



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, May 21, 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. Public Comments
5. Omarosa Newman/ Feasibility Study/ Town of White Springs
6. A. Jennings Extension Project Bid Award
B. Downtown Roofing Bid Award
7. Shellie Phelps/ NFEDP Project
8. Keith Hitson – 102 Hatley St. W
9. Decker Construction/ 203 Hatley St. West
Chloe Richardson/ 106 Hatley St. West
Misfit Outdoors/ 203 Hatley St. West
Luxury Nail/ 201 Hatley St. West
10. Discussion on Limitations Spending
11. Discussion regarding Executive Director position
12. Minutes Approval (**February 13th and February 26th meetings**)
13. Financial Report (**March and April 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.

102/106 Hatley St. W - Roofing

From Rhett Bullard <rhettbullardpa@hotmail.com>

Date Mon 4/13/2026 4:03 PM

To Megan Carter <mcarter@nfps.net>

Bcc arlen gay <sgcpa@comcast.net>; Chuck Burnett <chuck@hamiltoncountyfl.com>; ehlertr@gmail.com <ehlertr@gmail.com>; wandadevauth56@yahoo.com <wandadevauth56@yahoo.com>

 4 attachments (6 MB)

RR - 102 Hatley W.pdf; PL - 102 Hatley W.pdf; PL - 106 Hatley W.pdf; RR - 106 Hatley W.pdf;

Greetings,

Attached are the bids received for roofing work on 102 and 106 Hatley St W for your review.

Thank you,

Rhett Bullard

Rhett Bullard, P. A.

100 South Ohio Avenue


Live Oak, Florida 32064

386-362-2040 - office

386-362-2070 - fax

Confidentiality Notice:

The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and as such is privileged and confidential. If the reader of this message is not the intended recipient or the person responsible for delivering it to the intended recipient, this serves as notice to you that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please delete the original message and notify us immediately by telephone at 386.362.2040. Thank you.

 Outlook


102/106 Hatley St. W - Roofing

From Rhett Bullard <rhettbullardpa@hotmail.com>

Date Mon 4/13/2026 4:03 PM

To Megan Carter <mcarter@nfps.net>

Bcc arlen gay <sgcpa@comcast.net>; Chuck Burnett <chuck@hamiltoncountyfl.com>; ehlertr@gmail.com <ehlertr@gmail.com>; wandadevauth56@yahoo.com <wandadevauth56@yahoo.com>

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1415 Ohio Ave N
 #664
 Live Oak, FL 32064
 (386) 320-6033
 www.RevereRoof.com

PROPOSAL DATE
 2026-04-10
 VALID UNTIL
 2026-05-10

PROPOSAL

CUSTOMER Hamilton County Development Authority	PROJECT Commercial Roofing	PHONE —
PROPERTY 106 Hatley St W, Jasper, FL 32052	EMAIL —	PROPOSAL # 2604-0371

We hereby submit this proposal and specifications for the following commercial roofing project. Revere Roofing will furnish all labor, materials, and equipment as stated below:

Inclusions — The following items are included in the proposed price

- Remove existing roofing system down to deck
- Dispose of all debris from job site
- Install new Self Adhered Modified roofing system per specification
- Install new coping/edge metal per specification
- All joints sealed and fastened per code
- Base flashing at all walls and penetrations
- Turn Bar Counter flashing at all walls minimum 12" from roof deck
- Parapet flashing per detail
- Manufacturer NDL warranty per specification
- Workmanship warranty included
- Complete job site cleanup
- Final walkthrough inspection
- Seal and Paint Parapet Walls

Exclusions — The following items are NOT included

- Structural deck repair or replacement
- HVAC unit replacement or relocation
- Electrical work or conduit relocation
- Interior ceiling or wall repairs
- Gutter or downspout replacement
- Asbestos testing or abatement

Total Base Price Investment

\$12,967

Payment Terms

50% deposit due upon acceptance, 50% upon completion. Accepted: Check, Cash.

Terms & Conditions

- Proposal valid for 30 days from date shown
- Balance due upon completion
- Permits not included unless specified
- See reverse for complete terms and conditions
- 1x or 2x Replacement is \$8 per lineal Foot. Plywood Replacement is \$95 per sheet up to 3/4"
- 50% deposit required to schedule work
- All work guaranteed for 1 year
- Additional work beyond scope quoted separately

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to complete the work as specified. Payment will be made as outlined.

CUSTOMER SIGNATURE

PRINTED NAME

DATE

APR 10 2026 PM 4:08

TERMS & CONDITIONS

Reverse Roofing

TERMS AND CONDITIONS

1. **AGREEMENT:** This proposal, when signed by Customer and Contractor, constitutes a binding agreement between the parties. The scope of work, specifications, and pricing detailed herein represent the complete understanding between parties unless modified in writing.
2. **PROPOSAL VALIDITY:** This proposal is valid for thirty (30) days from the date shown. After this period, pricing and availability are subject to change without notice.
3. **PAYMENT TERMS:** Payment schedule as stated on front of proposal. A service charge of 1.5% per month (18% annually) will be applied to past due balances. Customer agrees to pay all collection costs, including reasonable attorney fees, incurred in collecting any amounts owed.
4. **CHANGE ORDERS:** Any alterations or deviations from the specifications in this proposal involving extra costs will be executed only upon written orders and will become an additional charge. All change orders must be signed by Customer before work proceeds.
5. **PERMITS & APPROVALS:** Unless otherwise stated, Customer is responsible for obtaining all necessary permits and approvals. Contractor will assist with permit applications when required. Any permit fees are not included unless specifically stated.
6. **WORK AREA & ACCESS:** Customer agrees to provide clear access to work areas and ensure utilities (water, electricity) are available. Customer is responsible for removing or protecting personal property in work areas. Contractor is not responsible for damage to items not removed.
7. **CONCEALED CONDITIONS:** This proposal is based on visible conditions at time of inspection. If concealed conditions (rot, structural damage, mold, asbestos, lead paint, etc.) are discovered during work, Contractor will stop and notify Customer. Remediation of concealed conditions will be quoted separately.
8. **MATERIALS:** All materials will be new unless otherwise specified. Contractor reserves the right to substitute materials of equal or greater quality if specified materials become unavailable. Color variations between samples and installed materials may occur.
9. **WARRANTY:** Contractor warrants workmanship for one (1) year from completion date. Manufacturer warranties apply to materials and are separate from this warranty. This warranty does not cover damage from abuse, neglect, acts of nature, or failure to maintain.
10. **INSURANCE:** Contractor maintains general liability insurance and workers' compensation insurance. Certificates of insurance available upon request.
11. **DELAYS:** Contractor shall not be liable for delays caused by weather, material shortages, labor disputes, acts of God, governmental actions, or other circumstances beyond Contractor's control. Project timeline will be adjusted accordingly.
12. **SITE CONDITIONS:** Customer agrees to maintain safe working conditions. Contractor is not responsible for pre-existing conditions including but not limited to: structural defects, water damage, pest infestation, or code violations not related to the scope of work.
13. **CLEANUP:** Contractor will perform daily cleanup and remove all debris upon completion. Final debris removal is included unless otherwise noted. Customer is responsible for providing dumpster access if required.
14. **DISPUTE RESOLUTION:** Any disputes arising from this agreement shall first be submitted to mediation. If mediation is unsuccessful, disputes shall be resolved through binding arbitration in accordance with the rules of the American Arbitration Association.
15. **CANCELLATION:** Customer may cancel this agreement within three (3) business days of signing without penalty. After this period, Customer is responsible for all costs incurred plus 15% of contract value.
16. **ENTIRE AGREEMENT:** This proposal and any attachments represent the entire agreement between parties. No verbal agreements or representations not contained herein shall be binding.

