
Agenda

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| 1. Call to Order | David Bear |
| 2. Public Notice (<i>September 8, 2025</i>) | Tabitha Lee |
| 3. Roll Call | Tabitha Lee |
| 4. Public Comment | David Bear |
| 5. Approval of Agenda * | David Bear |
| 6. Approval of MOU Agreement between PEDC & FloridaWest * | David Bear |
| 7. Office Items | |
| a. Approval of August 2025 Financials * | Ryan Campbell |
| b. Approval: Updates to Financial Policy * | David Bear |
| c. Approval of July 22, 2025, FWEDA Board Minutes * | David Bear |
| d. Approval of August 26, 2025 Combined Board Minutes * | David Bear |
| 8. Executive Committee Nominations and Voting | Don Palmer |
| a. Recommended Executive Committee Slate | |
| b. Floor Nominations | |
| c. Vote on Executive Committee * | |
| d. Past President Recognition | |
| 9. Board of Director Appointments | Don Palmer |
| a. Recommendations from Nominating Committee | |
| 10. Committee Appointments | New President |
| a. Finance / Audit Committees (4 total) | |
| • Chair - Treasurer | |
| b. Nominating Committee (4 total) | |
| • Chair – Past President | |
| c. CO:LAB Policy Board: | |

- d. Ad-Hoc Committees (at least one board member + 2 other investors)
 - Triumph Committee
 - Marketing Committee
 - Product Committee

11. Board of Directors Required Documents

New President

- a. Update Board Member Information Cards
- b. Confidentiality Agreement Renewal
- c. Conflict of Interest Renewal

12. Project & Staff Updates:

- a. Community Information
- b. Economic Development Reports
 - Product Development
 - Recruitment and Retention Activities
- c. CO:LAB Report
 - Approval of CO:LAB Rates *

Chris Platé

Chris Platé

Chris Platé

Patrick Rooney

Chris Platé

13. Other Business

New President

14. Adjourn

New President

* Action Items

Minutes

1. Call to Order:

President David Bear called the meeting to order at 1:30 p.m.

2. Public Notice:

Staff confirmed that public notice was published on July 2, 2025.

3. Roll Call:

President David Bear:	Present
Vice President Ryan Tilley:	Present
Secretary Dr. Charletha Powell:	Absent
Treasurer Olevia McNally:	Absent
City of Pensacola Appointee Donnie McMahon:	Absent
City of Pensacola Appointee Matt Davis:	Absent
Don Palmer:	Present
Jim Waite:	Absent
Rick Byars	Present
Chris Plaeger:	Absent
KC Gartman:	Absent
Kelvin Enfinger:	Present
Justin Beck:	Absent
Charlie Sherrill:	Present
Mike Morette:	Absent
Mark Roy:	Absent
Dr. Meadows:	Present
Dr. Marcus McBride:	Present

Staff and support:

Chris Platé, Danita Andrews, Tabitha Lee, Patrick Rooney, Jeff Rogers, Jessica Scholl

4. Public Comment:

President Bear requested public comment.

Dr. Nick Jackson, CEO of BRACE, invited the board members to attend a fundraising event on August 23. BRACE serves as lead coordinator for Escambia County's emergency management.

Brian Wyer, CEO of the Gulf Coast Minority Chamber, announced the upcoming Pensacola Supplier Development Exchange on August 28, at Sanders Beach-Corinne Jones Resource Center.

5. Approval of Agenda:

Enfinger moved to approve the agenda; Dr. Meadows seconded. The motion passed unanimously.

6. Approval of Financials.

Ryan Campbell of Anglin presented the June financials, including gross revenue, investor contributions, and expenses.

Sherrill moved to accept the June financials as presented; Tilley seconded. The motion passed unanimously.

7. Approval of Minutes:

Byars moved to approve the May 20, 2025, meeting minutes as presented; Sherrill seconded. The motion passed unanimously.

The July 8, 2025, Executive Committee minutes were provided for review.

