

AGENDA

- 1. Call to Order** **David Peaden**
- 2. Public Notice (July 2, 2025)** **Tabitha Lee**
- 3. Roll Call** **Tabitha Lee**
- 4. Public Comment** **David Peaden**
- 5. Approval of Agenda *** **David Peaden**
- 6. Office Items**
 - a. Approval of Board May 20, 2025 Board Minutes * **David Peaden**
 - b. Approval of June 2025 Financials * **Allison Patton / Ryan Campbell**
 - c. Bank Account – Authorization of Signatories **Allison Patton**
 - d. EIN Update and Approval of Administrative Actions * **David Peaden**
 - e. Submission and Review of FloridaWest FY 2025–2026 Budget and Work Plan * **Chris Platé**
 - *Description: Review and approval of FloridaWest’s proposed line-item budget and work/marketing plan for the fiscal year beginning October 1, 2025, per MOU requirements.*
- 7. Project & Staff Updates:**
 - a. Community Data **Chris Platé**
 - b. Product Development **Chris Platé**
 - Authorize the Advertisement for RFQ for Central Commerce Park Phase 2 Concept Design *
 - c. BR&E / New Opportunity Development **Danita Andrews / Chris Platé**
 - d. CO:LAB **Patrick Rooney**
 - e. Community Partners Updates **David Peaden**
- 8. Other Business** **David Peaden**
- 9. Adjourn** **David Peaden**

*Potential Action Item **

Fiscal Year 24-25 Meeting Schedule

- July 22, 2025: FYE 25/26 Budget Due to the PEDC approval per interlocal
- August 26, 2025: Board officer nominations
- September 23, 2025: Board Election



PEDC Board of Directors Meeting
May 20, 2025 Time: 10:00 a.m.
CO:LAB 418 W Garden St. Pensacola
First Floor Conference Room

Minutes

1. Call to Order

Chairman David Peaden called the meeting to order at 10:02 a.m.

2. Public Notice

Staff confirmed that public notice was published on May 12, 2025.

3. Attendance

Chairman David Peaden	Present
Commissioner Steven Barry	Present
City Councilwoman Allison Patton	Present
Commissioner Steve Stroberger	Present
Alicia Johnson (Town of Century appointee)	Absent
City Councilman Casey Jones	Absent
Dr. LuSharon Wiley	Present
Dave Hoxeng	Present
Donnie McMahon (FloridaWest appointee)	Present

Staff and support:

Chris Platé, Patrick Rooney, Tabitha Lee, Danita Andrews, Troupe Brewer, Jessica Scholl

4. Public Comment

Chairman Peaden recognized the public and requested any public comment. Brian Wyer, CEO of the Gulf Coast Minority Chamber of Commerce, provided information on an upcoming Chamber event: The 2025 Supplier Development Exchange, which will be held on August 28, 9-2pm at Sanders Beach-Corinne Jones Resource Center.

5. Approval of the Agenda

Hoxeng moved to approve the agenda; Barry seconded.
The motion passed unanimously.

6. April Financial Statements

Ryan Campbell of Anglin provided an update on financials, including receivables, assets, budgetary tracking and current expenses, including from the recent Foiling Week event.

Hoxeng moved to approve the current financials; Patton seconded.
The motion passed unanimously.

7. Approval of Minutes – April 22, 2025

Hoxeng moved to approve the minutes; Barry seconded.
The motion passed unanimously.

8. Approval of PEDC Bank Account

Legal counsel provided an update on the Clerk of Court's inquiry regarding PEDC bank accounts. Counsel is in communication with the Clerk's office and is conducting a review, including historical information regarding the PEDC LLC creation.

Councilwoman Patton confirmed PEDC currently maintains accounts at Hancock Whitney, in the name of the Pensacola-Escambia Promotion and Development Community Entity, LLC. The LLC was initially formed in part to facilitate pursuit of New Market Tax Credits.

All funds have been used pursuant to statutory guidelines, and PEDC continues to contract in its name and undergo annual audits.

Patton moved to authorize Chairman to close the existing bank account and work with an accounting firm to open an account in the PEDC entity name, with the correct EIN. Commissioner Barry seconded. The motion passed unanimously.

9. Defense Grant SCIF Feasibility

PEDC received award of grant in the amount of \$250,000. Staff has advertised for engineering services based on qualifications. Staff received an inquiry and advertised the response an addendum. One submission was received in response to the request for proposals. The Board Members reviewed the proposal received.

Commissioner Barry moved to award the engineering contract to Baskerville-Donovan, Inc. Dr. Wiley seconded. The motion passed unanimously.

10. Project & Staff Updates:

a. Community Data.

Escambia County is currently at 3.8% unemployment, as of April 29, 2025. The Florida unemployment rate is 3.6%.

The Labor Department announced that some of the job numbers were inflated and misreported during the prior federal administration, which may provide context for gaps in recently reported employment data.

Platé discussed seasonal fluctuations in the unemployment rate.

b. Product Development:

Tech Park. Platé provided an update on Tech Park. ECS has completed a geotechnical study and anticipates the ground should handle a four-story structure, dependent upon wind factors. A report will be issued soon.

Staff has received a request from a group for a drafted LOI.

Central Commerce Park. Platé provided an update on Central Commerce Park. Staff is working to create a masterplan of Phase 2 of the Park at a cost estimate of less than \$50,000. This will include a functional plan, including conceptual planning, grade, and sewer.

Two potential clients have expressed interest.
Commissioner Barry confirmed staff's receipt of appraisals.

The Bluffs. Platé provided an update on The Bluffs. The recent Chapter 11 filing by Ascend is not anticipated to impact progress.

At Commissioner Barry's request, board members discussed potential for engaging in a discussion with landowners regarding a school property.

c. BR&E / New Opportunity Development

Staff is working 24 projects in the current active pipeline, with a goal of 48 for the year. These 24 projects in the pipeline collectively encompass a \$500m investment, with a potential for 1,108 new jobs. There have been three announced projects for the year.

A grand opening will be held for Jupiter Bach on July 31 at noon.

d. CO:LAB:

CO:LAB is advancing towards its current occupancy goals of 80%.
CO:LAB has purchased equipment for a podcast room, which it anticipates utilizing for revenue generation, as well as for internal use.

CO:LAB is working to identify and optimize project overlap with FloridaWest, and continues to encourage collaboration with workforce development, as well as among tenants.

Platé provided a marketing activity update, including increased followers on Instagram and LinkedIn for CO:LAB and FloridaWest. CyberCoast views on LinkedIn are down. Staff will begin participating in sponsored advertisements on LinkedIn for CyberCoast. Platé requested all Board Members actively participate in commenting and sharing posts.

e. Community Partners. No partner updates were provided.

11. Other Business:

None.

12. Adjournment:

Chairman Peaden adjourned the meeting at 10:47 a.m.