By signing the front of this proposal, Customer acknowledges having read, understood, and agreed to all terms and conditions stated herein.

TERMS & CONDITIONS

Revere Roofing

TERMS AND CONDITIONS

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By signing the front of this proposal, Customer acknowledges having read, understood, and agreed to all terms and conditions stated herein.

PLUMB LEVEL CONSTRUCTION

289 SW BEDENBAUGH LANE
LAKE CITY, FL 32025
(386) 365-5264 OR (386) 792-4061
KEVIN@PLUMBLEVELC.COM

Date: April 9, 2026

PROPOSAL SUBMITTED TO:

Name: Hamilton County Development Authority
Address: 1153 Us Highway 41 NW, Ste. 4
City: Jasper
State: FL Zip Code: 32052

WORK TO BE PERFORMED AT:

Job Location: ROOF PARCEL #6010-000
Address: 106 HATLEY STREET WEST
City: JASPER State: FL Zip: 32052
Date of Plans: _____

WE HEREBY PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR THE COMPLETION OF: ReRoof

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE WORK PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF:

\$27,145.00.

WITH PAYMENTS TO BE MADE AS FOLLOWS: Per Draw Schedule

ANY ALTERCATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS WILL BE EXECUTED ONLY UPON APPROVAL. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. ANY ALTERCATION ARISING FROM THIS CONTRACT IS TO BE PAID FOR BY THE HOMEOWNER.

OTHER COMMENTS:

* Removal of existing roof coverings. Reinstall new 2-part self-adhering system. Cant strip will be installed approximately half way up parapet wall. Price does not include scuppers, gutters and down spouts. Price does not include any rotted plywood decking or structural components that might be present once existing roof is removed.

ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

DATE ACCEPTED: _____

SIGNATURE: _____

SIGNATURE: _____

SIGNATURE: _____

RESPECTFULLY SUBMITTED BY: KEVIN L. BEDENBAUGH / PLUMB LEVEL CONSTRUCTION CO., LLC
CERTIFIED GENERAL CONTRACTOR #CGC1516042
CERTIFIED ROOFING CONTRACTOR #CCC1329482

APR 10 2026 PM 4:09

PLUMB LEVEL CONSTRUCTION

289 SW BEDENBAUGH LANE
LAKE CITY, FL 32025
(386) 365-5264 OR (386) 792-4061
KEVIN@PLUMBLEVELCO.COM

Date: April 9, 2026

PROPOSAL SUBMITTED TO:

Name: Hamilton County Development Authority
Address: 1153 Us Highway 41 NW, Ste. 4
City: Jasper
State: FL Zip Code: 32052

WORK TO BE PERFORMED AT:

Job Location: ROOF PARCEL #6008-000
Address: 102 HATLEY STREET WEST
City: JASPER State: FL Zip: 32052
Date of Plans: _____

WE HEREBY PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR THE COMPLETION OF: ReRoof

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\$59,934.00.

WITH PAYMENTS TO BE MADE AS FOLLOWS: Per Draw Schedule

ANY ALTERCATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS WILL BE EXECUTED ONLY UPON APPROVAL. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. ANY ALTERCATION ARISING FROM THIS CONTRACT IS TO BE PAID FOR BY THE HOMEOWNER.

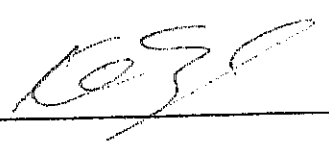
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DATE ACCEPTED: _____

SIGNATURE: 

SIGNATURE: _____

SIGNATURE: _____

RESPECTFULLY SUBMITTED BY: KEVIN L. BEDENBAUGH / PLUMB LEVEL CONSTRUCTION CO., LLC
CERTIFIED GENERAL CONTRACTOR #CGC1516042
CERTIFIED ROOFING CONTRACTOR #CCC1329482

**LETTER OF AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN
NORTH FLORIDA ECONOMIC DEVELOPMENT PARTNERSHIP, INC.
and
HAMILTON COUNTY DEVELOPMENT AUTHORITY**

This letter of agreement, entered into as of the last date signed between the NORTH FLORIDA ECONOMIC DEVELOPMENT PARTNERSHIP, INC., located at 3200 Commonwealth Blvd., Suite 7, Tallahassee, Florida 32303, hereafter referred to as "NFEDP" and Hamilton County Development Authority, located at 1153 US Highway 41 NW, Suite 4, Jasper, FL 32052, hereafter referred to as "PARTNER" defines the professional services agreement between the NFEDP and PARTNER to engage professional consulting services of Biggest Fish Consulting, LLC and specifically CEO Shellie Phelps-Whitfield, hereafter referred to as "CONSULTANT" for a regional pilot program focused on community development and revitalization. This agreement covers the period **beginning March 15, 2026, and ending March 14, 2027**, unless amended in writing by both the NFEDP and PARTNER

THIS AGREEMENT, by and between, for and in consideration of the mutual agreements herein set forth, WITNESS TO:

A. The NFEDP and PARTNER mutually agree as follows:

1. The purpose of this agreement is to officially engage PARTNER to participate as a pilot community in a community development initiative supported by and coordinated through the NFEDP. The NFEDP has committed \$20,000 toward this project and has engaged the professional services of CONSULTANT to work directly with four pilot communities. The overarching purpose of the engagement is to have CONSULTANT work directly with PARTNER to develop and pursue customized and unique strategies, build professional capacity(ies), and foster communication and collaboration across the community and community leaders to stimulate downtown revitalization, business and economic growth, increased and targeted tourism, and community development efforts based on the unique history, business environment, culture, assets, and other attributes of PARTNER.
2. The initiative is intended for PARTNER and CONSULTANT to work cooperatively together and across the community to develop customized and actionable revitalization and branding strategies, identify and pursue resources to successfully execute those strategies, and build community-wide capacity and support to sustain the achievements of the pilot project. Moreover, the project is intended to prioritize improving communication and collaboration, and developing and strengthening the skills, abilities, resources, and processes that individuals and organizations need to thrive and achieve community development success.
3. Based on the diverse and unique community assets, culture, business and economic climate, community leaders, and other important factors in the PARTNER community, the CONSULTANT and PARTNER will have **full discretion and flexibility** to work cooperatively to develop community-specific strategies, approaches, activities, and methodologies to enable progress. The

NFEDP will serve as project administrator and financial agent for the project and monitor progress in each of the four (4) pilot communities, including periodic in-person and virtual meetings with PARTNER communities, as well as with CONSULTANT during the duration of the project.

4. The term of this agreement shall be March 15, 2026, through March 14, 2027. The total cost to PARTNER is \$20,000, which includes all costs associated with the professional services of the CONSULTANT, engagement of a professional videographer for customized filming, and other possible value-added services. Specific services and deliverables to be provided by CONSULTANT are included in Section B, Items 1-4.
5. This agreement may be canceled by either the NFEDP or PARTNER, with or without cause upon thirty (30) days' written notice to the other party.

