

F L O R I D A H O U S E O F R E P R E S E N T A T I V E S

ENROLLED

CS/CS/HB 1075, Engrossed 1

2017 Legislature

3552 rule, policy, or procedure applying competitive bidding
3553 procedures to said contracts. Nothing herein shall preclude the
3554 use of requests for proposal instead of invitations to bid as
3555 determined by the district to be in its best interest.

3556 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION
3557 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.-

3558 (a) The district is authorized to prescribe, fix,
3559 establish, and collect rates, fees, rentals, or other charges,
3560 hereinafter sometimes referred to as "revenues," and to revise
3561 the same from time to time, for the systems, facilities, and
3562 services furnished by the district, within the limits of the
3563 district, including, but not limited to, recreational
3564 facilities, water management and control facilities, and water
3565 and sewer systems; to recover the costs of making connection
3566 with any district service, facility, or system; and to provide
3567 for reasonable penalties against any user or property for any
3568 such rates, fees, rentals, or other charges that are delinquent.

3569 (b) No such rates, fees, rentals, or other charges for any
3570 of the facilities or services of the district shall be fixed
3571 until after a public hearing at which all the users of the
3572 proposed facility or services or owners, tenants, or occupants
3573 served or to be served thereby and all other interested persons
3574 shall have an opportunity to be heard concerning the proposed
3575 rates, fees, rentals, or other charges. Rates, fees, rentals,
3576 and other charges shall be adopted under the administrative

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3577 rulemaking authority of the district, but shall not apply to
 3578 district leases. Notice of such public hearing setting forth the
 3579 proposed schedule or schedules of rates, fees, rentals, and
 3580 other charges shall have been published in a newspaper of
 3581 general circulation in Nassau County at least once and at least
 3582 10 days prior to such public hearing. The rulemaking hearing may
 3583 be adjourned from time to time. After such hearing, such
 3584 schedule or schedules, either as initially proposed or as
 3585 modified or amended, may be finally adopted. A copy of the
 3586 schedule or schedules of such rates, fees, rentals, or charges
 3587 as finally adopted shall be kept on file in an office designated
 3588 by the board and shall be open at all reasonable times to public
 3589 inspection. The rates, fees, rentals, or charges so fixed for
 3590 any class of users or property served shall be extended to cover
 3591 any additional users or properties thereafter served which shall
 3592 fall in the same class, without the necessity of any notice or
 3593 hearing.

3594 (c) Such rates, fees, rentals, and charges shall be just
 3595 and equitable and uniform for users of the same class, and when
 3596 appropriate may be based or computed either upon the amount of
 3597 service furnished, upon the average number of persons residing
 3598 or working in or otherwise occupying the premises served, or
 3599 upon any other factor affecting the use of the facilities
 3600 furnished, or upon any combination of the foregoing factors, as
 3601 may be determined by the board on an equitable basis.

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3602 (d) The rates, fees, rentals, or other charges prescribed
 3603 shall be such as will produce revenues, together with any other
 3604 assessments, taxes, revenues, or funds available or pledged for
 3605 such purpose, at least sufficient to provide for the items
 3606 hereinafter listed, but not necessarily in the order stated:

3607 1. To provide for all expenses of operation and
 3608 maintenance of such facility or service.

3609 2. To pay when due all bonds and interest thereon for the
 3610 payment of which such revenues are, or shall have been, pledged
 3611 or encumbered, including reserves for such purpose.

3612 3. To provide for any other funds which may be required
 3613 under the resolution or resolutions authorizing the issuance of
 3614 bonds pursuant to this act.

3615 (e) The board shall have the power to enter into contracts
 3616 for the use of the projects of the district and with respect to
 3617 the services, systems, and facilities furnished or to be
 3618 furnished by the district.

3619 (21) RECOVERY OF DELINQUENT CHARGES.—In the event that any
 3620 rates, fees, rentals, charges, or delinquent penalties shall not
 3621 be paid as and when due and shall be in default for 60 days or
 3622 more, the unpaid balance thereof and all interest accrued
 3623 thereon, together with reasonable attorney fees and costs, may
 3624 be recovered by the district in a civil action.

3625 (22) DISCONTINUANCE OF SERVICE.—In the event the fees,
 3626 rentals, or other charges for district services or facilities

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3627 are not paid when due, the board shall have the power, under
3628 such reasonable rules and regulations as the board may adopt, to
3629 discontinue and shut off services until such fees, rentals, or
3630 other charges, including interest, penalties, and charges for
3631 the shutting off and discontinuance and the restoration of such
3632 services are fully paid; and, for such purposes, the board may
3633 enter on any lands, waters, or premises of any person, firm,
3634 corporation, or body, public or private, within the district
3635 limits. Such delinquent fees, rentals, or other charges,
3636 together with interest, penalties, and charges for the shutting
3637 off and discontinuance and the restoration of such services and
3638 facilities and reasonable attorney fees and other expenses, may
3639 be recovered by the district, which may also enforce payment of
3640 such delinquent fees, rentals, or other charges by any other
3641 lawful method of enforcement.

3642 (23) ENFORCEMENT AND PENALTIES.—The board or any aggrieved
3643 person may have recourse to such remedies in law and at equity
3644 as may be necessary to ensure compliance with the provisions of
3645 this act, including injunctive relief to enjoin or restrain any
3646 person violating the provisions of this act or any bylaws,
3647 resolutions, regulations, rules, codes, or orders adopted under
3648 this act. In case any building or structure is erected,
3649 constructed, reconstructed, altered, repaired, converted, or
3650 maintained, or any building, structure, land, or water is used,
3651 in violation of this act or of any code, order, resolution, or

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3652 other regulation made under authority conferred by this act or
3653 under law, the board or any citizen residing in the district may
3654 institute any appropriate action or proceeding to prevent such
3655 unlawful erection, construction, reconstruction, alteration,
3656 repair, conversion, maintenance, or use; to restrain, correct,
3657 or avoid such violation; to prevent the occupancy of such
3658 building, structure, land, or water; and to prevent any illegal
3659 act, conduct, business, or use in or about such premises, land,
3660 or water.

3661 (24) SUITS AGAINST THE DISTRICT.—Any suit or action
3662 brought or maintained against the district for damages arising
3663 out of tort, including, without limitation, any claim arising
3664 upon account of an act causing an injury or loss of property,
3665 personal injury, or death, shall be subject to the limitations
3666 provided in s. 768.28, Florida Statutes.

3667 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All
3668 district property shall be exempt from levy and sale by virtue
3669 of an execution, and no execution or other judicial process
3670 shall issue against such property, nor shall any judgment
3671 against the district be a charge or lien on its property or
3672 revenues; however, nothing contained herein shall apply to or
3673 limit the rights of bondholders to pursue any remedy for the
3674 enforcement of any lien or pledge given by the district in
3675 connection with any of the bonds or obligations of the district.

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3676 | (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—
3677 | (a) The board of supervisors of the district shall not ask
3678 | the Legislature to amend this act to expand or to contract the
3679 | boundaries of the district without first obtaining a resolution
3680 | or official statement from Nassau County as provided for in s.
3681 | 189.031(2)(e)4., Florida Statutes.
3682 | (b) The district shall remain in existence until:
3683 | 1. The district is terminated and dissolved pursuant to
3684 | amendment to this act by the Legislature.
3685 | 2. The district has become inactive pursuant to s.
3686 | 189.062, Florida Statutes.
3687 | (27) INCLUSION OF TERRITORY.—The inclusion of any or all
3688 | territory of the district within a municipality does not change,
3689 | alter, or affect the boundary, territory, existence, or
3690 | jurisdiction of the district.
3691 | (28) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED
3692 | DISCLOSURE TO PURCHASER.—Subsequent to the creation of this
3693 | district under this act, each contract for the initial sale of a
3694 | parcel of real property and each contract for the initial sale
3695 | of a residential unit within the district shall include,
3696 | immediately prior to the space reserved in the contract for the
3697 | signature of the purchaser, the following disclosure statement
3698 | in boldfaced and conspicuous type which is larger than the type
3699 | in the remaining text of the contract: "THE EAST NASSAU
3700 | STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS,

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3701 OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND
 3702 ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE
 3703 COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE
 3704 DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE
 3705 DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY
 3706 AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER
 3707 TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

3708 (29) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days
 3709 after the election of the first board of supervisors creating
 3710 this district, the district shall cause to be recorded in the
 3711 grantor-grantee index of the property records in Nassau County
 3712 "Notice of Creation and Establishment of the East Nassau
 3713 Stewardship District." The notice shall, at a minimum, include
 3714 the legal description of the property covered by this act.

3715 (30) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,
 3716 service, works, improvement, project, or other infrastructure
 3717 owned by the district, or funded by federal tax exempt bonding
 3718 issued by the district, is public; and the district by rule may
 3719 regulate, and may impose reasonable charges or fees for, the use
 3720 thereof but not to the extent that such regulation or imposition
 3721 of such charges or fees constitutes denial of reasonable access.

3722 Section 7. If any provision of this act is determined
 3723 unconstitutional or otherwise determined invalid by a court of
 3724 law, all the rest and remainder of the act shall remain in full
 3725 force and effect as the law of this state.

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3726 Section 8. This act shall take effect upon becoming a law,
3727 except that the provisions of this act which authorize the levy
3728 of ad valorem taxation shall take effect only upon express
3729 approval by a majority vote of those qualified electors of the
3730 East Nassau Stewardship District, as required by Section 9 of
3731 Article VII of the State Constitution, voting in a referendum
3732 election held at such time as all members of the board are
3733 qualified electors who are elected by qualified electors of the
3734 district as provided in this act.