8. Economic Development Updates:

a. Community Data:

CEO Chris Platé presented current unemployment data for the Escambia County Economic Development Region, including regional Alabama counties. Data for Pensacola currently reflects a 3.9% unemployment rate. Platé provided insights into fluctuations in Alabama's unemployment rate. Current Escambia County civilian labor force figures reflect approximately 149,889 available laborers.

b. Product and Business Development:

Tech Park – ECS has completed a Geotechnical Survey and staff is reviewing parking options. An appraisal is underway. Dr. Meadows requested staff review the potential to include parking underneath the building. Enfinger noted that incorporating parking under new construction is typically significantly more cost effective than a stand-alone parking garage. Platé proposed considering new signage and branding for Technology Park and displayed potential signage for consideration. Councilwoman Patton proposed broadening the concept to an innovation district.

Central Commerce Park – PEDC approved an RFQ for a new master plan, to accommodate larger lots. This will include site grading, which will facilitate utility installation. FloridaWest will seek grant funds. Staff intends to seek grant funding for

and is in discussions with a developer regarding construction.

The Bluffs - Staff met with Ascend in June. Ascend's legal team is continuing to review the right-of-way agreement.

Misc -

Platé discussed FloridaWest's engagement with LoopNet to market all County-owned properties. Dr. Meadows expressed PSC's interest in exploring degree options in microchip engineering technology.

Platé presented current project activity data and reported that the Paris Airshow generated approximately five new projects. Platé presented the year-to-date existing industry visitations. Staff is planning several seminars and appreciation events to increase existing industry support. Staff is currently actively engaged in 29 prospective projects. FloridaWest has announced four projects this year creating 180 jobs and a \$78m investment.

Platé and Andrews invited the group to the Jupiter Bach grand opening on July 31.

FloridaWest has received interest from multiple candidates for a Director of Business Development and will begin conducting interviews.

Platé discussed current Salesforce software limitations and requested to initiate a new instance of Salesforce, to include CO:Lab, fundraising, and more tailored economic development criteria. Staff will issue a Request For Proposals.

Byars moved to approve initiating a new instance of Salesforce, subject to RFP requirements; McBride seconded.
The motion passed unanimously.

c. CO:LAB:

Platé provided an update on CO:Lab revenue and occupancy. He highlighted plans to increase revenue, including rate models, space allocations, and flex space.

d. Marketing & PR.

Platé presented an aerospace cluster listing brochure. He noted the FloridaWest Podcast newsletter—Minutes with Florida West—is launching at the end of July. FloridaWest will also produce a long-form edition: "Business from the Beach Chair."

CNBC recently ranked Florida as the number one U.S. economy, and number two workforce. U.S. News ranked Pensacola as the 8th best place to live in Florida. LinkedIn

listed Pensacola as the 25th city on the rise. FloridaWest produced a social media video promoting the recent rankings.

Rogers provided a Marketing Update. He noted social media users increased dramatically in May, due to traffic from the top fifty employers page. Social media impressions are exponentially increased due to strategic social sponsored postings.

9. Other Business:

EIN Update

Platé provided an update on discussions with the Clerk's office regarding PEDC's EIN. PEDC has confirmed the funds were at all times transferred and held under the correct EIN number. This has also been confirmed with the IRS. The bank accounts will be re-titled to update the entity name. A separate grant account has been created. Platé, as FloridaWest CEO, has been added as a signatory to PEDC accounts. FloridaWest will maintain the LLC bank account and continue exploring tax credit opportunities.

SCIF at Corry Station

The design component has been completed and submitted to the State. A second federal grant application is currently in progress.

Triumph Committee

FloridaWest has established a committee to pursue Triumph funding opportunities.

10. Adjournment:

President Bear adjourned the meeting at 2:49 p.m.