B. The NFEDP agrees through the engagement of CONSULTANT to:

1. Provide PARTNER with community professional and technical assistance, and consultative services intended to build the local/regional capacity for community development, downtown revitalization, tourism, and business and economic growth, and/or other community transformational priorities.
2. Develop in cooperation with PARTNER agreed upon community objectives and activities for the community program of work. These program of work can be flexible focusing on one specific project initiative in the community, or on a set of multiple objectives designed for a broader community revitalization plan. Priorities and opportunities may change over the course of the project, so the program of work and the monthly activities associated with the program of work are at the mutually agreed upon discretion of PARTNER and CONSULTANT.
3. Lead and coordinate on-the-ground, in-the-community engagement and conversations directly with community leaders, stakeholders, and organizations. These engagements, conversations, and consultations are intended to enable a shared vision, develop and foster practical action steps and community collaboration, and produce an assertive effort to develop and attract private and public investment.
4. Conduct in-person visits to PARTNER community 2-3 days monthly, for a period of 10 months, to work with designated community leaders and organizations on specific activities mutually agreed upon as important to achieving community objectives associated with this project. Between in-person visits, the CONSULTANT will conduct project assessments, additional research, stakeholder coordination, and strategy development and implementation activities remotely. Virtual meetings and working sessions will be held as needed to advance assigned tasks and maintain project motivation between in-person visits.

C. CONSULTANT, NFEDP, and PARTNER commitments:

1. All parties will meet (virtually or in-person) at least monthly to obtain general updates on progress of activities.

2. CONSULTANT will provide written updates monthly to PARTNER, describing activities undertaken, progress made on consensus objectives, milestone achievements, and barriers. CONSULTANT shall provide quarterly updates to NFEDP regarding community objectives and activities. To reiterate, the deliverables will be based on the unique activities and objectives undertaken in PARTNER community, and these objectives and activities may be revised mutually by CONSULTANT and PARTNER based on local issues/circumstances. The NFEDP reserves the right to require additional, reasonable documentation if needed.
3. The NFEDP will be responsible for paying a monthly, fixed-fee professional services fee to the CONSULTANT upon receipt of an invoice from CONSULTANT. Payment shall be sent no later than 20 days after an accurate invoice is received by the NFEDP. The professional services fee shall be inclusive of all CONSULTANT expenses including professional services, travel and lodging, meals, supplies, etc.
4. PARTNER shall pay the NFEDP a total of \$20,000 for their portion of annual engagement of CONSULTANT, which includes services of a videographer, and/or other professionals needed for the project. PARTNER shall pay at least half of the balance **no later than May 1, 2026**, and the balance of the amount **no later than September 30, 2026**. PARTNER may pay the entire amount prior to September 30, 2026.
5. This Letter of Agreement may be terminated by either the NFEDP or PARTNER with or without cause, within 30 days written notice received by either party.

D. ADDITIONAL LETTER OF AGREEMENT PROVISIONS

Amendment to Letter of Agreement

No amendment or variation of terms of this agreement shall be valid unless made in writing and signed duly authorized representatives of the NFEDP, PARTNER, and CONSULTANT.

Ownership of Materials/Records

All papers, records or products produced as a result of this Agreement shall be and remain the property of all parties including the NFEDP, PARTNER, and CONSULTANT.

Termination Options

This Agreement may be canceled by either the NFEDP, PARTNER, OR CONSULTANT with or without cause upon thirty (30) days written notice to the other party. CONSULTANT shall be paid the pro-rated amount due upon termination of agreement.

Governing Law and Venue

This Agreement is governed by the laws of the State of Florida and any provisions herein, in conflict therewith, shall be void and of no effect. Venue is in Leon County, Florida.

Notice Address and Primary Contact for NFEDP

Jeff Hendry
Executive Director
NFEDP
3200 Commonwealth, Suite 7
Tallahassee, Florida 32344
Telephone: (850) 645-6700 or (850) 443-7103-cell
E-Mail: jhendry@fsu.edu

Notice Address and Primary Contact for PARTNER

Chuck Burnett, Director
Economic Development, Hamilton County BOCC
1153 US Highway 41 NW
Jasper, FL 32052
Phone: (386) 303-1145
E-mail: chuck@hamiltoncountyfl.com

Modification/Amendment

No modification of any part or provision of this Agreement shall be valid or binding unless in writing and executed by both parties PARTNER AND NFEDP hereto. This Agreement may be amended upon mutual written agreement of term(s).

Assignability

Neither party shall assign this Agreement, in whole or in part, without the prior written consent of the other Party.

Limited Representation and Disclaimer of Warranties

Both parties represent and warrant they have the full right, power and authority to enter into this Agreement and to perform their obligations hereunder.

Litigation

In the event of litigation between the parties hereto, each party agrees to be liable and responsible for its own costs, expenses and legal fees, including attorney fees and costs.

Consents, Approvals and Requests

Except as specifically set forth in this Agreement, all consents, requests and approvals to be given by either party under this Agreement shall be in writing and not unreasonably withheld.

BY: _____
Megan Carter, Chair
Hamilton County Development Authority

BY: _____
Jennifer Daniels, Chair
North Florida Economic
Development Partnership

Date: _____

Date _____

REAL ESTATE LETTER OF INTENT

Date Effective: April 7 2026

I. THE PARTIES. This real estate letter of intent ("Letter") comprises the basic terms of an agreement between Decker Holdings, LLC (the "Buyer") with a mailing address of 1816 NW 21st Street, Gainesville, Florida, 32605 and Hamilton County Board of County Commissioners (the "Seller") with a mailing address of 207 NE First Street, Jasper, Florida, 32052. This letter lays the groundwork for a more formal agreement between the Parties.

II. THE PROPERTY. The property referred to in this letter (the "Property") is located at 201 Hatley St. W, Jasper, Florida, 32052. The Property is described as commercial and comprises 1,703 square feet. The Property type is listed as "Store Retail" which will need to be changed, if necessary, to allow for an office.

III. PURCHASE TERMS. The Buyer and Seller agree to the following terms:

- a) Purchase Price. The Buyer intends to purchase the Property for \$25,000.00.
- b) Financing. The Buyer has made it known that their ability to pay the purchase price is not contingent on obtaining financing from a third party.
- c) Closing Date. The date by which the deal must close and a purchase agreement must be signed is May 9 2026.
- d) Closing Costs. All costs associated with the closing shall be the responsibility of the Seller.
- e) Contingency Period. There will be a contingency period of 21 days.
- f) Standstill Agreement. Following the execution of this Letter, the Seller shall not negotiate for the sale of the Property with any other party unless the Buyer and Seller fail to sign a Purchase Agreement by the Closing date above.

IV. CURRENCY. All mentions of currency or the usage of the "\$" icon shall be known as referring to the U.S. dollar.

V. GOVERNING LAW. This Letter shall be governed under the laws of Florida.

VI. BINDING EFFECT. This Letter shall be considered non-binding.

VII. ADDITIONAL TERMS.

Chuck Burnett
Hamilton County Development Authority
chuck@hamiltoncountyfl.com

Dear Hamilton County Development Authority:

Decker Holdings, LLC would like to purchase the vacant commercial property located at 201 Hatley Street W, Jasper, FL 32052 (Parcel ID 6044-000). The proposed purchase price is \$25,000.