East Nassau Stewardship District



RAYDIENT

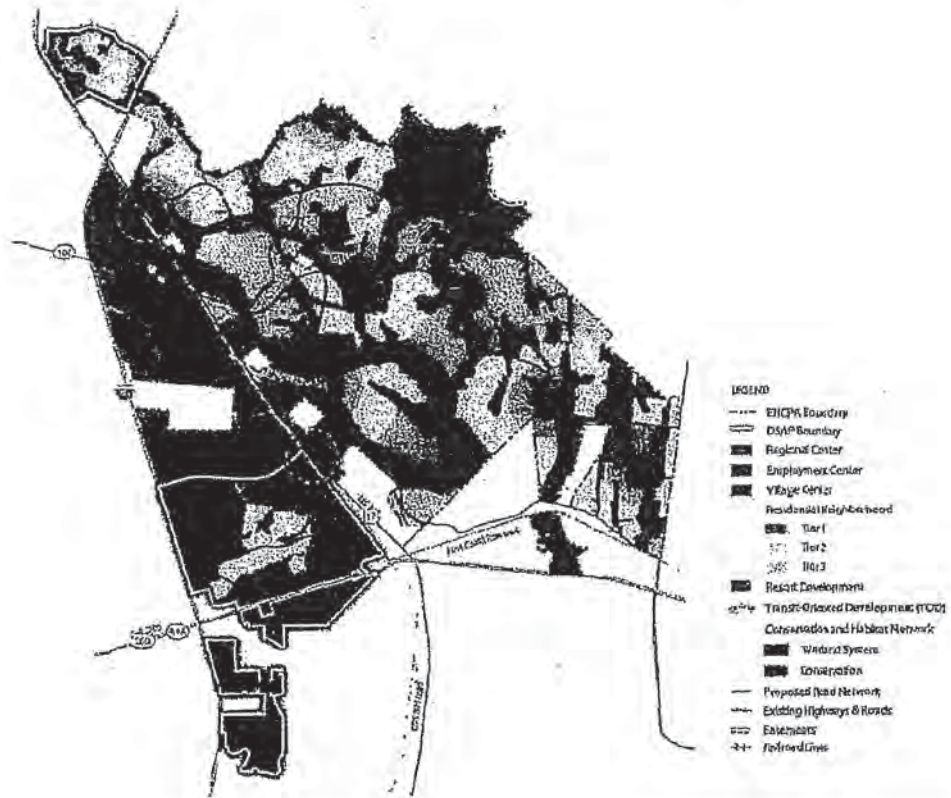
PLACES + PROPERTIES

Nassau County Board of County Commissioners

Public Hearing

November 28, 2016

East Nassau Community Planning Area



East Nassau Sector Plan

- In 2011, after many public meetings, Nassau County approved the landmark Public/Private Partnership 24,000-acre East Nassau Community Planning Area (ENCPA) Sector Plan.
- The 2013 Fishkind Fiscal Impact Study indicated the ENCPA would have, at build-out, produced +/- 20,000 permanent jobs and \$12M in recurring annual **Net Fiscal Benefit** to Nassau County.
- Within the Employment Center tract, Rayonier donated a 27-acre Nassau County Elementary School site. Construction has commenced on the roadways and school facility, making way for the 800-student school scheduled to open in August 2017 along with Rayonier's new global headquarters in the village of Wildlight.
- The landmark Conservation Habitat Network established under the ENCPA alone will ultimately encompass roughly 12,000 acres/or 50% of the ENCPA's 24,000 acres and will require integrated oversight in perpetuity.
- The State of Florida's **Stewardship District** legislation will provide the best solution to achieve the near and long term public/private goals envisioned by Nassau County.

East Nassau Stewardship District



- The legislation we're seeking during the 2017 Florida legislative session would create the 24,000-acre ENCPA Stewardship District prior to residents purchasing homes and moving in 2017.
- The district would be granted the traditional powers granted to a community development district.
- Landowners would initially control the District board. However, as voters moved into the District, control over the District board would transition to the residents.
- Other large Florida communities have successfully implemented similar districts including Lakewood Ranch (Manatee and Sarasota Counties), Ave Maria (Collier County), and Babcock Ranch (Charlotte & Lee Counties), Viera (Brevard County), among others.



East Nassau Stewardship District



- Absent the Stewardship District, over time dozens of Community Development Districts, the traditional special purpose entity used to manage and finance basic services for community development, would need be established serially depending on the timing and location of development.
- Reliance upon multiple community development districts to provide such services to this land would be inefficient for both the landowner and Nassau County.
- Nassau County already has 6 Community Development Districts approved and operating: Amelia Concourse, Amelia Walk, Amelia National, Chandler's Meadow, Heron Isles, River Glen

Stewardship District Benefits

- “Growth pays for Growth” – additional infrastructure required by new growth is paid for entirely by the new growth and not the County and its existing residents. ✓
- Stewardship Districts do not replace County services or taxes nor do they create any burden or obligation on taxpayers outside the District, the indebtedness of the District does not constitute a liability of the local government. The District can only assess its residents. ✓
- All Nassau County laws, regulations, ordinances and permitting processes remain in place and will continue to control the development of lands within the proposed District.
- A Stewardship District provides one consolidated point of contact for Nassau County for dealing with enhanced services, inter-local agreements and mutual cooperation, shared use of facilities, etc. ✓

Stewardship Districts: Fiction vs Fact



Fiction

The East Nassau Stewardship District can expand at will to include additional portions of Nassau County.

Fact

The boundaries of the District can only be expanded with explicit permission from the County Commission and passage of subsequent legislation

Stewardship Districts: Fiction vs Fact

Fiction

Creation of the District may reduce tax revenue to the County from the lands within the boundaries.

Fact

Not true. Nassau County will continue to receive all property taxes, fees and other revenue it otherwise would from these lands (100%, not 88%). To the extent the lands develop more quickly due to orderly master planning and provision of infrastructure, the County will receive its tax revenue sooner.

Stewardship Districts: Fiction vs Fact

Fiction

The East Nassau Stewardship District will supplant the County regulations and services.

Fact

The Act makes clear that all Nassau County codes, regulations, permitting authority, and other governments remain intact and governs the lands within the District. The District may offer services which augment or enhance those provided by the County, but cannot supplant them.

Stewardship Districts: Fiction vs Fact



Fiction

The East Nassau Stewardship District special act will create a new town.

Fact

This legislation only creates a special taxing district, much like a large CDD, to provide improvements and services needed for the approved development plan. It does not create a municipality.

Stewardship Districts: Fiction vs Fact

Fiction

The infrastructure to be financed by the District will burden the general taxpayers within Nassau County.

Fact

The District will finance infrastructure and enhancements for recreational purposes (e.g. parks & trails) using revenue bonds secured only by special assessments on the lands within the District. This ensures that the growth within these lands pays for itself and does not burden Nassau County or its taxpayers. District powers & assessments only apply to District residents e.g. Amelia Concourse & Amelia Walk. The Act provides that this debt cannot become the debt of the County.

East Nassau Stewardship District

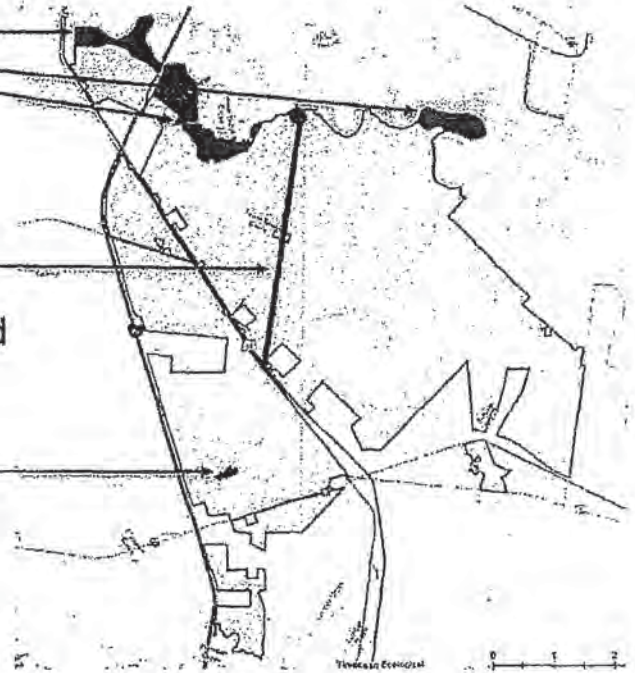
Timeline

- Nov. 22nd – BOCC Stewardship District Public Workshop - Completed
- Nov. 28th – BOCC Agenda – Consider “No Objection” Letter for Stewardship District
- Dec. 1st – Local Delegation Meeting
- Feb. 2017 – Bill filed with Legislature
- March – May 2017 – Consideration by Legislature
- May 2017 – Consideration by Governor

EN Stewardship District Boundary

The original ENCPA boundary description failed to include certain tracts that should be under the long term care of the Stewardship District:

- Marsh Lands
 - ✓ Comp Plan Land Use Designation – Conservation & Agriculture
- Crandall Road
 - ✓ Rayonier Owned, but public road
 - ✓ Nassau County Maintained
- Wildlight Elementary School
 - excluded after donation



Stewardship District Summary



- Puts infrastructure decisions relating to East Nassau into the public domain (competitive bidding, sunshine law, public records, public audits, public budgeting and public meetings). Infrastructure owned and maintained by the District MUST be PUBLIC. ↙
- A Stewardship District is: Fiscally Responsible, Environmentally Beneficial, Efficient Governance, and provides the ability to fund, construct, operate, and maintain critical ecosystems and infrastructure.
- Most importantly, the ENCPA Stewardship District is a critical implementation step in Rayonier/Nassau County Public Private Partnership. ✓
- As it was in 2015 when you approved the letter of non-objection, your decision to re-issue the letter this year allows the creation of the District to move forward but does not preclude continued County review and involvement. The bill would be considered in 2017 Legislative Session starting in January.



THANK YOU!



EXHIBIT 20



Value From The Ground Up™

Corporate Headquarters

Mark R. Bridwell

Vice President and General Counsel*

June 29, 2018

VIA E-MAIL TO: mmullin@nassaucountyfl.com

Michael S. Mullin
County Attorney, Nassau County Florida
96135 Nassau Place, Ste. 6
Yulee, FL 32097

Dear Mike:

Thank you for your letter of June 25, 2018, regarding the July 9, 2018, meeting of the Board of County Commissioners ("BOCC"). As provided in my letter of May 29, 2018, and as we have repeatedly indicated to you, Rayonier representatives are willing to work toward a mutually acceptable agenda of East Nassau Community Planning Area ("ENCPA") matters for discussion at a facilitated public meeting. For many reasons we have addressed with you (and other County representatives) and based on prior County discussions of this topic at public meetings of the BOCC, the meeting structure you propose we believe not to be conducive to productive engagement between Rayonier and the County on the sorts of conceptual issues you describe. Until a mutually acceptable agenda and public meeting format can be agreed upon, we respectfully decline your invitation. We value a positive relationship with the BOCC and the County staff and our continuing insistence on an alternative format for public discussion is made with the primary objective of preserving such a relationship.

