

Escambia County 4-H Task Force

Meeting Minutes – May 2, 2013

A meeting of the Escambia County 4-H Task Force was held on Thursday, May 2, 2013, in the Extension Office auditorium.

Dr. Keith Diem, Associate Dean and State 4-H Program Leader, and 4-H Task Force Facilitator, called the meeting to order at approximately 5:40 p.m. CT, and welcomed everyone to the meeting. He stated the main purpose of the meeting was for subcommittees to provide a status report/update since the last meeting so that the Task Force can review the proposals and work on the initial draft of its report to the Dean.

All the Task Force members were present: Brian Bell, Jimmy Cunningham, Whitney Fike, Eli Miller, Anne Peterson, Sharon Tanner, David Nielsen, Dana Beth Tyler, Stacey Ward, and Rebekah Mobley, Bob McLaughlin and Dave Timberlake.

Dr. Diem stated that everyone should have received and reviewed the meeting minutes of April 9, 2013. With no changes, Dave Timberlake made a motion to accept the minutes with a second by Bob McLaughlin. Minutes approved unanimously by verbal vote.

Task Force member Stacey Ward noted the April 25th deadline to submit subcommittee reports from the March 18 meeting minutes was not able to be met because of the Task Force property tour that occurred on April 27th and the possibility of new properties being considered.

There was discussion why several vacant land properties were on the tour and being considered. Dr. Diem reminded everyone that at the last meeting, Task Force members Eli Miller and Brian Bell mentioned some property owned by United Bank that they were going to investigate as another private-owned proposal in response to a suggestion to the Dean by the legislative delegation. The other vacant properties did not come from the Task Force and would not be considered unless a member of the Task Force formally brings them to the Task Force to consider. Task Force member Eli Miller recommended that there be a proposal for basic unimproved property. Dr. Diem noted that raw property could be used for 4-H showing (animal science) and natural resources (outdoor education) purposes. After further discussion, the Task Force decided to vet the United Bank property located on Highway 196.

Criteria for Fact Finding – Proposals to Address Needs of 4-H in Escambia County Highway 196 Raw Land – United Bank Property

Location and Size	Provide the location, total amount of land in acres, and if possible, a breakdown of useable acres, wetlands, etc.	Four possible vacant parcels: 85.43 acres, 51.87 acres, 57.66 acres and 40.80 acres. Some parcels run
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		adjacent to Jack's Branch Road and Highway 196
Description and Current Ownership	Provide a description of the land and note the current owner.	Owned by United Bank
Costs	What is the purchase price, lease fees, rent, etc.?	\$2,800 per acre
Zoning, Restrictions, Environmental Surveys	What is the current zoning? What are the zoning restrictions? Provide any environmental studies that have been conducted on the land.	Zones VAG-1 (villages/agriculture)
Current Usage	What is the current usage for the property? Are there any current leases or agreements for rent? Please provide details.	Open timber land
Use of Adjacent Property	What is the current usage for adjacent pieces of property? Are there any hazards nearby (busy roads, landfills, military property, prisons, etc.?)	Residential on south side and vacant on other sides
Estimated Yearly Upkeep Costs	What is the estimated yearly maintenance for the property? This should be totaled and include grounds keeping, power, sewer, gas, pest control, building cleaning, and any other yearly costs.	N/A – depends on use
Estimated Workforce to Maintain	What is an estimated number of people it would take to maintain the property?	N/A – depends on use
Costs of Development	What development needs to take place? What are the total costs?	Potentially a lot – depends – minimum \$250,000
Range and Description of Activities	What are activities that could be conducted on the property per the lists of current 4-H activities?	Has some wetlands, nature, need to study topography, north side has rolling hills

PROS	CONS
Standalone property – no relationships or user agreements	Cost to purchase, develop, and maintain
Potential for flexibility – could be used for multiple 4-H projects and programs	Funds spent on purchasing property takes away from programming needs
Geographically located in the center of the County	
No environmental impact	
Access on Highway 196	

Price per acre compared to other property is reasonable--\$2,800 versus \$5,000+	
Secluded with no nearby neighbors	
Timber land available for harvesting	

Task Force member Sharon Tanner gave a presentation and distributed handouts of the revised proposals for publicly-owned land options in a completed format. After the presentation, Dr. Diem suggested that all the proposals be formatted in the same or similar manner. None of the other subcommittees had any new information to submit for their proposals.