Decker Holdings, LLC is the real estate holdings entity owned by Chris Decker.

The intended use for this property is as a Commercial Construction Management office location for J. E. Decker Construction Group, LLC d/b/a Decker Construction, servicing the City of Jasper and the greater Hamilton County area.

Decker Construction is also owner by Chris Decker and will be the only tenant.

A complete renovation of the interior and exterior will be required due to the present condition of the property.

The expected Scope of Work required is outlined here:

- Complete demo of the interior;
- Select demolition of the existing concrete slab for underground plumbing utility changes;
- Place back concrete at trenches demoed;
- Perform minor brick masonry repairs to the interior and exterior as needed;
- Repairs to or complete replacement of the existing roof;
- Installation of gutters and downspouts if/as needed;
- Construct new GWB assemblies for interior build-out to accommodate requirements for a professional office, to include a small kitchenette, restrooms, meeting space, private offices, and open work space;
- All new finishes;
- All Plumbing, HVAC, and Electrical improvements necessary or required to complete the project.

Anticipated cost for renovations:

- Design Fees for Architectural and Engineering services is anticipated to be \$15,000.
- Construction Cost is anticipated to be \$160,000.

Total investment is anticipated to be \$200,000 exclusive of office furnishings and equipment.

Schedule of Work:

- Complete all demolition within 60 days from closing;
- Perform required design work for building permitting within 90 days of closing;
- Apply for and begin permitting process once drawings are complete;
- Anticipate 30 days for permitting and plan reviews;
- Complete renovations within five (5) months of receipt of building permit.

An earnest deposit of \$2,500 will be made upon acceptance of the proposal by the Seller. Decker Holdings, LLC requests a 21 day Due Diligence period to complete all necessary inspections.

If Decker Holdings, LLC were to sell the property, Hamilton County Board of Commissioners would be given first right of refusal to purchase the property for either the appraised fair market value or the original purchase price plus documented renovation costs, whichever is greater.

Chris Decker, his wife Sandra, and their team at Decker Construction are appreciative of the opportunity to be joining the community of Jasper and of Hamilton County. We see an exciting new chapter beginning here, and look forward to contributing a small part to the story.

Buyer Signature: _____ **Date:** _____

Print Name: Decker Holdings, LLC

Seller Signature: _____ **Date:** _____

Print Name: Hamilton County Board of County Commissioners



Fw: Proposal

From Chuck Burnett <chuck@hamiltoncountyfl.com>
Date Thu 5/7/2026 10:54 AM
To Rhett Bullard <rhettbullardpa@hotmail.com>

Get Outlook for iOS

From: chloe richard <kloshea80@gmail.com>
Sent: Thursday, March 26, 2026 6:15:38 PM
To: Chuck Burnett <chuck@hamiltoncountyfl.com>
Subject: Re: Proposal

On Thu, Mar 26, 2026 at 5:48 PM chloe richard <kloshea80@gmail.com> wrote:

COMMON GROUND

Business Plan

EXECUTIVE SUMMARY

Common Ground is a community-focused coffee shop, bookstore, and creative space designed to serve as a welcoming third place in a growing small town. The business combines café offerings, a curated reading space, and art-based programming to create a multi-use environment for relaxation, creativity, and community connection.

The concept is designed to meet a local need for a comfortable gathering space, particularly for families, individuals waiting for nearby activities, students, and remote workers.

BUSINESS DESCRIPTION

Common Ground operates as a hybrid café and bookstore with integrated creative programming. The space includes:

- Coffee, espresso beverages, tea
- Breakfast and lunch sandwiches
- Pastries and light food items
- A reading space with books available for in-store use, rental, and purchase
- Community art programming including painting classes and workshops

The business emphasizes accessibility, comfort, and community engagement.

MARKET OPPORTUNITY

The business is located in a small town experiencing renewed growth and increased local activity. There are limited comparable establishments offering food, books, and creative space in a single location.

A nearby dance studio and increasing family traffic create consistent demand for a comfortable waiting and gathering space.

OPERATIONS PLAN

The business will initially be owner-operated, with the owner handling daily operations, preparation, and programming.

Furniture and materials will be sourced cost-effectively through thrift stores, resale shops, and local suppliers to reduce startup costs.

The space will be divided into:

- Front café service area
- Rear seating and reading/lounge area
- Flexible space for art classes and workshops

BOOKSTORE MODEL

The book component operates on a hybrid system:

- Free in-store reading
 - Low-cost rental system
 - Select books available for purchase
-

ART & COMMUNITY PROGRAMMING

Common Ground will offer:

- Painting classes
- "Paint with a friend" sessions
- Guest artist workshops
- Rotating local art displays

Programming will expand based on demand.

STAFFING PLAN

The business will begin as owner-operated. As revenue grows, part-time employees will be added for:

- Café service
 - Event facilitation
 - Operational support
-

FINANCIAL STRATEGY

Startup costs will be minimized through secondhand sourcing, owner labor, and a lean initial menu.

The business is designed to reach break-even gradually, with long-term sustainability prioritized over rapid profit growth.

OWNER STATEMENT

The owner is currently pursuing a Bachelor's degree in psychology online, allowing flexibility to build and operate the business. The long-term vision includes integrating creativity, wellness, and community-based programming inspired by psychological principles of connection and well-being.

CONCLUSION

Common Ground is designed to serve as a sustainable community hub that combines food, books, and creative experiences. The goal is to establish a stable, welcoming environment that grows organically with the community. Common Ground is more than a coffee shop. It is a place people step into when they need a moment to breathe. A soft light in a small town that is growing again, learning how to gather, and rediscovering itself



MISFITS FIREARMS. LLC.

Proposal for Lease, Rehabilitation, and Operation of Retail Firearms & Outdoor Supply Store

Submitted to:

Hamilton County Development Authority
& Board of County Commissioners

Property Address:

201 Hatley Street West
Jasper, Florida 32052
Parcel ID: 6044-000

Submitted by:

Misfits Firearms, LLC

I. INTRODUCTION & LOCAL COMMITMENT

Misfits Firearms, LLC. respectfully submits this proposal for the lease, rehabilitation, and operation of a retail firearms and outdoor supply store in downtown Jasper.

This project is locally driven and community focused. Kris Miller is a resident of Jasper, Florida and a disabled combat veteran, and Austin Absher is a resident of Suwannee County. Both partners are committed to investing in the local economy and establishing a long-term business presence within Hamilton County.

II. PROPERTY & PROJECT OVERVIEW

The subject property consists of approximately 1,500 square feet located within a multi-tenant commercial structure in the downtown corridor. The proposed use is consistent with surrounding commercial activity and aligns with the County's goals of increasing downtown utilization and economic activity.

Misfits Firearms will establish a fully compliant retail operation providing:

- Firearms (handguns, rifles, and shotguns)
- Ammunition
- Optics and firearm accessories
- Hunting, fishing, and outdoor equipment



MISFITS FIREARMS. LLC.

- Apparel and branded merchandise
- Firearm transfer services
- Custom firearm services (Cerakote, stippling, engraving)

III. REHABILITATION & BUILDOUT PLAN

The tenant will accept the property in its current "as-is" condition and will be fully responsible for all interior improvements and store buildout.

