUNTY DEVELOPMENT AUTHORITY
1153 US HWY 41 NW SUITE 4
JASPER, FL 32052

4960

DATE 12-18-25

PAY TO THE ORDER OF Michael Chadd Mathis \$ 118.37

One hundred eighteen and 37/100 DOLLARS

FIRST FEDERAL BANK

FOR *out of county mileage reimbursement* *[Signature]*

#004960# #253184488# 001333734#

4960 \$118.37 12/22/2025



P. O Box 2029
Lake City, FL 32056

>000472 3702822 0001 92997 10Z

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

Managing Your Accounts

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Summary of Accounts

Account Type	Account Number	Ending Balance
CASH MANAGEMENT - PUBLIC FUNDS	XXXXXX7764	\$2,048,223.79

CASH MANAGEMENT - PUBLIC FUNDS - XXXXXX7764

Account Summary

Date	Description	Amount
11/29/2025	Beginning Balance	\$2,046,224.83
	1 Credit(s) This Period	\$1,998.96
	0 Debit(s) This Period	\$0.00
12/31/2025	Ending Balance	\$2,048,223.79

Interest Summary

Description	Amount
Interest Earned From 11/29/2025 Through 12/31/2025	
Annual Percentage Yield Earned	1.09%
Interest Days	33
Interest Earned	\$1,998.96
Interest Paid This Period	\$1,998.96
Interest Paid Year-to-Date	\$22,946.78
Average Ledger Balance	\$2,046,224.83

Other Credits

Date	Description	Amount
12/31/2025	INTEREST	\$1,998.96

Daily Balances

Date	Amount
12/31/2025	\$2,048,223.79

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