Dr. Diem stated the last step was for the Task Force members to be divided into new groups and each group be assigned several proposals to review as “another set of eyes” to ensure all pertinent information is addressed and to make comments that may further strengthen each proposal. Each group would have approximately 30 minutes to meet and then come back together.

Group 1 (meeting in Extension auditorium)	Proposals Reviewed
Dave Timberlake	Equestrian Center
Dana Beth Tyler	Cottage Hills
Sharon Tanner	Bayer
Jimmy Cunningham	
Bob McLaughlin (left meeting early)	

Group 2 (meeting in Windstorm building)	Proposals Reviewed
David Nielsen	Fairgrounds
Anne Peterson	Roy Hyatt
Stacey Ward	Non-land Options (Parks)

Group 3 (meeting in the conference room)	Proposals Reviewed
Brian Bell	IP / ECUA – Spring Lake (f/k/a Beck’s Lake)
Eli Miller	Highway 196
Whitney Fike	
Rebekah Mobley	

When the Task Force members reconvened as a whole, Dr. Diem asked if any of the groups wished to make any comments about their meetings. There was a question relating to the Roy Hyatt proposal—is it the Roy Hyatt property and/or the Ransom property? One comment related to the fact that questions remain about the Equestrian Center and what can/cannot be used and for what purpose. Dr. Diem stated the Dean would probably do some research on his own to gain clarity about conflicting or incomplete information, as needed, after he reviews the Task Force Report.

Task Force member Sharon Tanner asked how the Dean would seek more information. Dr. Diem responded that he might consult with real estate professionals or other experts, University of Florida's legal staff, County officials, etc. Once the Dean dismisses the Task Force upon his determination of satisfactory completion of its fact-finding task, he may even choose to contact (former) Task Force members individually rather than reconvening the entire group. Dr. Diem also stated that, based on the MOU, the Dean was not necessarily limited to selecting from the options put forth in the report. However, as stated previously, the goal of the Task Force is to provide helpful information about a variety of potential options and to make each proposal strong enough that whichever one is selected based on its merits could be supported by all as a viable solution for 4-H. A Task Force member stated that, during the property tour, Dr. Place told them he would make a formal announcement at the July 18th Escambia County Board of County Commission meeting.

To finalize the report over the next couple of weeks, Dr. Diem asked the subcommittees to email Pamela Allen a word processing document of their report and that she or her staff would ensure the report is uniformly formatted. However, he emphasized that neither Pamela nor her staff would write or edit the report except to incorporate comments and suggestions from Task Force members as long as the comments are facts and not recommendations or opinions. Once the report is uniformly formatted, Pamela will email it out to everyone as a PDF document and each Task Force member would then be responsible for reading through it for clarity and typographic errors. Dr. Diem stressed the importance of making sure that each option has answered the question:

“How does this option support and advance the overall UF/IFAS Extension 4-H Youth Development Program in Escambia County?”

Dr. Diem suggested an executive summary paragraph at the beginning of each proposal that highlights the main points, along with a table of contents and/or summary grid at the beginning of the report. He believes these will be helpful to the Dean in reviewing the options.

In summary and closing, Dr. Diem made the following remarks. He:

- Thanked everyone for their work on the Task Force. While there were tense moments, a lot of hard work was accomplished to accomplish its task.
- Explained that the Task Force membership was intentionally diverse. The Dean purposely appointed people representing a variety of perspectives with opposing views, to ensure the facts about a variety of options were identified.
- Noted that each person on the Task Force had his or her own vision of doing what is good for 4-H and while their vision may be different than another Task Force member's vision, it is important for each of the members to recognize others' genuine concern for

4-H which resulted in working together on this task for the long-term good of the UF/IFAS Extension 4-H Youth Development Program in Escambia County.

There being no further business, the meeting adjourned at approximately 7:36 PM CT.