Planned Improvements Include:

- Interior repainting and finish upgrades
- Lighting replacement and upgrades
- Flooring improvements as needed
- Installation of retail display cases, shelving, and wall systems
- Secure storage and compliance infrastructure
- Installation of a bait refrigeration system
- Checkout counters and customer service areas
- Signage and storefront improvements

Exterior Coordination & Improvements

Misfits Firearms is committed to working with the County to ensure the exterior presentation of the property aligns with downtown standards and contributes positively to the surrounding area. This may include:

- Storefront signage upgrades
- Minor façade enhancements where appropriate
- Exterior lighting improvements
- General aesthetic improvements to enhance curb appeal

All exterior work will be coordinated with the County and performed in accordance with local requirements and approvals.



MISFITS FIREARMS, LLC.

Estimated Rehabilitation & Buildout Investment

- Interior buildout and improvements: approximately \$15,000
- Security systems (cameras, alarms, secure storage): approximately \$4,000
- Retail fixtures and displays: approximately \$4,000

Total Initial Property Investment: approximately \$23,000

This investment directly improves the property, enhances its usability, and contributes to long-term value within the downtown area. We are prepared to begin store renovations once the lease is executed.

IV. BUSINESS VIABILITY & OPERATIONS

Misfits Firearms is structured as a low-overhead retail operation with multiple revenue streams designed to support consistent cash flow and long-term sustainability.

The business model is built around:

- Retail sales across multiple outdoor-related categories
- Repeat-purchase items that drive consistent foot traffic
- Service-based revenue streams requiring minimal overhead
- A customer base aligned with the surrounding rural market

The operation is designed to remain financially sustainable due to low fixed overhead, diversified income streams, and strong alignment with local demand.

V. ECONOMIC IMPACT

- Creation of 2–4 local jobs initially
- Increased downtown foot traffic
- Support for the local hunting, fishing, and outdoor recreation economy
- Attraction of customers from surrounding counties
- Potential for future institutional and law enforcement sales relationships



MISFITS FIREARMS. LLC.

VI. LEASE TERMS & IMPROVEMENT CREDIT (PROPOSED)

Misfits Firearms, LLC respectfully proposes the following lease structure for consideration:

- Year 1: \$500 per month (proposed)
- Year 2 and beyond: \$750 per month (proposed)
- Term: Three (3) to ten (10) years, with renewal or purchase option

In addition, Misfits Firearms requests that capital invested into the rehabilitation and improvement of the property be considered as a lease credit and applied toward rental obligations during the initial term.

This structure reflects a reinvestment approach in which tenant-funded improvements directly enhance the County's asset while supporting the successful establishment of a long-term business. The intent is to align upfront capital improvements with lease obligations in a manner that benefits both parties.

VII. TIMELINE

- Due diligence period: six (6) months
- Initial lease payment to begin at ninety (90) days
- Buildout and setup to occur during this period
- Opening targeted immediately following completion

VIII. COMPLIANCE

All operations will be conducted in full compliance with:

- Federal Firearms License (FFL) requirements
- ATF regulations
- State of Florida laws
- Local ordinances

Retail-only operation.



MISFITS FIREARMS, LLC.

IX. CONCLUSION

Misfits Firearms represents a locally supported, financially viable business that will:

- Invest directly into a downtown property
- Improve and rehabilitate an existing commercial space
- Enhance the exterior and overall presentation of the property
- Generate consistent local economic activity
- Provide a retail service aligned with the region's demographics

The project is structured to be low-risk, sustainable, and beneficial to the community.

Misfits Firearms, LLC respectfully requests approval to proceed with leasing and redevelopment of the property.

X. CONTACT INFORMATION

Austin Absher, Partner
386-219-8745
austin@misfitfirearms.com

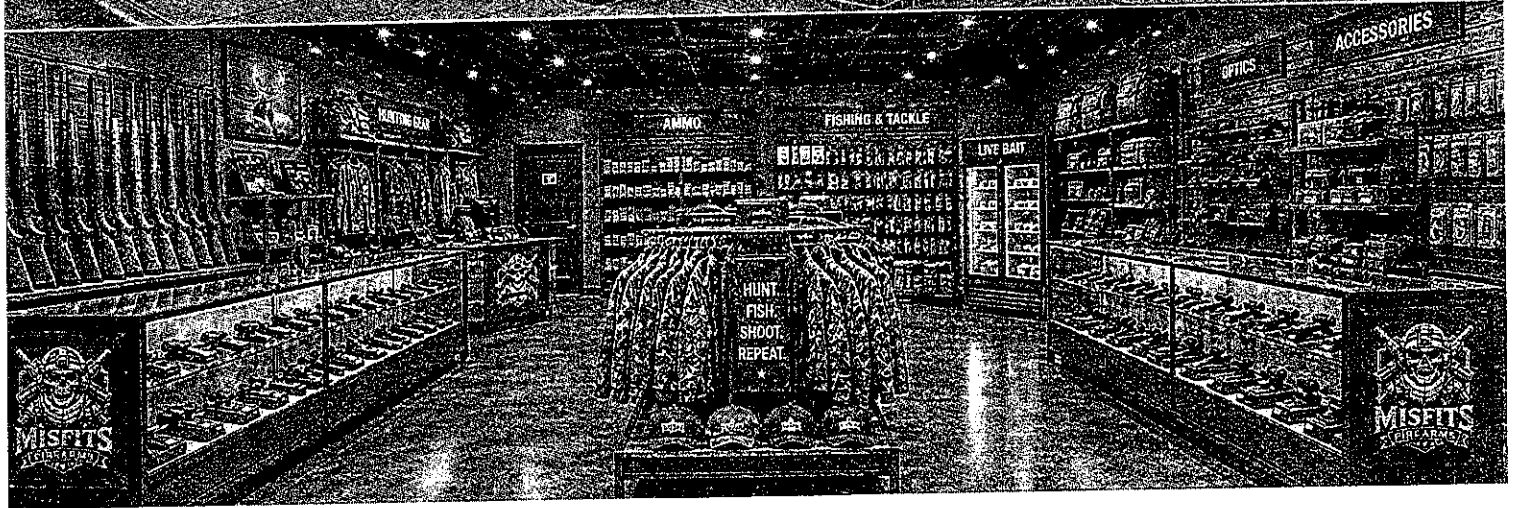
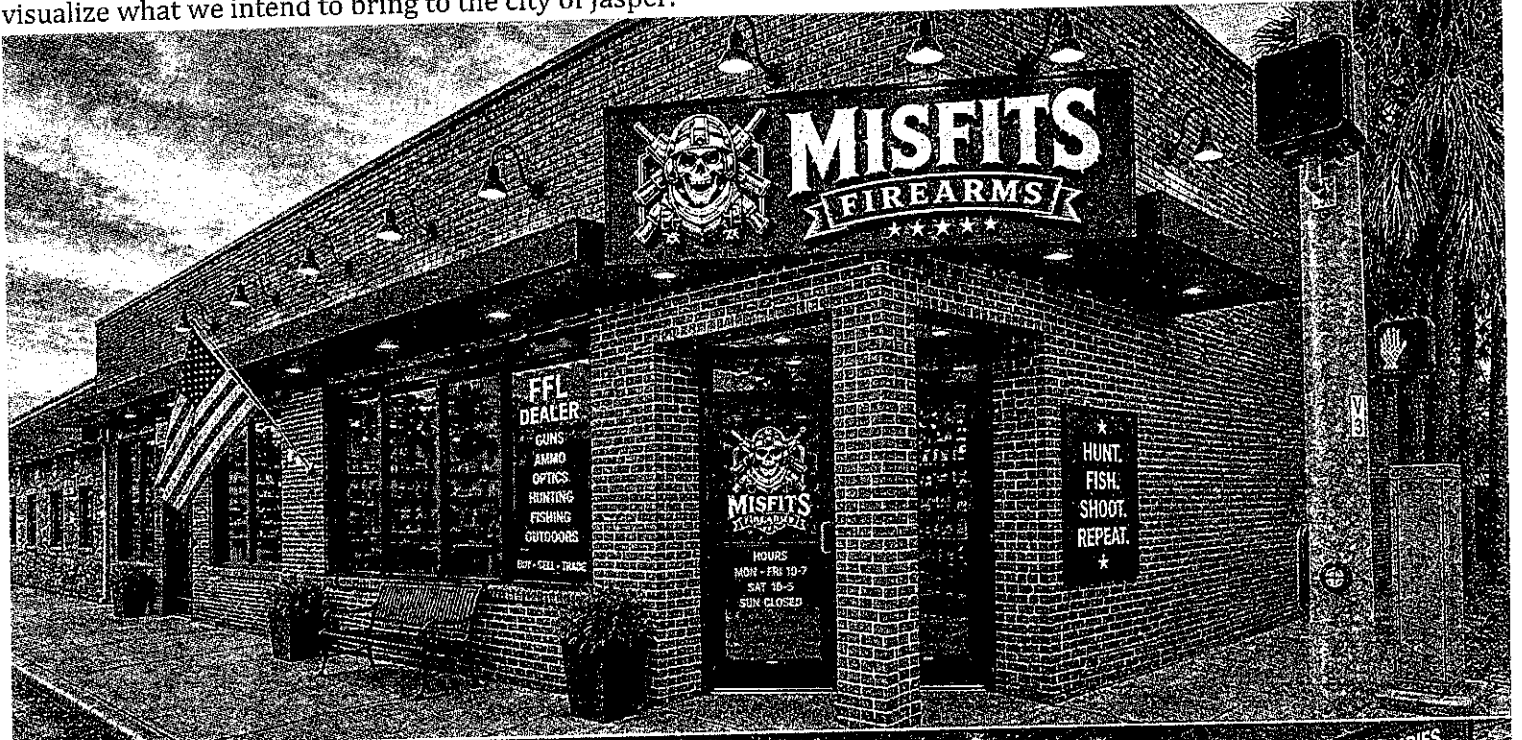
Kris Miller, Partner
386-855-1808
kris@misfitfirearms.com