Turning to another matter, as I have previously made you aware, it has become apparent that actions of the County adverse to the ENCPA and its owners have reached a level of materiality which compels me to address with you the relevant conflict of interest Rules of the Florida Bar given your former representation of Rayonier related entities (the "Companies") as to the ENCPA and related matters. Further, your recent appointment as Interim County Manager, which we understand begins effective July 2, 2018, substantially complicates the conflict of interest issue because your role will now involve substantive decision-making on the same issues as to which you represented former clients in a manner clearly adverse to those former clients. This change in your role constitutes an additional conflict of interest beyond the conflict arising from your role advising the County as its County Attorney.

Florida Bar Rules, Rule 4.1.9 Conflict of Interest; Former Client states as follows:

A lawyer who has formerly represented a client in a matter must not afterwards:

P: 904.321.5525 | Rayonier Inc.
F: 904.598.2264 | 1 Rayonier Way
www.rayonier.com | Yulee, FL 32097

* Admitted in GA only. Certified as Authorized House Counsel in Florida under Chapter 17, Rules Regulating the Florida Bar.


Michael S. Mullin
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- (a) Represent another person in the same or a substantially related matter in which that person's interests are materially adverse to the interests of the former client unless the former client gives informed consent;
- (b) Use information relating to the representation to the disadvantage of the former client except as these rules would permit or require with respect to a client or when the information has become generally known; or
- (c) Reveal information relating to the representation except as these rules would permit or require with respect to a client.

The Companies do not consent to your representation of Nassau County adversely to their interests as to any ENCPA matters and it is our conclusion that this is not a conflict that can be waived, nor would the Companies waive such conflict. (See Rule 4-1.7 and Comment, Consultation and Consent.) In fact, it is our view that the depth of your involvement in the entire ENCPA application, Mobility Fee TIF and related Employment Center DSAP application processing and its implementation on behalf of the Companies as a former client, represents a holistic "matter" which precludes your representation of Nassau County as to the same matters or matters substantially related to such matters wherein the County positions are materially adverse to the Companies. For the avoidance of doubt, the Companies believe that you may not act adversely as to these matters and comply with the applicable Florida Bar Rules whether acting as the County Attorney or the Interim County Manager and formally request that you recuse yourself from any and all involvement in the matters for which the ongoing conflict of interest exists regardless of the characterization of your role in connection with such matters.

Please do not hesitate to call me should you have any questions or concerns regarding any of the foregoing. Your former clients look forward to receiving a prompt written response to their request that you recuse yourself from any involvement in matters that were the subject of your prior representation of those clients or matters substantially related thereto.

Very truly yours,



cc: Members, Board of County Commissioners
Shanea Jones, County Manager
Chris Corr
Mike Bell
Mike Hahaj
Charles Adams
David Nunes
Heather J. Encinosa, Esq.
Gregory T. Stewart, Esq.

Michael S. Mullin
June 29, 2018
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bcc: Lynn Pappas
Staci Rewis
Clint Losego

EXHIBIT 21

NASSAU COUNTY
BOARD OF COUNTY COMMISSIONERS MEETINGS

TRANSCRIPT OF PROCEEDINGS
BOCC SPECIAL SET MEETING WITH
SENATOR BEAN AND REPRESENTATIVE BYRD

DATE TAKEN: Monday, September 17, 2018
TIME: 4:00 p.m. - 5:52 p.m.
PLACE: James S. Page Governmental Complex
96135 Nassau Place
Yulee, Florida 32097

The following proceedings were reported by:

Cindy D. Mulliniks, RPR, CRR, CRC
Certified Court Reporters, Inc.
301 West Bay Street, Suite 1482
Jacksonville, Florida 32202
904.356.4467

APPEARANCES

- 1
- 2
- 3 Commissioner: DANIEL B. LEEPER
District One: Fernandina Beach
- 4
- 5 Commissioner: STEPHEN W. KELLEY
District Two: South Amelia Island, Nassauville, O'Neil
- 6 Commissioner: PAT EDWARDS, Chairman
District Three: Yulee, Chester, Blackrock
- 7
- 8 Commissioner: GEORGE V. SPICER
District Four: Hilliard, Bryceville, Boulouogne,
Kingsferry
- 9
- 10 Commissioner: JUSTIN M. TAYLOR, Vice Chairman
District Five: Callahan, West Yulee
- 11 Michael Mullin, Esquire, County Attorney/Interim County
Manager
- 12
- 13 Justin Stankiewicz, OMB Director
- 14
- 15 Taco Pope, Planning & Economic Director
- 16
- 17 Aaron Bean, Florida State Senate
- 18
- 19
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P R O C E E D I N G S

* * * * *

1
2
3 MR. EDWARDS: Good afternoon, ladies and
4 gentlemen. Welcome to the Nassau County Board of
5 County Commissioners Special Meeting with Nassau
6 County legislative delegation, including Senator
7 Bean and Representative Byrd. It's 4:00 p.m.,
8 September 17th, 2018. If you'll please rise, we'll
9 have the invocation with Commissioner Leeper and
10 the pledge of allegiance.

11 MR. LEEPER: If you would, just join us in a
12 moment of silence as we remember the great public
13 servant and our friend, Judge Robert Williams, and
14 I'll end in prayer.

15 (Invocation)

16 (Pledge of Allegiance)

17 MR. EDWARDS: Ladies and gentlemen, if you
18 haven't already, please turn off your cell phones
19 during the meeting or silence them.

20 Ms. Brenda, roll call, please.

21 (Roll called)

22 MR. EDWARDS: Very good. Before we begin the
23 meeting as far as the issues with the county
24 legislative process, expansion items, Mr. Mullin?

25 MR. MULLIN: Mr. Chairman, I have one which

1 I'll bring to you at the conclusion of the meeting.
2 It's a resolution following up on Commissioner
3 Leeper's remarks honoring Judge Williams. And
4 since the services are this Saturday, I thought
5 today would be the appropriate time for you all to
6 consider that, so I'll bring that at the end of
7 this meeting.

8 MR. EDWARDS: Thank you, sir. I need a motion
9 to expand.

10 I have a motion from Commissioner Spicer and a
11 second from Commissioner Taylor.

12 Call the vote.

13 Record the vote.

14 THE CLERK: Five ayes, no nays.

15 MR. EDWARDS: Ladies and gentlemen, there will
16 be a time period for you to make comments and ask
17 questions as we get into this, and I'll allow
18 Mr. Mullin to open it up after he goes through his
19 information.

20 I'm going to go to Tab A, which is a special
21 joint meeting of the Board of County Commissioners
22 and Senator Aaron Bean and Representative Cord Byrd
23 to discuss the Stewardship District legislation.

24 Welcome, Senator Bean, Representative Byrd.

25 At this time I'm going to have the -- we're here to

1 discuss House Bill 1075, including the necessity
2 for amendments. This was the purpose of our
3 meeting. And I'll allow the county attorney to
4 make a presentation of where we're at.

5 MR. MULLIN: Thank you, Mr. Chairman, Senator
6 Bean, Representative Byrd.

7 We've prepared the agenda, and we refer to
8 this as the background information. Each of you
9 should have a copy of a document that says BOCC
10 Special Set Meeting and it has background
11 information on it. If you have any difficulty
12 finding that, just let me know. Most of this
13 you-all are aware of because you've been involved
14 in this process. When I say "you," the legislative
15 delegation, as well as the commissioners in this
16 process.

17 But just for a brief recap, what's known as
18 the East Nassau Community Planning Area, which is
19 the 24,000 acres that was rezoned to reflect the
20 term ENCPA, which is now controlled in large part
21 by the Stewardship District Act, House Bill 1075,
22 this all started about ten -- or nine years ago as
23 a public-private partnership. And both sides at
24 that time were engaged in open, candid meetings,
25 including with the full commission, representatives

1 of then TerraPointe, which is now Raydient, part of
2 Rayonier, meetings with individual commissioners
3 and meetings with representatives of Raydient, then
4 TerraPointe, and county staff, planning and zoning
5 board hearings and all sections of the county, and
6 the informational meetings about the ENCPA, which
7 were held around the county going back eight, nine
8 years ago.

9 In 2010, originally, the 24,000 acres was
10 being reviewed by the State of Florida as a DRI,
11 Development of Regional Impact. And as you-all
12 recall, and the senator and representative will
13 recall, DRIs had certain strict, stringent
14 requirements. At that time they had to front money
15 upfront to local governments for development, they
16 had to pay for roads, they had to do all the things
17 that the State mandated.

18 Governor Scott came in and changed that, and
19 they changed the language that addressed sector
20 plans. At that time, around 2011, sector plans
21 were required to have a minimum of 15,000 acres in
22 order to be treated as a sector plan. And
23 basically the sector plan was a new approach, or a
24 broadened approach, to development to encourage
25 development and, I think, to encourage

1 public-private partnerships, because both sides got
2 beneficial aspects of that approach.

3 At the time the ENCPA was master planned in
4 2011, but in order to convert it to a sector plan,
5 it required the consent of the County Commission
6 and an agreement to be signed with the Department
7 of Community Affairs -- then the Department of
8 Community Affairs, now known as the Department of
9 Economic Opportunity. So it required a consent
10 agreement by the local government to approve the
11 conversion to a sector plan, very beneficial to the
12 private sector and at that time beneficial to the
13 public sector.

14 Board of County Commissioners executed that
15 and it got converted. Had it not been converted,
16 they would've had to start from square one to apply
17 to be a sector plan. That could've taken a year or
18 so with no definitive expectation or idea that it
19 could have been approved. So the conversion plan
20 was significant in that regard.

21 The comprehensive plan by the County
22 Commission was amended to reflect the ENCPA and the
23 24,000 acres. That was based on numerous public
24 hearings, both in this chamber, around the county,
25 joint participation with then representatives of

1 Raydient and Nassau County.

2 The comprehensive plan at that time included
3 certain aspects and designated a specific comp plan
4 objective and analysis to just include the
5 24,000 acres, beneficial to both sides.

