

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



# Hamilton County

## DEVELOPMENT AUTHORITY

**Board Members**  
Scott Gay  
Chuck Burnett  
David Ehlert

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

**Board Attorney**  
Rhett Bullard

**HAMILTON COUNTY DEVELOPMENT AUTHORITY**  
HCDA Conference Room  
1153 US Hwy 41 NW, Suite 4, Jasper, FL 32052  
**SPECIAL MEETING**  
**THURSDAY, FEBRUARY 13, 2026 - 2:00 P.M.**

Chair 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: Megan Carter, Lowell Klepper, Chuck Burnett, Wanda Ashley, David Ehlert and Scott Gay. Also present: Christina McCulley - Local Realtor/Chamber Member, Mohammed and Aisha Iqbal -Mega Meats, Rhett Bullard-Board Attorney and Chadd Mathis-Economic Development Director.

Item 4. Mohammed and Aisha Iqbal – Closing to be handled by Dana Hil, Esq., as soon as February 28, 2026 as agreed upon by the Board. Title insurance will be thru Alta. Gay asked for an edit the disallows the Iqbals to mortgage the property until the Economic Agreement is satisfied. The Board and the Iqbals agreed to this edit, Wanda Ashley made the motion to approve the Contract for Sale and Purchase with discussed edits, Lowell Klepper seconded it. Motion carried. Scott Gay made the motion to approve the Economic Agreement with discussed edits. Chuck Burnett seconded. Motion carried. Rhett Bullard will deliver executed documents to Dana Hill for the closing.

Rhett Bullard discussed the aspects of 'special meetings' as opposed to the regular meetings with regards to the items on the agenda for special meetings.

RECESS to execute documents with the Iqbals.

Item 5. Conference Room Renovations – Previously the Board had approved \$10,000.00 for the renovation. The quote came in at \$15,200.00 for the lighting, ceiling replacement and painting. Gay made a motion to approve the quote of \$15,200.00. Ashley seconded. Motion passed without dissent. Discussion of carpeting after painting supplied by Vann Carpet One Floor & Home, Lake City, Florida. Once the carpeting is done, the Board will address the necessary AV/monitors, etc. Discussion of new furniture and donating old furniture to other county offices. No motions made.

Item 6. Policy & Procedures Manual – Board uncomfortable with not knowing where/when Mathis works. Wants to create and up to date Policy and Procedures Manual. Discussion of Mathis' daily objective as no job duties are listed. There is a job description for Mathis' job. Mathis mentioned acquiring a full-time assistant to maintain

administrative duties. Discussion of the decreasing funding since 2004. There are no monies for an assistant and the Director position wasn't described as having one. Mathis stated his administrative duties are full time, not including other duties. He would summarize his day for the Board. Much discussion regarding Mathis' performance. Ehlert talked of hearing only about the few buildings downtown in the last six meetings. Discussion of lack of trust of Mathis. Carter discusses looking for a growth opportunity now with all aspects of county government. Discussions of May 2025 and how Mathis didn't make changes they desired from prior confrontational meeting with the Board. Carter stated that it sounds like that we're going in a wrong direction. Burnett made a motion to dismiss Mathis and offer a severance package. Seconded by Gay. Bullard stated that as it was not part of the agenda (not noticed), it could cause problems legally. However, the Board could notice via agenda for next meeting. Board agreed and it was decided to put it on the agenda. Discussed the date and time for that meeting. Mathis was asked, based on the discussion of his dismissal, would he be interested in resigning. Mathis stated it would depend on the severance package. Mathis stated he would press his 'hostile work environment' claim and he was gathering evidence for some time against the Board Members. As Mathis seemed hostile to the Board and is their only employee with access to all Board records and funds, Board Members were concerned. Bullard warned of action based on Mathis' inference that he would sue for hostile work environment and lack of notice. Based on that statement there was discussion of placing him on administrative leave.

Emergency motion to place on the agenda the administrative paid leave to avoid damage he could cause prior to termination and Bullard's office to handle HCDA affairs for the time being by Burnett, seconded by Gay. Motion passed without dissent.

Motion to place Mathis on administrative leave and Bullard's office to handle until the next board meeting made by Ehlert and seconded by Gay. Motion passed without dissent.

Item 7 – None

Adjourned.

**Chairman**  
Megan Carter  
**Vice- Chair**  
Lowell Klepper  
**Sec./Treasurer**  
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HCDA Conference Room  
1153 US Hwy 41 NW, Suite 4, Jasper, FL 32052  
**SPECIAL MEETING**  
**THURSDAY, FEBRUARY 26, 2026 - 12:00 P.M.**

Chair Megan Carter called the meeting to order and started the meeting by asking Chuck Burnett to start with the Invocation along with the Pledge of Allegiance. The following Board Members attended: Megan Carter, Chuck Burnett, Wanda Ashley, David Ehlert and Scott Gay. Also present: Chadd Mathis.

Item 4. Suwannee Hardware Agreement – Rhett Bullard discussed the ground lease was in Ann Wilson’s name; however, the insurance is in Don Wilson’s name as is the hardware store’s insurance is in his name. Therefore, the leases need to be in his name. Scott Gay made the motion to approve the change in leases. Chuck Burnett seconded it. Motion carried unanimously.