MISFITS FIREARMS. LLC.

XI. AI GENERATED STORE MOCK-UP

Please note: this is not an actual representation of the final appearance of the store, just a tool to help visualize what we intend to bring to the city of Jasper.



201 Hatley St.

Proposal for Acquisition and Redevelopment of Commercial Property

Proposed Luxury Nail Salon & Spa

Prepared By:

Owner: Tia Duncan/Clawed and Colored LLC

309 1st St NE

Jasper, FL 32052

Cell:813-525-8077

Email: Duncantia@yahoo.com

Date: 05/06/2026

This proposal outlines the purchase of a commercial property located in redevelopment of a commercial property located in the heart of Jasper, with the intent of establishing a premier luxury nail salon and spa serving residents and visitors throughout the surrounding area.

As a local taxpayer and committed member of the community, the purchaser seeks to revitalize a currently underutilized commercial building through strategic investment, aesthetic improvements, and long-term business development. The proposed acquisition includes an offer of **20,000.00** for the property, along with an estimated **40,000.00** in rehabilitation, repairs, and interior improvements.

The completed business will operate as a modern, upscale wellness and beauty destination offering nail services, spa treatments, self-care experiences, and professional beauty services in an elegant and welcoming environment.

This project is expected to:

- Revitalize a local commercial property
 - Increase economic activity in the downtown/business district
 - Generate approximately **12 new employment opportunities**
 - Increase local tax revenue
- Encourage additional small business investment in the community
 - Provide a high-quality service currently limited within the area

The purchaser is committed to maintaining the character of the community while contributing to its economic growth and long-term vitality.

Buyer Background

Tia Duncan is a resident and local taxpayer in the community of Jasper, with 8 years of experience in the nail and beauty industry and a strong interest in small business development, local revitalization, and community investment.

The purchaser's goal is to establish a reputable, professionally operated luxury nail salon and spa that delivers high-end services while creating sustainable employment opportunities for local residents.

This project represents both a personal investment in the community and a commitment to improving local commercial activity through responsible property ownership and business development.

Proposed Business Concept

Business Name
C&C Nails & Spa

Business Overview

The proposed business will operate as a luxury nail salon and spa offering premium beauty and wellness services in a clean, modern, and relaxing environment.

Services May Include:

- Luxury manicures and Pedicures
- Gel and acrylic nail services
- Waxing and beauty treatments
- Lash enhancements
- Bridal and group spa packages
- Retail beauty and self care-care products

The salon will focus on customer experience, sanitation, professionalism, and upscale service standards designed to attract both local clientele and visitors from surrounding communities.

Rehabilitation and Improvement Plan

The purchaser intends to invest up to **40,000.00** in renovations and repairs to improve the safety, appearance, and functionality of the property.

Planned Improvements Include:

- Interior remodeling and cosmetic upgrades
- Plumbing and electrical improvements
- HVAC maintenance or replacement
- Flooring and Paint
- Exterior facade improvements
- ADA accessibility improvements
- Spa and salon equipment installation
- Reception and customer lounge construction
- Separate rooms for waxing/skincare and lash enhancements

These renovations will significantly improve the appearance and usability of the property while contributing positively to the surrounding business district.

Economic and Community Impact

This project is expected to create substantial economic and social benefits for the community.

Employment Opportunities

The proposed business is projected to create up to **12 jobs**, including

- Nail technicians
- Estheticians
- Spa attendants
- Reception Staff
- Management positions
- Cleaning and maintenance support

Priority hiring will be given to the local residents whenever possible.

Community Benefits

The project will:

- Return a commercial property to productive use
- Improve the visual appearance of the area
- Increase local commerce and foot traffic
- Support neighboring businesses
- Encourage additional private investment
- Expand service offerings available within the community
- Increase property and sales tax contributions

As a locally owned and operated business, profits generated through the business are more likely to remain within the local economy

Financial Overview

<u>Item</u>	<u>Estimated Amounts</u>
<u>Building Purchase</u>	<u>\$20,000.00</u>
<u>Rehabilitation & Repairs</u>	<u>\$40,000.00</u>
<u>Equipment & Furnishings</u>	<u>Included in rehab budget</u>
<u>Total Estimated Investment</u>	<u>\$60,000.00</u>

Funding for the project may include:

- Personal investment
- Small business financing
- Investors

Project Timeline

<u>Phase</u>	<u>Estimated Timeline</u>
<u>Purchase Agreement</u>	<u>Month 1</u>
<u>Property Closing</u>	<u>Month 1-2</u>
<u>Renovations & Repairs</u>	<u>Month 2-4</u>
<u>Equipment Installation</u>	<u>Month 4</u>
<u>Hiring & Training</u>	<u>Month 4-5</u>
<u>Grand Opening</u>	<u>Month 6</u>

Long-Term Vision

The long-term objective of this project is to establish a respected and profitable business that becomes a lasting asset to the community.