6 The comp plan amendment at the time did not
7 and could not include all of the particular items
8 that were of concern to this large development
9 known as the ENCPA. Such as, funding mechanisms
10 weren't specific in that regard, but it was in the
11 initial stages that was still being worked out
12 between the public-private partnership.

13 Later, in early 2012 -- 2012-2013, the Board
14 of County Commissioners approved a mobility fee and
15 a tax increment transportation approach for the
16 main public roads within the then -- or the ENCPA.
17 That was the methodology by which if a developer
18 went in to build a road, you could get reimbursed
19 from the mobility fee collected with inside the
20 ENCPA and the tax increment amount which was
21 12 percent of every tax dollar paid inside would go
22 towards a fund to be used to reimburse whoever
23 built those roads. So that was done around 2012.

24 Then came the approval of the first DSAP,
25 Designated Specific Area Plan. Under the sector

1 plan legislation, if you come in to develop a
2 portion of the sector plan, you have to do it in
3 increments of 1,000 acres. It could be 1,000,
4 could be up to 20,000, but you have to do it in
5 what's called a Designated Specific Area Plan. You
6 have to address the impacts of the designated
7 specific area plan, you have to make sure that it
8 complies with the master plan; so it's a planning
9 process. That was approved before the Board of
10 County Commissioners. That was before the
11 Stewardship District business.

12 That was approved for 4,200 acres, what's now
13 known as Wildlight, which you see now. It's under
14 development, permits are being issued, there's
15 development going on. Rayonier's headquarters are
16 there, there's residential -- a residential
17 component, there's going to be a commercial
18 component upfront. All of that is in the
19 permitting process and is ongoing through
20 Mr. Pope's department and engineering as well.

21 There were meetings back in the 2014-2013 time
22 periods between members of the board, members of
23 then TerraPointe, staff members about public
24 recreation, and how to address public recreation
25 within the 24,000 acres. There was a specific

1 meeting by representatives of then TerraPointe
2 under Rayonier, now Raydient, with the Chairman,
3 Commissioner Edwards. Some of you each
4 individually had members -- meetings about that.
5 There were meetings in this room talking about that
6 aspect.

7 In 2015, the representatives of TerraPointe,
8 now Raydient, came to the Board of County
9 Commissioners or notified the board that they
10 had -- would make a proposal, excuse me, to you,
11 for the approval of a Stewardship District bill,
12 and that Stewardship District bill would address
13 funding issues and had other aspects to it that
14 they thought in their appearance before you would
15 benefit again the public-private partnership. And
16 there were at least two meetings and then
17 individual meetings with staff and representatives
18 of TerraPointe, now Raydient, to start addressing
19 the draft legislation for the Stewardship District
20 bill in 2015.

21 In total, between 2015 and 2016, there were
22 eight drafts of what's now House Bill 1075. The
23 eight drafts were proposed by Raydient's outside
24 counsel and Raydient representatives, then
25 TerraPointe, Hopping Green & Sams, a very good firm

1 out of Tallahassee, was the authors of that.

2 So they met with me at the time, they met with
3 your staff, and we made changes to the drafts. In
4 2015, Raydient withdrew the Stewardship District
5 bill from consideration by the local legislative
6 delegation. There were issues, I'm not sure
7 specifically what they were, but they were
8 withdrawn, so there was no bill considered by the
9 legislature in 2015 -- I mean, 2016 is it would've
10 been considered.

11 So in 2016, again, we were notified, you were,
12 that Rayonier was going to propose a Stewardship
13 District bill for the 2017 legislative session.
14 And, again, there were about three or four of those
15 drafts that were discussed between myself, your
16 staff, the representatives of Hopping Green & Sams,
17 Raydient representatives, all towards getting
18 what's now known as 1075, which I'll get to in a
19 minute.

20 So that was done over a period of probably two
21 months in discussions of the two, and I think
22 during that time there may have been -- I think
23 there were individual meetings. Representatives
24 would come from Rayonier to talk to you
25 individually just to let you know where everything

1 was going.

2 Again, detailed discussions of the benefits of
3 the public-private partnership, it enabled private
4 funding for private amenities, enabled public
5 funding for public amenities. And during that same
6 time after you approved the 1075, and when I say
7 "you approved it," the process works, as you
8 remember, that in order to have them introduce this
9 to the legislative delegation and have
10 Representative Byrd move this on the House side
11 first as a special act, it required a letter of no
12 objection by the Board of County Commissioners.
13 You issued that letter of no objection -- actually
14 you issued two: One in 2015, which was a
15 four-to-one vote; in 2016, it was a three-to-two
16 vote to recommend to the legislature a no objection
17 letter to enable 1075 to be considered by the
18 legislature and ultimately approved.

19 Again, the basis upon that was the benefit to
20 the public and the private side. And at that time
21 there was no disagreement, excuse me, for lack of a
22 better term, as to what those benefits were.

23 So the bill passed, 1075 passed. And I'm
24 going to digress for a moment. Each of you has a
25 copy of a handout that was given to you in 2016, to

1 the Board of County Commissioners, published by
2 Raydient, in their presentation to you to approve a
3 letter of no objection to the public-private
4 partnership. You turn to Page 3 of that, you see a
5 reiteration on the first bullet point, "In 2011,
6 after many public meetings, Nassau County approved
7 the landmark public-private partnership 24,000-acre
8 East Nassau Community Planning Area." This, again,
9 is their handout provided to you.

10 The last bullet point is "The State of
11 Florida's Stewardship District legislation will
12 provide the best solution to achieve the near and
13 long-term public-private goals envisioned by Nassau
14 County." If everybody has that -- anybody can't
15 find that handout?

16 Now, if you go to -- the next page I want to
17 draw your attention to is Page 6, the first bullet
18 point, "Growth pays for growth. Additional
19 infrastructure required by new growth is paid for
20 entirely by the new growth and not the County and
21 its existing residents."

22 Second bullet point, "Stewardship Districts do
23 not replace county services or taxes, nor do they
24 create any burden or obligation on taxpayers
25 outside the District. And the indebtedness of the

1 District does not constitute a liability of local
2 government."

3 Last bullet point, "The Stewardship District
4 provides one consolidated point of contact for
5 Nassau County dealing with enhanced services,
6 interlocal agreements, mutual cooperation, shared
7 use of facilities."

8 And the page -- so the whole -- this is all
9 set out -- excuse me. Let me go to Page -- after
10 6, we'll go to Page 9 -- excuse me -- we'll go to
11 Page 12, "Fiction. The infrastructure to be
12 financed by the District will burden the general
13 taxpayers within Nassau County." That's what
14 people in the public were saying. Their answer,
15 "Fact, the District will finance infrastructure and
16 enhancements for recreational purposes, e.g., parks
17 and trails using revenue bonds, secured only by
18 special assessments or lands within the District."

19 Again, the Stewardship District, as
20 represented, was similar to the creation of a bank.
21 So this is the bank you could go to for private
22 amenities inside and the public financing for
23 inside specifically as enumerated public
24 recreation.

25 Page 15 in the summary says this "Puts" --

1 first bullet point -- "infrastructure decisions
2 relating to East Nassau into the public domain" --
3 everything attaches, "competitive bidding,
4 sunshine, public meetings, infrastructure owned and
5 maintained by the District must be public."

6 Third, "Most importantly, the ENCPA
7 Stewardship District is a critical implementation
8 step in Rayonier/Nassau County public-private
9 partnership."

10 Again, you'll see everything is referred to as
11 a public-private partnership, and, literally, there
12 was a public-private benefit for all of those and
13 it's represented accurately in that handout. That
14 bill was approved by the legislature, thanks to
15 Representative Byrd and Senator Bean, everybody
16 agreed with it, everybody supported it, and it
17 was -- it was done.

18 And I'm going to take you to 1075, and I'm not
19 going to walk you through every aspect of 1075, but
20 I want to take you to certain, again, pages of 1075
21 that I think are important.

22 First, on Page 4, there's a finding in the
23 bill this is not contrary to the public interest
24 and the legislature finds Chapter 190, Florida
25 Statutes, as well as the comprehensive and complete

1 communities development approach, the East Nassau
2 Stewardship District lands basically to be in the
3 public interest. And it says it is in the public
4 interest that the long-range provision for
5 management, financing, long-term maintenance,
6 upkeep of services, to be provided for ultimate
7 development and conservation to be -- better to
8 have it under one coordinated entity.

9 So if you want to do the public aspect, you go
10 to the Stewardship District Board. If you want to
11 do the private, you go to the Stewardship District
12 Board, they can pass a resolution, they can do bond
13 issues, they can assess the property, they
14 coordinate with you as another arm of this
15 public-private partnership, which is the way it was
16 represented. So, then, that's the -- now the
17 entity that's going to coordinate all this and work
18 jointly to accomplish this.

19 And then to go to the next page, which I want
20 to call your attention to after you get through all
21 of the legal description of the property, if you go
22 to Page 96, and it says at the bottom, "to
23 cooperate with or contract with other governmental
24 agencies as may be necessary to carry out the
25 purposes of this act."

1 On Page 97, you'll notice the underlying
2 sections about the assessments may be collected
3 pursuant to the statutory provisions. "The
4 District may levy such special assessments for the
5 purposes enumerated in this act" -- again,
6 public-private, "and to pay special assessments
7 imposed by Nassau County on lands within the
8 District."

9 Paragraph P on Page 97 talks again about the
10 powers of the special district, the board,
11 "including powers as provided in any interlocal
12 agreement entered into pursuant to Chapter 163 or
13 which shall be required or permitted to be
14 undertaken by the District pursuant to any
15 development order, including any detailed specific
16 area plan."

17 Board has to approve the detailed specific
18 area plan. You have to approve development orders.
19 So there again is a reference to the interlocal
20 agreement which shall be required or permitted to
21 be undertaken by the District subject to these
22 interlocal agreements in a DSAP which you approve
23 and they -- so it was known at the time of that
24 language who would be the approving authority and a
25 development order which, again, is under your

1 purview.

2 On Page 105, it talks about one of the
3 provisions "to provide fire prevention and control,
4 including fire stations, water mains and plugs,
5 fire trucks, other vehicles or equipment."

6 And then on Page 106, it talks about "the
7 enumeration of these powers shall not be deemed
8 exclusive or restrictive, but deemed to incorporate
9 all powers express or implied to carrying out such
10 enumerated powers, also the general powers of this
11 particular act."