Item 5. Executive Director Position – Chair Megan Carter asked for open discussion. Chuck Burnett stated that he felt the Board needed to move in a different direction on that position. Rhett Bullard asked if the Board wanted to ask for his resignation. Agreement that it was appropriate to do so. Board agreed that severance was in order. Discussion followed as to package to offer resigning Executive Director. Board instructed Rhett Bullard to discuss expectations with the resigning Executive Director within parameters of 6 months of pay and benefits. Also, discussion of the resigning Executive Director providing all passwords and descriptions of upcoming events/trainings. The Board asked the resigning Executive Director to provide a draft of what he would like to see in his letter of recommendation for their review.

Item 6. Iqbal Closing – Rhett Bullard stated that he’s been in touch with Dana Hill’s office and as soon as she finishes the paperwork will be provided for signature.

Item 12. Financial Report – Rhett Bullard stated that the bank statement came without the cancelled checks provided. Investigation proved that First Federal bank had a ‘glitch’ where some account holders did not receive their copies of the checks that had cleared during that month. Chuck Burnett said he would contact the bank and get copies. Scott Gay made a motion to accept the financial report. It was seconded by Wanda Ashley. Motion carried.

Item 11. Minutes – After review of January 15, 2026 minutes a motion to accept was made by Chuck Burnett, seconded by David Ehlert. Motion carried.

Item 8. 4786 41 US Hwy S Jasper, (Parcel 2108-010) - Demolition – Project Front Porch – Chuck Burnett stated that the HamCo BOCC is working with a yet to be named group regarding the use of the above property. He said it was a \$25M investment that would bring 120 jobs to HamCo. Rhett Bullard said he did the paperwork to consolidate the two properties (2108-010 and 2108-005) into one and that has been done the parcel being now 2108-010. The discussion regarding transferring the property to the HamCo BOCC. Chuck Burnett stated that the commerce grant requires the property be held by the HamCo BOCC for 10 years which is your clawback. Scott Gay asked if the company was bonded so HamCo isn't stuck with an unfinished project for years. Chuck Burnett said yes and discussed the possible benefits for the citizens and tax base. The Chair asked for motions. Scott Gay made a motion to deed the above the new combined parcel 2108-010 to the HamCo BOCC. Seconded by David Ehlert. Motion Carried and Rhett Bullard was instructed to create the deed.

Item 7. Conference Room Renovation Update – Chuck Burnett discussed that the Board has obtained the funding to renovate the Old Soda Fountain (former Jackson's Drugs) on the corner of Central and Hatley from Nutrien. Because he felt that the business of the Board was often highly confidential, that they divide the building into four areas. The front would be for the Chamber of Commerce with offices for himself and Mia, create a private conference room for the HCDA away from the Courthouse Annex and another office for visiting State and Federal politicians or Rhett Bullard should he need a space to work on their business in Jasper. Also, there could be a space for Career Source to train employees. Burnett stated he discussed this with Mr. Bedenbaugh regarding the renovation of the HCDA conference room in the Courthouse Annex and the HCDA would not be on the 'hook' for the scope of work there. We already have to finish the carpeting in this room. Mr. Bedenbaugh is super flexible. Motion to table the contract with Mr. Bedenbaugh for the HCDA Conference room in the Courthouse Annex with the exception of the carpet, and transferring the funds allocated and the already purchased AV equipment for use in the Old Drug Store/new HCDA conference room made by Wanda Ashley, seconded by David Ehlert. Motion Carried.

Item 9. 102 Hatley St. W (aka Hitson Realty Building) Chuck Burnett stated that Hitson had not paid rent for at least a year and a half. However, the building needs a roof. After discussion, a motion to begin the bid process to repair this roof was made by David Ehlert and seconded by Wanda Ashley. Motion carried.

Item 10. 106 Hatley St. W – Chuck Burnett asked if we were doing roof work on 102 Hatley St. W, should it be considered to do roof work on this building as well? The roof is in a similar state of disrepair. Discussion of a reduced cost to do two at the same time as opposed to the cost of doing two roofs at separate times. Also discussion of having the building official go through the building to identify problem areas. Chuck Burnett made a motion to include 106 Hatley St. W in with 102 Hatley St. W bid process. It was seconded by David Ehlert. Motion carried. By consensus it was authorized that Chuck Burnett would work with county's building official a summary of other items of repair that needed attention.

Item 13. Interlocal Agreement between HamCo BOCC and HCDA re: properties and Interlocal Agreement between HCDA and HamCo BOCC re: utility crossing – Discussion of willingness to work collectively with the HamCo BOCC on projects. Chuck Burnett commented that the Board’s voting to transfer the parcel 2108-010 shows that HCDA is willing to work with the HamCo BOCC. The Chair stated that perhaps because we have a new Chairs for both boards, we ask Andy Decker to add an appendix or something that actually lists out all of the individual parcel numbers to avoid any confusion. Chuck Burnett offered to pull that together and email the list to Andy Decker and Rhett Bullard. Scott Gay made a motion to approve the interlocal agreement with the above changes. Seconded by Chuck Burnett. Motion carried.

