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Committee Packet

April 2026

Agenda

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|---|--------------------|
| 1. Call to Order | Ryan Tilley |
| 2. Administrative Items: | |
| a. Public Notice (<i>April 2, 2026</i>) | Tabitha Lee |
| b. Roll Call | Tabitha Lee |
| c. Public Comment | Ryan Tilley |
| d. Approval of Agenda * | Ryan Tilley |
| 3. Financial Report and Minutes: | |
| a. Approval of Executive Committee Minutes – <i>November 13, 2025</i> * | Ryan Tilley |
| b. Finance Activities | Chris Platé |
| 4. Office Reports: | Chris Platé |
| a. Organizational Changes | |
| b. FloridaCommerce Presentation on OZ 2.0 (April 22 @ 9:00a) | |
| c. Economic Development Reports | |
| • Product Development Updates | |
| • Recruitment and Retention Activities | |
| • Manufacturing Council | |
| • Other Activities | |
| • Marketing / Social Media | |
| • Masters Event | |
| 5. Other Business | Ryan Tilley |
| 6. Adjourn | Ryan Tilley |

*Action Needed **



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Minutes

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1. Call to Order:

President Ryan Tilley called meeting to order at 8:38 a.m.

2. Administrative Items:

a. Public Notice

Ms. Tabitha Lee confirmed public notice was made on November 4, 2025.

b. Roll Call

President Ryan Tilley	Present
Vice President Dr. Charletha Powell	Absent
Secretary Olevia McNally	Present
Treasurer Charlie Sherrill	Present
Past President David Bear	Present

Staff and Support:

Chris Platé, Tabitha Lee, Danita Andrews, Annie Rose, Ashley Saba,

Public Present: None

c. Public Comment

President Tilley requested public comment, and no comment given.

d. Approval of the Agenda

The agenda for the meeting was reviewed. No comments or corrections were made. Ms. Olevia McNally made a motion to approve the agenda, which was seconded by Mr. Charlie Sherrill. The motion passed unanimously.

3. Financial Report and Minutes:

a. Approval of Executive Committee Minutes October 9, 2025

The minutes from October 9, 2025 Executive Committee meeting were reviewed Mr. Sherrill made a motion to approve the minutes which were seconded by Ms. McNally. The motion passed unanimously.

b. Financial Activity

Mr. Chris Platé reported that the team has been extremely busy with the annual audit and other year-end activities. Due to these demands and upcoming travel, the monthly financial expenditure report was not ready for presentation at this meeting. He recommended holding the report and presenting it at the regular Finance Committee meeting rather than rushing to finalize it.

Mr. Platé provided an update on the audit, stating that all required materials have been submitted to the auditors. A final review call is scheduled for tomorrow morning to address any remaining loose ends, and everything appears to be on track. The completed audit will be presented at the regular Board meeting on December 9, and the Finance Committee will meet beforehand to review and discuss the report.

He also noted that the organization is currently showing an approximate \$50,000 loss for the month. This is primarily due to not yet receiving the PEDC first-quarter payment of \$168,000. Last year, this payment arrived on October 31, but it has not yet been released this year. Without this delay, the financials would align with expectations.

4. Office Reports:

a. Product Development

i. Central Commerce Park

Mr. Platé reported that the initial site layout has been completed and staff has requested adjustments to better align building sizes and access. The next step is utility and grading design, after which the project will move into biddable documents and preparation for submission to Triumph.

ii. Midtown Industrial Park

Activity has slowed and the previous developer interest has gone quiet. The County has expressed interest in using the site for a fire training facility, which staff advised would significantly limit future industrial development opportunities.

iii. Tech Park

Staff continue to work with IHMC and other partners to advance the vision for the Tech Park and explore opportunities for an innovation district. Conversations remain active with interested parties, though progress has been slow. Additional parcels—such as the FPL parking lot—may be incorporated to enhance site functionality and flexibility.

iv. The Bluffs

The right-of-way agreement has been fully executed, and completed drawings for the roundabout are now ready for bidding. Funding is largely in place, and staff will continue advancing the project.

b. County Incentives Discussion

i. Project Britain (Dec 4)

Staff continues working to finalize the incentive package for Project Britain, which will go before the County on December 4. The project includes two phases involving equipment investment and a future 100,000 sq. ft. facility.

ii. EDATE Ordinance Change

Staff is working with the County to update the EDATE ordinance to correct limitations that currently prevent incentives for projects relocating or expanding on new parcels. The goal is to modernize thresholds and create incentive tiers that better reflect current project sizes.

iii. Other Projects

Staff continues to coordinate with several existing industry projects and new prospects, including preparing additional incentive reviews and supporting companies through the County's approval processes.

c. Recruitment and Retention Activities

i. Metstrade 2025

Mr. Platé and Ms. Ashley Saba will attend Metstrade 2025, a marine-focused show centered on components and technology used in boat manufacturing. This event supports recruitment opportunities across the broader marine sector.

ii. Foiling Week 2027-2029-

Staff is pursuing a three-year TDT funding commitment of \$375,000 per year to secure Foiling Week for 2027–2029. The goal is to establish the region as a performance and training center of excellence for foiling sports.

iii. Existing Industry

1. Manufacturing Roundtable-

Quarterly meetings will be reestablished to strengthen engagement with local manufacturers.

2. Wage Survey

Staff will collect updated wage and workforce data from area employers to support planning and industry analysis.

iv. Other Activities

1. Salesforce-

Staff continues improving and organizing Salesforce data, including cleaning records, linking parcels, buildings, and companies, and preparing the system for stronger reporting and project tracking.

2. DRG Grant Award

The organization received a \$125,000 DRG grant award, which will support ongoing economic development work and project planning efforts.

3. Groundhog Day Economic Summit (Feb 2, 2026

Staff is planning a new annual event, the Groundhog Day Economic Summit, scheduled for February 2, 2026. Venue options are being reviewed, and the event will feature regional and national economic presentations

5. Other Business:

Staff reported that work is underway on a **land use study** in partnership with NC State to analyze zoning impacts and illustrate the value of industrial versus residential land use. The study will provide data and guidance for future policy discussions.

An update was also provided on the **LOST referendum**, which expires in 2028. A working group has begun meeting to prepare for a potential **November 2026** ballot initiative. Staff noted the importance of early education and community support due to the financial impact on both the County and City if the referendum were to fail.

No further business was brought before the committee.

6. Adjournment:

President Tilley adjourned the meeting at 9:26 a.m.

Respectfully Submitted,

Olevia McNally, Secretary
FloridaWest Economic Development Alliance