12 And there's also the provision in here, just
13 got to put my finger on it, to -- if you go to
14 Page 103 which I skipped over, (i), "To provide
15 public parks and public facilities for indoor and
16 outdoor recreational, cultural, and educational
17 uses."

18 That language was added specifically by the
19 County Commission because of the concern during the
20 drafting that public wasn't specifically enumerated
21 before the term "park." And that was added when
22 the board voted three to two on their no objection
23 requirement. And there's also a provision that
24 says "those items will be addressed in an
25 interlocal agreement by and between the Board of

1 County Commissioners," which to date there is no
2 interlocal agreement between the board and the
3 Stewardship District Board.

4 So those were in the provisions of the bill
5 that the legislature approved, all part of the
6 public-private partnership, all referenced in the
7 handout. Everybody understood it to be clearly the
8 case.

9 In this current legislative session, as you
10 recall, the County became aware, through its
11 lobbyists, of an amendment to a bill, and you have
12 a copy of it. It is a committee substitute for
13 House Bill 697 referred to as the bill relating to
14 impact fees. It had a statewide impact. Included
15 in that bill on Page 7, Paragraph 10, it talks
16 about "in adopting a detailed specific area plan or
17 related development order, a local government may
18 not include or impose as a condition of development
19 order any requirement that a developer contribute
20 or pay for land acquisition or construction or
21 expansion of public facilities unless the local
22 government requires everybody else to do it."

23 That's contrary to 1075. No one consulted
24 with Nassau County Board of County Commissioners
25 when that bill was amended in the legislature. The

1 full County Commission spent two weeks in
2 Tallahassee, and thanks to the good offices of
3 Senator Bean and Representative Byrd, that
4 amendment was killed because the legislature seemed
5 to determine that was a local bill basically, to
6 affect this, and that was something that should
7 take place between the Board of County
8 Commissioners and the Stewardship District Board,
9 not involving the Florida legislature. And that
10 was the position of the Board of County
11 Commissioners, this is between the Stewardship
12 District Board and us, and we would like to have
13 conversations about this particular amendment.

14 But beyond that, you've always said
15 individually, we want to get beyond that. We want
16 to get back to 1075 and what 1075 provided and
17 start the dialogue with the Stewardship District
18 Board.

19 And I also call your attention -- I didn't
20 show it today, but at the bottom of that background
21 sheet, you'll see on the County's website -- and
22 we've put all that on the website -- meeting that
23 Dan Camp, who was the representative at the time
24 for TerraPointe, made before the County
25 Commissioners about recreation. And if you go

1 online, you'll see and hear his remarks and the
2 response. Commissioner Leeper had a great response
3 there by saying, "I like those recreational
4 amenities I see depicted today," and that all goes
5 hand in hand with the handout that was provided to
6 you for the Stewardship District bill.

7 And now going back to the agenda requests, the
8 Stewardship District Board -- the problem was, and
9 I should add, and I told Gary -- Mr. Hunter's here
10 from Hopping Green -- at the appearance before the
11 Senate Appropriations Committee, because people ask
12 me this all the time -- first, let me back up.

13 Hopping Green & Sams was the outside counsel
14 that assisted in the preparation of House Bill
15 1075. And Mr. Hunter did appear at the Senate
16 Appropriations Committee in response to this
17 amendment and made a presentation, as the chairman
18 did, as I did. But, again, this legislation, 1075,
19 prepared by Hopping Green is a good piece of
20 legislation, and you thought so at the time, and
21 the legislative delegation thought so at the time
22 because it laid out clearly the enhancement for the
23 public-private partnership.

24 So the reason for the meeting today is what's
25 happened since the legislative session this year.

1 The Stewardship District Board was formed in
2 2017 after the approval of 1075. The Stewardship
3 District Board provided for or directed that two
4 reports be done for them to look at their bonds
5 issue. The first report was done by England-Thims
6 and Miller, the engineering report, you-all have
7 copies of that. The second report was done by
8 WH & Associates, which is a special assessment
9 methodology report for Wildlight Phase I.

10 You'll notice on the England-Thims & Miller
11 report, there's one dated August 10, 2017, and the
12 second was a revised August 14, 2017. The
13 WH & Associates was August, and then a revision in
14 December 14, 2017.

15 What's important about these two is the
16 District, we later determined, the board, had
17 directed that these reports be compiled for the
18 Stewardship District Board to determine for how
19 they were going to do the resolution determining
20 the costs for recreation.

21 The board was not aware that then county
22 manager Ms. Jones happened to see an ad in the
23 local newspaper on or about August, correct me if
24 I'm wrong, Justin, I think it was August 2017, of
25 the proposed meeting for the Stewardship District

1 Board. First anybody on the county staff had ever
2 heard of such a meeting.

3 So we called WH & Associates, which is
4 located, I believe, in Boca Raton, who was the
5 managing entity for the -- in Boca Raton for the
6 Stewardship District Board. Ms. Jones at the time
7 made a public records request because they said
8 they were going to consider the engineer's report
9 and the consultant's report. We received those.
10 You'll notice that the date first is August the
11 10th. The meeting was set for September. We found
12 out about it somewhere August 8th, somewhere around
13 those dates.

14 The important thing about that is, neither ETM
15 nor WH & Associates came to the county staff to
16 consult about the information contained in these
17 reports, which we thought was odd, and the county
18 manager at the time thought it was odd, because if
19 it's part of the public-private partnership, why
20 wasn't there a consultation? There was no reason
21 given for that. We made a public records request
22 and we received -- or Ms. Jones did, she received
23 copies.

24 The board sent letters objecting to these
25 reports saying that there was no consultation with

1 staff, they were not aware of that, and, by the
2 way, we don't agree with the conclusions reached in
3 these two reports because they don't initially
4 address public recreation.

5 The revised report did address public
6 recreation and put a -- put \$500,000 for public
7 recreation. All the other private amenities were
8 listed, 500,000. 500,000 doesn't do much for
9 public recreation.

10 But, again, the request was to get the
11 consultants together with county staff and come up
12 with a report that everybody can agree upon, and
13 that did not happen.

14 We went to -- the board directed
15 Mr. Stankiewicz, at the time I was just county
16 attorney, Ms. Jones, Mr. Pope, to go to the first
17 district board meeting held at the Betty Cook
18 Center. They allowed us three minutes, three
19 minutes each -- three minutes total to address
20 them. The board had sent -- and I provided to you
21 letters that had been sent by the boards and two
22 from myself directed by the board to Rayonier and
23 to the Stewardship District Board asking for joint
24 meetings to address the public-private partnership,
25 to address 1075, to address the consultant's

1 reports, and thus far the response has been "there
2 will not be a meeting unless it's under our terms,"
3 which means a facilitator would conduct the
4 meeting, you can do it in a different location
5 other than where the public's normally used to come
6 and the board has said, no, because a facilitator
7 inhibits public comment, and everything we do is
8 transparent, and we want it that way. Every other
9 meeting has always been held in this room. We
10 asked the Stewardship District Board, as a board
11 that was created to assist in this entire
12 development, which has worked well as a
13 public-private partnership, and, by the way, can
14 still work well as a public-private partnership,
15 but it takes two to do that.

16 Stewardship District Board did not respond to
17 our verbal request on behalf of the board. You can
18 read the letters both by Chairman Leeper and
19 Chairman Edwards, they're very detailed, asking
20 again. And, again, the responses which are there
21 from the various entities don't agree.

22 So the reason for the meeting today is to
23 bring to you the issues that the board finds
24 themselves faced with, and they're on bullet
25 points. There has been no cooperation between the

1 Stewardship District and the Board of County
2 Commissioners. There has been no joint meeting to
3 address the public-private issues that are vital to
4 both sides. There's been no consultation by the
5 professionals hired by the Stewardship District
6 Board to assist or meet with the county staff to
7 see if the two reports can come together or how do
8 we change this. No joint planning for public
9 recreation, and there's no interlocal agreement
10 proposed.

11 Just in the ending, let me tell you that we
12 did have a negotiating session with Raydient at the
13 time to discuss the plans for coordinated effort on
14 public recreation and public facilities. The
15 second meeting did not take place, has not taken
16 place since then, no request to reconvene that
17 meeting. All of these things contained in 1075,
18 the board wanted you to be aware of, Senator Bean
19 and Representative Byrd, because it doesn't work
20 well for the citizens, nor the private sector, to
21 continue, unless there's some concerted effort
22 between the Stewardship District Board and the
23 Board of County Commissioners, which the board has
24 indicated that there should be amendments through
25 1075, because, obviously, the language doesn't seem

1 to reinforce with the Stewardship District Board
2 the necessity, the benefits, the reason to
3 accomplish that.

4 We were told at the first meeting that we
5 attended that the Stewardship District Board was
6 not really part of the total public-private
7 partnership. And I don't think that's reflected in
8 the bill, in the language, to do that.

9 We are here for your questions and the board
10 is for your questions after the chairman takes
11 whatever public comment. Our thought now is to
12 come back to you in your legislative meeting with
13 proposed amendments to 1075. Again, if the
14 Stewardship District Board would come to the Board
15 of County Commissioners, have a joint meeting, work
16 on these things, that's certainly the better way to
17 do that. I don't think any board member would
18 disagree. I think the board members went through
19 trying times in Tallahassee, no question about
20 that, as both of you did, but you, like they,
21 represent 82,000 people that surround us in this
22 great county we live in, and the right thing was
23 done in this legislative session before the Senate
24 Appropriations Committee and ultimately the House
25 of Representatives.

1 Be that as it may, we're not here to throw
2 stones. We're not here to do anything of that
3 nature. It's simple, put the public-private
4 partnership back together again, if the Stewardship
5 District Board is amenable to that, or I'll let the
6 board speak to that, how you would address the
7 public-private partnership going forward.

8 So with that, Mr. Chairman, I think I'm done.
9 Unless you have any questions of me, I'll be quiet
10 for right now.

11 MR. EDWARDS: Before I open up to the public,
12 Senator, Representative, do you have any questions
13 of Mike on what he's gone over in the past few
14 minutes? If you have any questions, please, or
15 I'll open it up to the audience.

