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April 26, 2012

Alison Rogers  
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Escambia County Attorney's Office  
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Pensacola, FL 32502

*via Hand Delivery*

RE: Sale of Langley Bell Center Property  
to Navy Federal Credit Union

Dear Ms. Rogers:

This letter is a report on the background that led to the vote by the Voting Delegates of the Escambia County 4-H County Council (the "Council" or the "Youth") to authorize the Board of Trustees to sell the Langley Bell Center property (the "Property") to Navy Federal Credit Union ("Navy Federal") for \$3.6 million, together with the terms in the Memorandum of Understanding among the UF-IFAS Escambia County Extension Service ("Extension"), Escambia County, and the Escambia County 4-H Foundation, Inc. (the "Foundation").

Moore, Hill & Westmoreland, P.A. entered into a Representation Agreement with the Foundation and the Council at the end of January 2012. I was charged with assisting the Foundation, and more particularly the Youth, in obtaining and reviewing information related to the terms of the sale as it related to Navy Federal and commitments by Extension and Escambia County.

The first meeting I had with the Youth and other parties interested in the sale was held on February 6, 2012. I provided written materials that included the history and current status of the Property, an outline of the offer from Navy Federal, appraisal information, a wetlands report, a funding letter from Escambia County for \$1.5 million in LOST funds, and the 4-H Mission Mandates.

Extension also supplied other informational handouts related to the structure and programs of 4-H programs and activities.

The terms of the proposed sale were discussed, and then the Youth were given the opportunity to provide their input on the conceptual plan for a new building at the Stefani Road site, positive points of selling the Property, negative points of selling the Property, and the future needs of 4-H in Escambia County. The Youth wrote down their views on "sticky" sheets that were added to Boards.

These views were then discussed at the meeting and questions were fielded by Extension and by me. The information posted by the Youth was compiled after the meeting and reviewed by me.

As a result of the input, another meeting was scheduled of the Youth to tour the 23 acres on Stefani Road. It was apparent from many of the comments that the Youth were unfamiliar with the 23-acre site. At the meeting held on February 27, 2012, the Youth were provided a Fact Sheet detailing the offer from Navy Federal, details of support offered by Escambia County, the impact on the Youth if the sale went through, information on the Stefani Road parcel, indirect impact on the Youth if the Property was sold, as well a Summary of Zoning for the Stefani Road parcel. An aerial photograph of the Stefani Road site was also included in the package of materials.

The Youth were provided tours of the Stefani Road property, as were other supporters of 4-H.

Another informational meeting was held March 5, 2012. The President of the Council presented a power point summary of the points related to the decision by the Youth. I was charged with preparing an agreement to be signed by Extension, the Foundation, and Escambia County that would be a roadmap if the sale was approved.

It should be noted that Extension reached out to 4-H families and Youth who were unable to attend meetings to be sure they received the materials that had been provided at the meetings.

Based upon these meetings and the questions asked by the Youth, it was apparent that the Youth felt that there was need for additional acreage for animal science-related activities, such as raising animals and showing animals. Furthermore, it was apparent that the Youth were interested in more remote acreage for these activities, as well as nature programs and trails.

Extension constituted a Task Force to review and recommend Options for additional acreage. The Task Force approved two Options that were incorporated into an agreement that became a Memorandum of Understanding ("MOU").

Also incorporated in the MOU was a provision approved by the Foundation at its March 19, 2012 meeting related to the \$3.6 million from the potential sale of the Property.

Another meeting was held with the Youth on April 17, 2012 with the most current information provided, along with directions on the voting process that was scheduled for

April 23, 2012. Although the Memorandum was not signed by the three parties by April 17, it was signed by the three parties by April 20. The Memorandum included the promises by each of the parties in the event the sale was approved. The MOU is on the Agenda for the Board of County Commissioners consideration at its May 3, 2012 meeting. The MOU was signed by the County Administrator, subject to formal approval by the Board.

The signed MOU was mailed to each Voting Delegate before the vote and posted on the Extension website. Also, e-mails were sent to each 4-H member that the MOU was on the website (*Escambia.ifas.ufl.edu*), along with the voting instructions.

With the MOU in place, the Youth had the opportunity to vote on the sale on April 23, 2012. The Supervisor of Elections provided two polling places for the vote, including Stefani Road and the Warrington Fire Department. The polls were open between 3:00 p.m. and 6:00 p.m. The ballots from Warrington were transported by the Elections Office staff to Stefani Road. The Elections staff went through the formalities of counting votes as would be done in any election, and it was done in the presence of all interested parties.

The results of the vote were provided to the President, who announced it to those present. The vote was 23 yes and 16 no. It was apparent from these results that the Youth relied on the MOU and carefully considered the information provided prior to the vote.

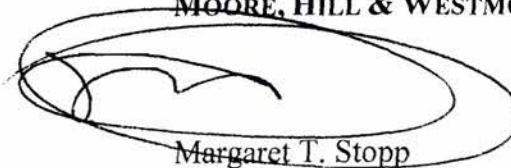
Enclosed for your file is a copy of the Minutes from the April 23, 2012 meeting.

It should also be noted that informational meetings were held by Extension over the year prior to my involvement. The meetings in which I had input were not the first meetings held to consider the possibility of a sale. The meetings that I cite in the Report were the culmination of the process prior to the vote.

As provided for in the 1943 Deed, the Council voted to authorize the sale. The Trustees now have the opportunity to review the decision of the Youth and make the final determination as to whether the sale is in the best interests of the Youth.

Sincerely,

**MOORE, HILL & WESTMORELAND, P.A.**



Margaret T. Stopp

MTS/tks

cc: Devin Bell, President of the Council  
George Carpenter, Chair of the Foundation Board  
Pam Allen, County Extension Director

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April 27, 2012

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original to follow via hand delivery*

Re: Sale of Langley Bell Center Property  
to Navy Federal Credit Union

Dear Ms. Rogers:

There is a correction to the report I provided to the Board of Trustees. On the last page, it states that the vote of the Voting Delegates was 23 yes and 16 no. This should be **21 yes and 16 no** as reflected in the Minutes of the meeting.

Sincerely,

MOORE, HILL & WESTMORELAND, P.A.



Margaret T. Stopp

MTS/tks

cc: Devin Bell, President of the Council  
George Carpenter, Chair of the Foundation Board  
Pam Allen, County Extension Director