Respectfully Submitted By:

Dr. Charletha Powell, Secretary
FloridaWest Economic Development Alliance



**Pensacola-Escambia County Promotion and Development Commission &
FloridaWest Economic Development Alliance**
Joint Meeting of the Boards
August 26, 2025 • 12:00 p.m.
Hilton Garden Inn Downtown Pensacola
• 8 South 9th Ave, Pensacola, Florida 32503 •

MINUTES

1. **Call to Order – PEDC Board:** Chairman David Peaden called the meeting to order at 12:25 p.m.
Call to Order – FWEDA Board: President David Bear called the meeting to order at a.m.

2. **Public Notice** (*July 29, 2025*)

3. **Roll Call – PEDC**

Attendance:

Chairman David Peaden:	
Present	
Commissioner Steven Barry:	Absent
City Councilwoman Allison Patton:	Present
Commissioner Steve Stroberger:	Present
Century Town Council member Appointee: Benjamin Boutwell	Present
City Councilman Casey Jones:	Present
Dr. LuSharon Wiley:	Present
Dave Hoxeng:	Present
FloridaWest Appointee: Donnie McMahon	Absent

Roll Call – FWEDA

Attendance:

President David Bear:	Present
Vice President Ryan Tilley:	Present
Secretary Dr. Charletha Powell:	Present
Treasurer Olevia McNally:	Present
City of Pensacola Appointee Donnie McMahon:	Absent
City of Pensacola Appointee Matt Davis:	Absent
Don Palmer:	Present
Jim Waite:	Present
Rick Byars	Absent
Chris Plaeger:	Present
KC Gartman	Present

Kelvin Enfinger	Present
Justin Beck	Absent
Charlie Sherrill	Absent
Mike Morette	Present
Mark Roy	Absent
Dr. Meadows	Present
Dr. Marcus McBride	Present

4. **Public Comment:** Chris Platé recognized the public and requested public comment. Gulf Coast Minority Chamber CEO Brian Wyer invited the group to attend the upcoming Pensacola Supplier Development Exchange on August 28, 2025, and thanked FPL for its support in hosting the event.

5. **Approval of Agenda – PEDC ***

Councilwoman Patton moved to approve; Councilman Jones seconded.
Passed unanimously.

Approval of Agenda – FWEDA *

Enfinger moved to approve; Morette seconded.
Passed unanimously.

6. **Approval of July 22, 2025 Board Minutes PEDC:**

Councilwoman Patton moved to approve; Councilman Boutwell seconded
Passed unanimously.

7. **Defense Grant Update:** Chris Platé invited Freddie Donovan to provide an update regarding the Corry Station defense grant project, including projected site selection, utilities, infrastructure footprint, site requirements, and geotechnical aspects. The design team is working to finalize cost estimates.

8. **Organizational Update:** Chris Platé provided an update on the resolution of the PEDC EIN, bank accounts and grant account. He provided an update on the recent company efforts including the completed ROI analysis, data analysis, recent ribbon cuttings, CO:LAB initiatives, and community outreach efforts.

Platé shared current labor data for the economic development region, including the unemployment rate of 4.4% and labor force figures of 149,235 for Escambia County.

Platé shared an update on site development, including Tech Park and the recently completed appraisal. Staff has issued a bid request for the Central Commerce Park Working Master Plan. Staff continues to work with Ascend regarding the Bluffs right of way.

Staff is prioritizing existing industry visitation, intends to expand business development staff, and has generated approximately 30 projects year-to-date. CO:LAB revenue is increasing as new initiatives, such as the podcast space, are implemented.

9. **Open Forum**

- Bruce Vredenburg will chair the recently formed Triumph committee.

- The group discussed site development, clean environment priorities, the Century Industrial Park, Tech Park parking options, and staff resources.
- David Peaden offered congratulations to Dave Murzin on the Town of Century position.

10. Adjourn – PEDC * Chairman Peaden adjourned the meeting at 1:15 p.m.

Adjourn – FWEDA * President Bear adjourned the meeting at 1:15 p.m.

Respectfully Submitted By:

Dr. Charletha Powell, Secretary
FloridaWest Economic Development Alliance