16 SENATOR BEAN: I've got questions,
17 Mr. Chairman. Would you rather me wait and listen
18 to the public or --

19 MR. EDWARDS: I would --

20 SENATOR BEAN: I will defer to you.

21 REPRESENTATIVE BYRD: That's what I would
22 prefer.

23 MR. EDWARDS: Very good. Do we have a list or
24 are we going to -- I'm just going to ask them to
25 raise their hand.

1 Okay. At this time I'm going to open up first
2 for anything that is a non-agenda item outside of
3 the Stewardship Bill 1075. If you have a -- want
4 to come to the podium, please raise your hand to be
5 recognized.

6 Yes, ma'am. Good evening.

7 SPEAKER: Good evening, Mr. Edwards. Marian
8 Phillips, I live at 724 South 6th Street,
9 Fernandina Beach, Florida. I don't know if this is
10 the proper time, but I have some questions for
11 Senator Bean and I've already spoken with
12 Representative Byrd at one time. But is this the
13 proper place to do that if I have some questions to
14 ask them?

15 MR. EDWARDS: Well, you have three minutes.

16 SPEAKER: Okay. All right. These are my
17 questions, and they can be to both of you, but
18 because I haven't got to speak to you, Mr. Bean,
19 you know who I am, I'm Marian Phillips, I'm
20 president of the Nassau Educational Support
21 Personnel Association, and I have these questions
22 for you.

23 Did you or did you not vote yes on HB 631, the
24 bill to privatize our Florida beaches?

25 Number 2, did you or did you not vote yes on

1 HB 5007, SB 7030, which changes the pension plan to
2 default employees and to the 401(k) --

3 MR. EDWARDS: Excuse me, ma'am. That does not
4 have anything to do with the Board of County
5 Commissioners, so you would have to get with them
6 privately for that, please. That's not a board
7 question. That's directed to them. They're here
8 for us at this time.

9 SPEAKER: Okay. Well, the beach bill does.

10 MR. EDWARDS: The beach bill is not being
11 discussed today.

12 SPEAKER: But I thought you said this is where
13 I could --

14 MR. EDWARDS: If you want to ask one of us a
15 question about the beach, I'm okay with that.

16 Mike, am I correct?

17 MR. MULLIN: Yes, sir. Today is to address
18 1075 and the legislation known as House Bill 1075.

19 SPEAKER: That's why I asked questions before
20 I came -- when I came up here if I could ask.

21 MR. EDWARDS: I apologize. I thought you had
22 a question for the board --

23 SPEAKER: No.

24 MR. EDWARDS: -- and that's my problem.

25 SPEAKER: Okay.

1 MR. EDWARDS: But if you would make an
2 appointment with them or get with them after the
3 meeting, I would appreciate it.

4 SPEAKER: I would like to publicly speak to
5 them, and everybody knows what's going on. I want
6 to talk to them, yes. Yes. I do. I have a lot of
7 questions.

8 MR. EDWARDS: Thank you, ma'am.
9 Anyone else? Yes, sir.

10 SPEAKER: Good afternoon. Michael Adams, 7275
11 Bellville Lane, Yulee, Florida, lifetime resident
12 of Nassau County. I've been paying attention to
13 this thing going on for the last four or five
14 years. I've been to some of the meetings here at
15 the County Commissioner meetings, I've been to
16 Tallahassee and spoke over in Tallahassee before
17 the boards. I thought it was a bad thing to get in
18 a public relationship with the Stewardship
19 District, still don't think it's the greatest, but
20 I do appreciate y'all doing something about it.
21 Might be a little bit too late because you're
22 fighting a giant. Rayonier can bankrupt this
23 county. They've got the attorneys, the funds, and
24 the finances, but I hope y'all can do some good,
25 and I support y'all in anything y'all can do about

1 this, because they have flatout lied to the county
2 of Nassau County. Thank you very much.

3 MR. EDWARDS: Thank you, sir.

4 Anyone else wish to approach the podium and
5 speak about 1075? Yes, sir. Good evening.

6 MR. HUNTER: Mr. Chairman, members of the
7 board, Senator Bean, Representative Byrd, Mike, I'm
8 Gary Hunter. I'm an attorney with Hopping Green &
9 Sams. I represent Rayonier, Inc. I'm not here on
10 behalf of the Stewardship District.

11 I don't, from a time line standpoint, disagree
12 with a whole lot of what Mr. Mullin went through
13 with you. I think he accurately portrayed
14 everything that's happened up to today. I think a
15 fundamental misunderstanding in what's being
16 discussed today is that House Bill 1075 somehow has
17 problems with it today as a result of what may or
18 may not have happened, what didn't happen, what was
19 an attempted amendment to legislation that we all
20 publicly discussed, y'all were there, I was there,
21 this past session.

22 That legislation this year dealing with
23 amendments to the impact fee legislation said one
24 simple concept, one thing. It said a local
25 government in a sector plan can't impose

1 obligations on that sector plan beyond the
2 obligations that a sector plan is creating from the
3 development occurring within it. That's it.

4 As a matter of fact, as a matter of law,
5 without any of those words passing in legislation,
6 that is the law. That's the law today, it was the
7 law before any efforts were made to amend that
8 bill. So maybe my client shouldn't have been a
9 proponent supportive of that language, but the fact
10 is, that language wasn't changing the law.

11 The law today is and always has been, a dual
12 rational nexus test that says when there's
13 development, a local government can't impose upon
14 that development obligations beyond the impacts the
15 development's creating.

16 And so this whole dialogue, and this point of
17 contention is one about public recreation. My
18 client and the presentations that were made to
19 you-all for which we're grateful that you supported
20 that Stewardship legislation, that Stewardship
21 legislation is good for Rayonier and Raydient and
22 that district and it's good for Nassau County. And
23 you made that decision for the right reasons then,
24 and those same reasons still apply today.

25 What's going to happen and what's happening on

1 that property is going to be good for Nassau County
2 unless you thought pine trees were the best thing
3 there. And that's not a debate that you-all are
4 having and I know you're not trying to reopen that
5 debate, the growth and the future that that vision
6 creates and that the Stewardship District
7 legislation enabled to happen in a more coordinated
8 manner was good for the county and, certainly, good
9 for the landowner.

10 And we look forward, I can tell you, Rayonier
11 looks forward to moving forward with that
12 implementation in the same way they always
13 envisioned it.

14 The sole point of contention has been this
15 issue of parks. Mr. Mullin did a really good job
16 of going through that -- the Stewardship District
17 legislation. It provides powers --

18 (Three-minute timer)

19 MR. EDWARDS: Go ahead.

20 MR. HUNTER: Thank you, Chairman. It provides
21 powers within the legislation to do a lot of
22 different things. One of those things is the power
23 to get debt issued and then publicly financed
24 through the District, enhancements to many things,
25 parks being one of them, Mike's exactly right,

1 public parks or private parks within the District.
2 But that doesn't mean that impact fees that the
3 County would collect as a result -- that get
4 imposed on the residents of the District, the
5 landowners within the District, wouldn't also then
6 be used to also build parks in the District, and
7 then the District uses the additional funds, funds
8 that it generates through that bonding process, to
9 do additional things on those parks. Maybe make
10 them nicer, make them bigger, make different parks
11 than what would've been required by your impact fee
12 and public recreation ordinance, and I think that's
13 the whole point of this debate.

14 And it's unfortunate, because, I mean, I've
15 seen -- I sit in my office in Tallahassee and watch
16 these meetings and I listen to the frustration that
17 you-all express and I've heard Mike express, and,
18 trust me, I listen to the same frustration from my
19 client. And that frustration is an inability of
20 these two sophisticated entities to sit down with
21 one another and work through an agreement, which
22 that Stewardship District legislation, by the way,
23 requires, at your request, and not at our -- we
24 didn't object to it, says that if we're going to
25 use Stewardship District funds to build parks and

1 some -- a few other things, we have to have an
2 interlocal agreement with you. We cannot do it, we
3 cannot use bond finance debt for that district to
4 build a park, to do any enhancements in the park
5 for public recreation space absent an interlocal
6 agreement with you.

7 Obviously, an interlocal agreement hasn't
8 taken place, and, I mean, none of us are blind to
9 what's been going on. The parties have been
10 growing apart, not together. And maybe that was
11 facilitated by what happened in Tallahassee in
12 2018. Hopefully, we're all adult enough at this
13 point to say, let's put that behind us, let's move
14 forward and do what needs to be done from an
15 interlocal agreement perspective.

16 I don't think I'm up here -- and I don't have
17 the authority to be up here -- saying, I'm opening
18 Rayonier's checkbooks to do whatever the County
19 would like for it to do from the standpoint of
20 public recreation. But I think Rayonier is
21 certainly prepared, and the landowner within that
22 district's prepared, to live up to the obligations
23 that your development orders would impose upon it
24 related to that recreation. And I can promise you,
25 because every Stewardship District in Florida is

1 this way, and there -- I mean, we're talking Lake
2 Nona, Lakewood Ranch, Babcock Ranch, Viera, all of
3 them are ideal developments if you consider -- if
4 you went and compared them to non-Stewardship
5 District forms of development. They all have
6 better parks, they all have better public
7 facilities than those that aren't Stewardship
8 Districts.

9 And the value of the Stewardship District in
10 this context, which you had a 24,000-acre parcel,
11 12,000 of which was conservation lands, and so all
12 of it was going to be overseen by one board rather
13 than a lot of different community development
14 district boards. And that still is a benefit to
15 you-all who will -- who ultimately will negotiate
16 interlocal agreements with that district board
17 rather than having to do that with multiple CDD
18 boards, and it's better ultimately for the
19 management of that 12,000 acres of resource that's
20 getting preserved in that district.

21 So I'm here to say to you today that House
22 Bill 697, the issue that caused so much
23 consternation this past session, and I was involved
24 in the drafting of it, so I stand here telling you,
25 and Mike knows I'm not going to stand in front of

1 you and tell you anything other than the truth, had
2 nothing to do with House Bill 1075 and the
3 Stewardship District legislation, nothing. It
4 wasn't intended to get my client out of anything
5 that was created as an obligation in House Bill
6 1075, which I also helped draft, and appreciated
7 your support of.

8 House Bill 1075 creates a framework for public
9 financing and puts limitations upon that that
10 require interlocal agreements with you. This
11 sector planning legislation that was part of an
12 amendment and the impact fee bill last year had
13 nothing to do with that.