Item 14. Public Comment. The Chair invited the Board to speak as well.

-Chuck Burnett stated that he welcomed the current blank canvass between the Board and the HamCo BOCC now. There is harmonious cooperation now that will facilitate growth for the county. Perhaps there could even be a quarterly social gathering of the HCDA and the HamCo BOCC.

-Rhett Bullard stated that the Town of Jennings Extension was put out to bid. Their grant for the completion of the work was extended through July 15, 2026. Bids will be opened on April 3<sup>rd</sup> after the 72-hour window, the choice could be made at a special meeting on April 6<sup>th</sup> and the one chosen could start work on April 9, 2026. After discussion this was approved as Bullard was acting currently in the executive Director’s role.

-Scott Gay asked that they allow the White Springs’ attorney’s clerk present a presentation regarding her assessment of the need of a feasibility study for the municipality. The Board agreed she would be on the next agenda.

-Megan Carter brought up that Mary Lou Bullard had passed that morning and she felt that the Board should do something to recognized her years of service. After discussion, Scott Gay made a motion to provide the Stephen Foster Citizen Support Organization, Inc. a donation of \$1,000 in the name of Mary Lou Bullard. Seconded by Chuck Burnett. Motion carried.

-Chuck Burnett brought up a retail strategies grant with Shellie Phelps (Help Spend an Hour and Hometown Takeover, Wetumpka, Alabama edition). We're doing a retail strategies grant with Shelly at Hamilton and Suwannee. Jeff Hendry 's doing it right now and we're doing some case studies on town but he wants to go one step further. He wants to bring her here to our region full-time for a year where she works in like four or five counties and he's asked each county if they could contribute \$15,000 towards this and you get her like so many days a month. She'll come to your city, your county, she gives you She does her, uses her expertise in this world. Something to chew on for next meeting.

-Scott Gay asked where is the county on the code enforcement issue. Discussion of interlocal agreements with county to provide code enforcement. Discussion of Jasper’s stepping up their code enforcement and eyesores elsewhere hindering development and getting the municipalities and county on board by possibly making it a requirement for future projects. Help those who help themselves. Hold for future discussion.

Adjourned.



# FIRST FEDERAL BANK

P. O Box 2029  
Lake City, FL 32056

## Statement Ending 02/27/2026

HAMILTON COUNTY DEVELOPMENT

Page 1 of 2

Customer Number: XXXXXX3734

>000498 5092086 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	\$87,801.98

### INTEREST CHECKING PUBLIC FUND - XXXXXX3734

#### Account Summary

Date	Description	Amount
01/31/2026	Beginning Balance	\$95,218.97
	1 Credit(s) This Period	\$0.71
	4 Debit(s) This Period	\$7,417.70
02/27/2026	Ending Balance	\$87,801.98

#### Interest Summary

Description	Amount
Interest Earned From 01/31/2026 Through 02/27/2026	
Annual Percentage Yield Earned	0.01%
Interest Days	28
Interest Earned	\$0.71
Interest Paid This Period	\$0.71
Interest Paid Year-to-Date	\$1.66
Average Ledger Balance	\$92,468.87

#### Other Credits

Date	Description	Amount
02/27/2026	INTEREST	\$0.71

#### Other Debits

Date	Description	Amount
02/13/2026	GEORGIA ITS TAX GA TX PYMT XXXXXX0208	\$600.00
02/13/2026	IRS USATAXPYMT 270644465070481	\$1,923.00
02/13/2026	INTUIT 84770330 PAYROLL 14015000	\$2,447.35
02/27/2026	INTUIT 84772246 PAYROLL 14015000	\$2,447.35

#### Daily Balances

Date	Amount	Date	Amount
02/13/2026	\$90,248.62	02/27/2026	\$87,801.98

#### Overdraft and Returned Item Fees

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



Notice: See reverse side for important information.

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# FIRST FEDERAL BANK

P. O Box 2029  
Lake City, FL 32056

## Statement Ending 02/27/2026

HAMILTON COUNTY DEVELOPMENT

Page 1 of 2

Customer Number: XXXXXX7764

>000614 5092086 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	\$1,801,356.89

### CASH MANAGEMENT - PUBLIC FUNDS - XXXXXX7764

#### Account Summary

Date	Description	Amount
01/31/2026	Beginning Balance	\$1,799,865.12
	1 Credit(s) This Period	\$1,491.77
	0 Debit(s) This Period	\$0.00
02/27/2026	Ending Balance	\$1,801,356.89

#### Interest Summary

Description	Amount
Interest Earned From 01/31/2026 Through 02/27/2026	
Annual Percentage Yield Earned	1.09%
Interest Days	28
Interest Earned	\$1,491.77
Interest Paid This Period	\$1,491.77
Interest Paid Year-to-Date	\$3,133.10
Average Ledger Balance	\$1,799,865.12

#### Other Credits

Date	Description	Amount
02/27/2026	INTEREST	\$1,491.77

#### Daily Balances

Date	Amount
02/27/2026	\$1,801,356.89

#### Overdraft and Returned Item Fees

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