Future goals may include:

- Expanding spa services
- Hosting community events and beauty workshops
- Partnering with local businesses
- Providing advanced beauty training opportunities
- Becoming a regional destination for luxury beauty and wellness services

Closing Statement

The proposed acquisition and redevelopment of this commercial property represents an opportunity to strengthen the local economy, improve the appearance and productivity of an existing building, and create meaningful employment opportunities within the community.

With an investment of approximately **\$60,000.00**, this project demonstrates a serious commitment to responsible redevelopment, small business growth, and long-term community involvement.

As a local taxpayer and business owner, the purchaser is dedicated to creating a business that reflects pride in the community while delivering professional services, stable employment, and economic value for years to come.

Thank you for your consideration of this proposal.

Respectfully Submitted,

Tia Duncan
C&C Nails and Spa
813-525-8077
duncantia@yahoo.com

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
Wanda Ashley



Hamilton County

DEVELOPMENT AUTHORITY

Board Members
Scott Gay
Chuck Burnett
David Ehlert

Board Attorney
Rhett Bullard

Economic Dev.
Director
Chadd Mathis

HAMILTON COUNTY DEVELOPMENT AUTHORITY

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 3rd after the 72-hour window, the choice could be made at a special meeting on April 6th 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 03/31/2026

HAMILTON COUNTY DEVELOPMENT

Page 1 of 4

Customer Number: XXXXXX3734

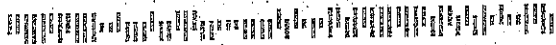
>002997 5881368 0001 92997 10Z

00423466
NSP 1131

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	\$28,255.26

INTEREST CHECKING PUBLIC FUND - XXXXXX3734

Account Summary

Date	Description	Amount
02/28/2026	Beginning Balance	\$87,801.98
	2 Credit(s) This Period	\$1,710.47
	19 Debit(s) This Period	\$61,257.19
03/31/2026	Ending Balance	\$28,255.26

Interest Summary

Description	Amount
Interest Earned From 02/28/2026 Through 03/31/2026	
Annual Percentage Yield Earned	0.01%
Interest Days	32
Interest Earned	\$0.47
Interest Paid This Period	\$0.47
Interest Paid Year-to-Date	\$2.13
Average Ledger Balance	\$53,728.65

+75,000
↙ ↘

Deposits

Date	Description	Amount
03/11/2026	DEPOSIT	\$1,710.00

Other Credits

Date	Description	Amount
03/31/2026	INTEREST	\$0.47

Other Debits

Date	Description	Amount
03/02/2026	FIRST FED BK FLA VISA PAY F XXXXX6052	\$259.64
03/04/2026	Check #4980 ✓	\$3,192.62
03/06/2026	Check #4984 ✓	\$75.00
03/06/2026	Check #4989 ✓	\$1,265.00
03/06/2026	Check #4983 ✓	\$2,065.00
03/09/2026	Check #4981 ✓	\$147.04
03/09/2026	Check #4982 ✓	\$259.64
03/09/2026	Check #4988 ✓	\$500.00
03/11/2026	Check #4987 ✓	\$15.12
03/11/2026	Check #4992 ✓	\$2,500.00
03/13/2026	GEORGIA ITS TAX GA TX PYMT XXXXXX7104	\$400.00
03/13/2026	IRS USATAXPYMT 270647232423715	\$1,282.00
03/13/2026	INTUIT 85853099 PAYROLL 14015000	\$39,419.10
03/20/2026	Check #4991 ✓	\$5,636.24

5400 18,762.21

2520



4985
1762.52
147.10

Notice: See reverse side for important information.

5851

INTEREST CHECKING PUBLIC FUND - XXXXXX3734 (continued)

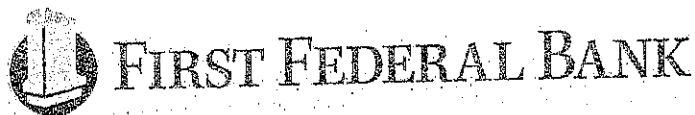
Other Debits (continued)		Amount
Date	Description	
03/24/2026	Check #4990 ✓	\$1,000.00
03/25/2026	Check #4986 ✓	\$147.04
03/26/2026	Check #4999 ✓	\$775.00
03/30/2026	Check #4994 ✓	\$612.50
03/30/2026	FIRST FED BK FLA VISA PAY F XXXXX1141	\$1,706.25

Daily Balances					
Date	Amount	Date	Amount	Date	Amount
03/02/2026	\$87,542.34	03/11/2026	\$79,232.92	03/25/2026	\$31,348.54
03/04/2026	\$84,349.72	03/13/2026	\$38,131.82	03/26/2026	\$30,573.54
03/06/2026	\$80,944.72	03/20/2026	\$32,495.58	03/30/2026	\$28,254.79
03/09/2026	\$80,038.04	03/24/2026	\$31,495.58	03/31/2026	\$28,255.26

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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00425286 58704791.12 0-0

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P. O. Box 2029
Lake City, FL 32056

Statement Ending 03/31/2026

HAMILTON COUNTY DEVELOPMENT

Page 1 of 2

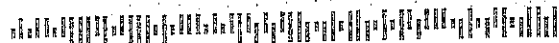
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00423409
MSP 1131
HAMILTON COUNTY DEVELOPMENT
1153 US HIGHWAY 41 NW STE 4
JASPER FL 32052-5897

Managing Your Accounts

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



Summary of Accounts

Account Type	Account Number	Ending Balance
CASH MANAGEMENT - PUBLIC FUNDS	XXXXXX7764	\$1,803,063.29

CASH MANAGEMENT - PUBLIC FUNDS - XXXXXX7764

Account Summary

Date	Description	Amount
02/28/2026	Beginning Balance	\$1,801,356.89
	1 Credit(s) This Period	\$1,706.40
	0 Debit(s) This Period	\$0.00
03/31/2026	Ending Balance	\$1,803,063.29

4/13

-75,000⁴⁰

Interest Summary

Description	Amount
Interest Earned From 02/28/2026 Through 03/31/2026	
Annual Percentage Yield Earned	1.09%
Interest Days	32
Interest Earned	\$1,706.40
Interest Paid This Period	\$1,706.40
Interest Paid Year-to-Date	\$4,839.50
Average Ledger Balance	\$1,801,356.89

Other Credits

Date	Description	Amount
03/31/2026	INTEREST	\$1,706.40

Daily Balances

Date	Amount
03/31/2026	\$1,803,063.29

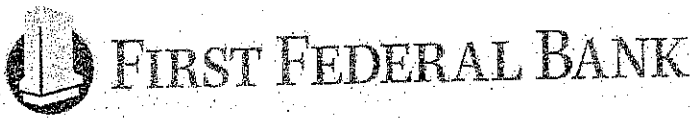
Overdraft and Returned Item Fees

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

Statement Ending 04/30/2026

Account: XXXX7764

Date	Description	Debit (-)	Credit (+)	Balance
Starting Balance				\$1,803,063.29
4/30/2026	Interest		\$1,561.26	\$1,804,624.55
4/13/2026	Transfer to Checking Account per board staylor	\$75,000.00		\$1,729,624.55



P. O Box 2029
Lake City, FL 32056

Statement Ending 04/30/2026

HAMILTON COUNTY DEVELOPMENT

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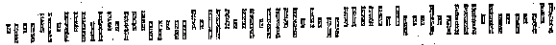
Customer Number: XXXXXX7764

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

Managing Your Accounts

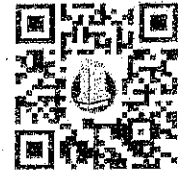
- Branch Jasper
- Customer Care 1-877-499-0572
- Mailing Address P.O. Box 2029
Lake City, FL 32056
- Website www.ffbf.com



Upgrade Your Home

Make It Post-Worthy with a Home Equity Line of Credit

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Exclusions and limitations may apply. Subject to offer availability and may be discontinued at any time. Additional rates and terms available. See a banker for complete details.