14 So just to -- the one point I disagree with
15 Mike on was that House Bill 697 and that language
16 had anything whatsoever to do with that Stewardship
17 District bill. It didn't.

18 And so I agree with Mike, that was -- the
19 Stewardship District bill was a good bill. It
20 still is a good bill. There's no need to fix it.
21 There's no need to amend it. I mean, I don't know
22 what you would amend to make it better to satisfy
23 you. You can't go mandate through legislation that
24 a public entity like a Stewardship District go
25 build things. You go take away powers and those

1 powers then remove the things that it could do to
2 enhance that property that are -- that would be
3 done in a way that in partnership with the County
4 make things better, not -- not worsen them. So,
5 again, I'm at a loss and I haven't heard specific
6 proposals, so it's a little bit difficult for me to
7 react to them on what you could do to amend the
8 legislation. But I think taking last year's 2018
9 and the amendment process that we all publicly
10 debated and applying that to the Stewardship
11 District bill is mixing apples and oranges. They
12 have nothing to do with each other.

13 And I'm here telling you as a representative
14 of Rayonier, when I worked on that language, I
15 worked on it because it deals with that interlocal
16 agreement and some misunderstanding on what the
17 obligations of the landowner were going to be
18 relevant to public recreation and what the County
19 would contribute to that vis-à-vis fees it collects
20 through your impact fee ordinances. But it was not
21 intended in any way to reverse obligations to the
22 Stewardship District bill.

23 And it didn't. If it had passed, it wouldn't
24 have reversed those obligations. And as I said to
25 you when I started, and I'll be quiet, I'm happy to

1 answer your questions if you have any --

2 MR. EDWARDS: Mike, do you have any questions?

3 MR. MULLIN: No, I just -- with your consent,
4 let me just -- because I've known Gary for years
5 and I respect Gary, but let me just respond
6 briefly. You know, first of all, I like simple
7 analogies. Anybody who's been married or had a
8 partnership, if you have a misunderstanding,
9 typically, you go to your spouse or your partner
10 and say, we've got a misunderstanding in the
11 interpretation. You don't find yourself in the
12 Florida legislature trying to have that debate
13 without your partner telling you that we're going
14 to do this. And I respect what Gary says about
15 the -- what he believed to be the intent, but if
16 there's a misunderstanding, go to the partner to
17 accomplish that.

18 I also agree with Gary that the law is what's
19 recited in this amendment. On its face the law is.
20 So that begs the question, if that's the law, why
21 do you need it? If there's a misunderstanding,
22 again, you come to your partner and say, gee, you
23 may have misunderstood what we said or maybe I
24 misunderstood what we were trying to convey, but
25 let's see if we can't, you know, get back to the

1 main parts of 1075 and address that.

2 As to impact fees that Gary said, one of the
3 agreements that the Board of County Commissioners
4 sent to the other side, Rayonier, in 2017 was
5 County will use impact fees, grant monies, and what
6 Rayonier's representatives in 2017 always said,
7 developers will contribute, 1075 will contribute.
8 So the County -- you offered that. You sent that
9 to them to accomplish that.

10 Can 1075 be put back together, as they say?
11 Yes. But so far, look at the evidence you have.
12 The consultant's reports, no consultation with the
13 Board of County Commissioners' representatives.
14 And they set out their resolution to approve the
15 bond issue, no consultation with the board. The
16 board asked before they did that, please come back
17 and let's have a meeting. We won't come except
18 under the same conditions Rayonier will come,
19 facilitator and all these other restrictions.
20 That -- that defies logic, that -- you can
21 characterize how you took those responses.

22 I agree with Gary. Should they be here today?
23 Absolutely. They should be sitting right here to
24 have that conversation and talk about the
25 interlocal agreement. Then it's simple, it's back

1 to where it was. And all those funds will go from
2 the developers who are paying, impact fees that are
3 paying from inside the ENCPA. Your proposed
4 agreement even said you take impact fees outside
5 the Stewardship District and use those inside
6 because that could be the future of recreation.
7 All that was on the table. I don't see anybody
8 here from the Stewardship District Board to talk to
9 you to say, we're ready to go. That's all it takes
10 to me.

11 If Gary was put in charge, I don't want to put
12 Gary on the spot, I'm convinced Gary would go back
13 and tell the Stewardship District Board or his
14 client, you ought to be in the County Commission
15 meeting. You don't need a filter to filter the
16 public out or to filter between you -- I mean, it
17 absolutely makes no sense.

18 But that's my response to -- and I think we
19 ought to -- should this be put behind us as
20 difficult as it is? Yes. And if you get back to
21 where this was intended, then we'd be having this
22 conversation in this boardroom, and you're always
23 going to have differences. I mean, partners have
24 differences, you know, spouses have differences. I
25 mean, it's just -- you've just got to talk about

1 them. And just because you have the public seated
2 out here, the public is entitled to hear all this,
3 right, wrong, or indifferent, they're entitled to
4 hear every damn thing that somebody wants to say.
5 If they say you're mistaken, don't send me or the
6 lawyer up here; they should be here. These
7 Stewardship District people, three of them work for
8 Rayonier and they live in Nassau County. We're not
9 talking about China and the United States. So
10 that's my response to that. And I agree, let Gary
11 take charge of it and bring them here and then you
12 can have this conversation with them.

13 And the changes would be to enforce, to answer
14 Gary, and this could be done -- will be done at a
15 public meeting with you before they get back to
16 Senator Bean and Representative Byrd, the changes
17 should enhance and strengthen the requirements for
18 that Stewardship District Board to do that before
19 they sell the first dollar in bonds and move
20 forward and impair the ability to do that, because
21 they're going to be selling bonds pursuant to that
22 bond resolution.

23 MR. EDWARDS: Thank you, Mike.

24 I'd just like to make a couple of comments,
25 sir, if I could. I know that before I took over in

1 January as chairman of the board, Commissioner
2 Leeper as chairman wrote letters to your
3 organization asking them to come to a board
4 meeting. I know -- I think I've written three
5 letters since I took over chairmanship, all of them
6 asking the same thing, "Let's come discuss the
7 issue, try to work through the issue." Each time,
8 we got a letter back saying, "No, we're not coming.
9 We're going to insist that you get a facilitator
10 and you go to a neutral site and prepare an agenda
11 that we want to hear."

12 That never happened during the ENCPA hearings,
13 the Stewardship hearings, never once. They were in
14 this room, all of them available, wanting to
15 discuss it. What's different than now, except for
16 the fact that they feel they are in the catbird
17 seat, that they are owners of a stewardship which
18 qualifies them to do as they please and refuse to
19 come to a board meeting. We're in a situation
20 where the five of us agreed to this.

21 Now our -- we have a couple of choices: We
22 can listen to Mike and we can try to work through
23 this. This whole operation is in my district. I
24 have a great concern. I sat in rooms with them and
25 they showed me pictures and displays of what was

1 going to happen in Nassau County to enhance
2 recreational opportunities for all Nassau County
3 residents. Then they pull it away and said, "Oh,
4 no, not in DSAP 1; we're going to do it in DSAP 2."
5 And we planned and I met with them and they brought
6 out more designs, which were really nice, and
7 "These are what we're going to do, Commissioner
8 Edwards." Then they pulled them away and they
9 didn't do them. And then they said, "Oh, by the
10 way, we're not going to sign this MOU," and while
11 we had 20 more, or more, meetings where we
12 discussed this, they never signed an MOU, which
13 would've shown the criteria they were going to use.

14 Then when I say, "Let's go to the board, we're
15 not reaching any end of this. Let's let the board
16 hear what's going on. We need to be open and
17 public," then we find out that there's a bill in
18 Tallahassee which basically takes away the MOU that
19 we have designed and crafted, and they have been at
20 20 meetings where they agreed with it in most part.

21 My concern is, is this another ploy? Today,
22 the senator and the representative are in the room,
23 and suddenly, by a miracle, somebody appears. At
24 what point -- you know, we're sitting here, we are
25 here three times a month. It's not hard to find

1 the five of us. Yet they want to go to FSCJ or
2 some other point.

3 You know, as chairman of the board, you know,
4 I voted for this. I put my butt on the line
5 because I thought this was the best way to grow
6 Nassau County. You said something about trees
7 earlier. Trust me, I wish it was a pine forest.
8 There's nobody calling me saying growth is killing
9 us, don't cut any more trees, or don't put any more
10 people. Which one do I do? It's easier to
11 litigate the trees. I'm just asking for a fair
12 deal, people in a room, or I'm going to ask that we
13 kill the entire bill.

14 That's my process now is, I don't see -- I've
15 been here -- I'm getting ready to leave the
16 chairmanship in a few months and I have done
17 nothing to fix a problem I helped create. And I
18 feel inept, because they ignore us, and we need
19 some legislative help to put more limits on what
20 they can do. It's obvious that we're in a position
21 where we have no control. They say no, we say
22 please, they say no. How do you see that as the
23 Board of County Commissioners, if you're sitting in
24 our chair, what do you see?

25 MR. HUNTER: Would you like me to respond?

1 MR. EDWARDS: Yes, sir, I sure would.

2 MR. HUNTER: Yes, sir. I appreciate your
3 comments, Chairman. I say this, my client remains
4 willing to meet with you-all. I think the request
5 to do it in a public setting -- by the way, you
6 can't meet otherwise, and the Stewardship District
7 Board can't meet otherwise; they're a public entity
8 as well -- the desire to do that in a facilitative
9 manner was their belief that it would be a more
10 productive dialogue as opposed to this kind of
11 exchange. And that doesn't mean not have an open
12 exchange, it just means have someone trained to
13 help get through the difference.

14 Clearly, there's a difference of position
15 between Rayonier, my client, and where the County
16 is. So, you know, I think they remain willing to
17 do that, but I think the willingness of them to do
18 that is to engage someone to help both of you, my
19 client and the County, get through that process.
20 That isn't intended in any distrustful way of the
21 County, it truly is their desire to do that. They
22 want to get beyond this, too.

23 Remember, the issue in this Stewardship
24 District legislation relating to parks, they can't
25 spend one dollar, not one dollar out of their bond

1 debt, at y'all's request, at Mike's request on your
2 behalf, related to public recreation absent an
3 interlocal agreement. That's written into the law.
4 So they can go build roads, they can go build
5 sidewalks, they can go build other facilities that
6 they have the powers created in that district, just
7 like every other Stewardship District in Florida.