Summary of Accounts

Account Type	Account Number	Ending Balance
CASH MANAGEMENT - PUBLIC FUNDS	XXXXXX7764	\$1,729,624.55

CASH MANAGEMENT - PUBLIC FUNDS - XXXXXX7764

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$1,803,063.29
	1 Credit(s) This Period	\$1,561.26
	1 Debit(s) This Period	\$75,000.00
04/30/2026	Ending Balance	\$1,729,624.55

Interest Summary

Description	Amount
Interest Earned From 04/01/2026 Through 04/30/2026	
Annual Percentage Yield Earned	1.09%
Interest Days	30
Interest Earned	\$1,561.26
Interest Paid This Period	\$1,561.26
Interest Paid Year-to-Date	\$6,400.76
Average Ledger Balance	\$1,758,063.29

Other Credits

Date	Description	Amount
04/30/2026	INTEREST	\$1,561.26



Notice: See reverse side for important information.

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CASH MANAGEMENT - PUBLIC FUNDS - XXXXXX7764 (continued)

Other Debits		Amount
Date	Description	
04/13/2026	Transfer to Checking Account per board staylor	\$75,000.00

Daily Balances			
Date	Amount	Date	Amount
04/13/2026	\$1,728,063.29	04/30/2026	\$1,729,624.55

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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Statement Ending 04/30/2026

Account: XXXX3734

Date	Description	Debit (-)	Credit (+)	Balance
	Starting Balance			\$28,255.26
4/13/2026	Transfer from Checking Account per board staylor		\$75,000.00	\$103,255.26
4/30/2026	Interest		\$0.21	\$103,255.47
4/1/2026	Check #4993	\$15.12		\$103,240.35
4/1/2026	Check #4995	\$5,400.00		\$97,840.35
1/2/2026	Check #4996	\$18,762.21		\$79,078.14
1/7/2026	Check #4985	\$1,762.58		\$77,315.56
1/8/2026	Check #5001	\$5,831.25		\$71,484.31
1/15/2026	Check #4998	\$485.00		\$70,999.31
1/16/2026	Check #5002	\$12,023.68		\$58,975.63
1/16/2026	Check #5003	\$2,500.00		\$56,475.63
1/20/2026	Duke Energy DUKE PYMT 910190708570	\$153.27		\$56,322.36
1/21/2026	Georgia ITS TA GA TX PYMT XXXX4848	\$3,000.00		\$53,322.36
1/22/2026	IRS USATAXPYMT 270650535362453	\$9,831.87		\$43,490.49
1/22/2026	Check #5000	\$2,500.00		\$40,990.49
1/23/2026	Check #5007	\$73.52		\$40,916.97
1/23/2026	Check #5006	\$75.00		\$40,841.97
1/26/2026	Check #5005	\$1,761.50		\$39,080.47
1/28/2026	FIRST FED BK FLA VISA PAY F XXXX1647	\$16.80		\$39,063.67
1/29/2026	FLA DEPT REVENUE CUT XXXX9186	\$68.08		\$38,995.59



FIRST FEDERAL BANK

P. O Box 2029
Lake City, FL 32056

Statement Ending 04/30/2026

HAMILTON COUNTY DEVELOPMENT





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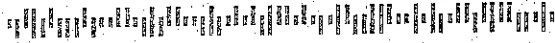
Customer Number: XXXXXX3734

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

Managing Your Accounts

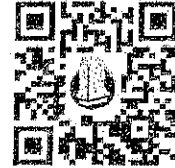
-  Branch Jasper
-  Customer Care 1-877-499-0572
-  Mailing Address P.O. Box 2029
Lake City, FL 32056
-  Website www.ffbf.com



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ffbf.com/heloc



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Summary of Accounts

Account Type	Account Number	Ending Balance
INTEREST CHECKING PUBLIC FUND	XXXXXX3734	\$38,995.59

INTEREST CHECKING PUBLIC FUND - XXXXXX3734

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$28,255.26
	2 Credit(s) This Period	\$75,000.21
	17 Debit(s) This Period	\$64,259.88
04/30/2026	Ending Balance	\$38,995.59

Interest Summary

Description	Amount
Interest Earned From 04/01/2026 Through 04/30/2026	
Annual Percentage Yield Earned	0.01%
Interest Days	30
Interest Earned	\$0.21
Interest Paid This Period	\$0.21
Interest Paid Year-to-Date	\$2.34
Average Ledger Balance	\$26,262.89

Other Credits

Date	Description	Amount
04/13/2026	Transfer from Checking Account per board staylor	\$75,000.00



Notice: See reverse side for important information.

2025/7/000 ECHL001 202503 12/15/25 20250

INTEREST CHECKING PUBLIC FUND - XXXXXX3734 (continued)

Other Credits (continued)

Date	Description	Amount
04/30/2026	INTEREST	\$0.21

Other Debits

Date	Description	Amount
04/01/2026	Check #4993	\$15.12
04/01/2026	Check #4995	\$5,400.00
04/01/2026	Check #4996	\$18,762.21
04/02/2026	Check #4985	\$1,762.58
04/09/2026	Check #5001	\$5,831.25
04/10/2026	Check #4998	\$485.00
04/10/2026	Check #5002	\$12,023.68
04/13/2026	Check #5003	\$2,500.00
04/15/2026	Duke Energy DUKE PYMNT 910190708570	\$153.27
04/15/2026	GEORGIA ITS TAX GA TX PYMT XXXXX4848	\$3,000.00
04/15/2026	IRS.USATAXPYMT 270650535362453	\$9,831.87
04/20/2026	Check #5000	\$2,500.00
04/22/2026	Check #5007	\$73.52
04/23/2026	Check #5006	\$75.00
04/24/2026	Check #5005	\$1,761.50
04/29/2026	FIRST FED BK FLA VISA PAY F XXXXX1647	\$16.80
04/30/2026	FLA DEPT REVENUE CUT XXXXX9186	\$68.08

Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/01/2026	\$4,077.93	04/13/2026	\$56,475.42	04/23/2026	\$40,841.76
04/02/2026	\$2,315.35	04/15/2026	\$43,490.28	04/24/2026	\$39,080.26
04/09/2026	-\$3,515.90	04/20/2026	\$40,990.28	04/29/2026	\$39,063.46
04/10/2026	-\$16,024.58	04/22/2026	\$40,916.76	04/30/2026	\$38,995.59

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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