8 One of the unique limitations in this
9 Stewardship District that doesn't exist in other
10 Stewardship Districts as relates to parks and
11 recreation, is they can't spend a dollar. So that
12 bond -- those financing documents that you saw that
13 show, here's how we intend to spend money, they can
14 identify ways to spend that money, but they can't
15 spend that money legally under -- under issuance of
16 this debt, and I promise you their bond counsel
17 wouldn't let them, to relate it to parks and
18 recreation absent an interlocal agreement.

19 So it's in their interest to have an
20 interlocal agreement with you. But I think the
21 ability for them to get to that point has been a
22 challenge, you know, our perspective on what we
23 should be obligated to and your perspective is
24 different. And I'm not sitting here saying one is,
25 by God, we're right, and by God, you're wrong,

1 there's always some happy medium to that
2 resolution, but I think getting someone in the room
3 that understands that and helping us get to that
4 point was what they had hoped to do. And I say
5 that sincerely.

6 I'm not here as a ploy. I didn't drive over
7 from Tallahassee to engage in one. It would've
8 been a lot easier for me to watch this from afar.
9 It's not easy to stand up and have these
10 conversations in public. I do it all the time,
11 maybe it's easier for me than it would be for most
12 people, but -- because of who I represent. But I'm
13 telling you on behalf of a very sophisticated
14 entity, a proud entity, one that's glad to be
15 growing as they are in your community, that I'm
16 standing in front of you today saying, hopefully,
17 there's a path for us to get to a resolution that
18 gets beyond this dispute.

19 Going and toying with the Stewardship District
20 legislation, which by the way has implications
21 outside of Nassau County from a public policy
22 standpoint, there's Stewardship Districts created
23 all over Florida, and if you go back retroactively
24 and start amending the powers of those districts,
25 you start to make bond counsel and bond

1 underwriters pretty -- pretty nervous,
2 uncomfortable with, you know, is this stable or
3 isn't it stable, and the price of that dec goes up.

4 The impact of that is the benefit that those
5 districts provided, which is the very reasons
6 you-all approved it, aren't able to be implemented.
7 And as I sit here before you, and I know you-all
8 know this, every one of these districts all over
9 Florida, every one, without exception, when the
10 financial crisis occurred in 2007, not one
11 Stewardship District suffered from that. They're
12 all thriving locations. Every one of them. They
13 all have good relationships, certainly points of
14 contention with their local governments, but
15 generally good relationships that have benefited
16 the communities in which they're located. And I
17 think this one will, just as we've always said, be
18 no exception to that.

19 Do we need to get through this bump in the
20 road? No doubt. But going -- me going to the
21 legislature to try to do something that you-all
22 would perceive would be adverse to that
23 relationship is no worse than you doing the same
24 thing. And that's what I'm here hearing today.
25 And I'm telling you, messing with that Stewardship

1 District is not a way to resolve this dispute.

2 MR. EDWARDS: Well, just -- let me say --
3 clarify something. We're in a public meeting
4 discussing going to Tallahassee.

5 MR. HUNTER: Yes, sir.

6 MR. EDWARDS: It's a huge difference than
7 meeting at a private room in Tallahassee and hiring
8 a group of individuals to go after your ass.

9 MR. HUNTER: I understand.

10 MR. EDWARDS: Totally different. So I don't
11 appreciate you coming and saying that. Everything
12 else I understand, but that -- there's a distinct
13 difference in what we're doing and what's
14 happening, and they were very well able to come
15 before us and get a vote on the ENCPA fairly, and
16 they got a vote on the Stewardship fairly in this
17 room, and they didn't have a problem coming to that
18 podium and making their presentation.

19 So I think that that ship has sailed. I think
20 this is the room, and I hope that you can relay
21 that to them. I've written many letters, probably
22 write another one after this meeting, and I hope
23 that -- I hope they listen. And I appreciate you
24 for coming and standing up here.

25 Do either of you have a question for him?

1 Please, go ahead.

2 Thank you, again for coming, sir.

3 MR. HUNTER: Thank you, Chairman.

4 MR. MULLIN: Could I ask a question of Gary
5 real quick, Mr. Chairman?

6 Gary, I'm struck by the phrase "getting
7 someone in the room who understands it." Who would
8 that be and what do they need to understand?

9 MR. HUNTER: I don't have a name for you,
10 Mike. I mean, there are people, you know them, I
11 know them.

12 MR. MULLIN: What would they need to
13 understand, 1075 or --

14 MR. HUNTER: No, no -- well, yeah, I think
15 understanding Stewardship District, special
16 districts, understanding growth management laws,
17 understanding local government growth processes, I
18 think all of that would be helpful to have.

19 MR. MULLIN: Is that to say the five County
20 Commissioners don't understand local government,
21 don't understand any aspect of that?

22 MR. HUNTER: I think they absolutely
23 understand local government.

24 MR. MULLIN: I was just curious as to who that
25 person would be.

1 MR. HUNTER: Yeah. I mean, it could be you or
2 it could be me if we weren't in our respective
3 roles right now.

4 MR. EDWARDS: Senator?

5 SENATOR BEAN: Thank you very much,
6 Mr. Chairman, and Gary Hunter, thank you for making
7 the drive over. It's a big deal that you're here.

8 What can we do? What can we do to get both
9 sides off of where they're sat to have a meeting
10 and move back together? Is that a possibility? Is
11 it -- what do you think? What are your thoughts?

12 MR. HUNTER: Fair question, Senator Byrd -- I
13 mean, Senator Bean. Sorry, Cord.

14 REPRESENTATIVE BYRD: That's all right.

15 MR. HUNTER: Senator, I mean, I think I
16 answered that within Chairman Edwards' question.
17 Us standing up here having public debates about how
18 we can -- or private ones in my case, I agree with
19 you, Chairman, I'm able to have those discussions
20 in private; you're not, so that maybe puts me at
21 some advantage in my efforts to restate the law,
22 really, that's what I was doing with that language.
23 You shut me down. Senator Bean and Representative
24 Byrd did a pretty good job of calling me in their
25 offices and saying, no way, never, and at the end

1 of the day, that's what happened. And so I would
2 say, us having this kind of debate on how we can
3 harm one another, which is, you know, get a leg up
4 on one another, is not going to get us to that
5 point. Obviously, we need to sit down -- there's
6 one -- as I'm aware, there's one point of
7 contention, one, and that's parks and recreation
8 and how it's funded and how -- who pays what
9 portions of those funds. And that needs to -- I
10 mean, there clearly needs to be a conversation
11 between the County and my client and the District
12 on how that -- I represent Rayonier. I'm not the
13 District's attorney. My law partner actually does
14 represent the District; so I don't want to fine
15 line make those distinctions, but they are
16 distinctions, to sit in a room and figure out a
17 path forward with an agreement on how those things
18 are going to be done. And that bill, 1075,
19 requires that.

20 So, I mean, the District's not doing anything
21 with the powers that you provided it, that
22 Representative Byrd's legislation provided it,
23 absent that interlocal agreement. I mean, if they
24 wanted to go build parks and y'all -- the County
25 has a parks obligation, if they wanted to go build

1 parks within the District, within the development
2 inside the District, the County would require them
3 to, associated with their DSAPs, with their
4 implementing development orders, and they couldn't
5 do it through the Stewardship District. Rayonier
6 would have to go write a check for it. You know,
7 they -- or else the County's impact fees would be
8 paying for it, but ultimately, you're generating
9 revenues to build parks through impact fees, and if
10 those revenues -- or, again, if those parks are
11 going to be enhanced by the District, there's got
12 to be an agreement on the part of the County and
13 the District on how that's going to happen.

14 So I think, short answer to your question,
15 that conversation needs to take place. It hasn't,
16 and I think the parties admittedly have been
17 growing further apart on that conversation than
18 trying to come together and discuss it.

19 MR. MULLIN: Could I ask a question?

20 Gary, if you say they can't do the parks
21 without the County, as I understand it, the
22 position of your client is the comp plan controls
23 the parks and the comp plan requires the dedication
24 of land only. So the comp plan controls the parks.

25 The Stewardship District, being the separate

1 entity, as part of the public-private partnership,
2 would be the funding mechanism. So you're saying
3 today that your client's position is no public
4 parks, and there will be public parks, but only
5 pursuant to an interlocal agreement with the Board
6 of County Commissioners?

7 MR. HUNTER: Just to be clear, Mike, that's a
8 fair question, and I don't want to misstate. The
9 Stewardship District process, so the bond financing
10 process through that District, can't be utilized to
11 fund parks absent an interlocal agreement.

12 MR. MULLIN: I agree.

13 MR. HUNTER: I agree with you that your comp
14 plan, and as Mr. Pope understands, the
15 implementation of the obligations in your
16 development ordinances require there be parks in a
17 development of that nature.

18 So if those parks were to get constructed and
19 the County weren't building them in order for the
20 process to -- for someone to get a development
21 order to enable them to develop homes or whatever,
22 nonresidential being developed within that
23 project, they would have to build the parks outside
24 of the Stewardship District process.

25 MR. MULLIN: Well, let me ask you this

1 question. So there's no impediment, then, to the
2 Stewardship District Board coming to this board to
3 start the negotiations on an interlocal agreement;
4 am I correct?

5 MR. HUNTER: When you say "impediment"?

6 MR. MULLIN: I mean, is there no reason why
7 when you go back to Tallahassee tonight or in the
8 morning and tell Jonathan Johnson, your partner,
9 that the Stewardship District Board should come or
10 can come to the Board of County Commissioners, they
11 can have a public negotiating session or sessions
12 to develop the interlocal agreement? So I see --
13 so there should be no reason for that not to
14 happen. We don't need a facilitator then to cause
15 that interlocal agreement to be negotiated and
16 entered into. Am I correct, or am I missing
17 something?

18 MR. HUNTER: I think they've always been
19 willing to have that meeting, Mike. I think
20 they've asked to have it be facilitated.

21 MR. MULLIN: Without the facilitator, to the
22 chairman's point, does that mean they're not
23 coming?

24 MR. HUNTER: Thus far they haven't. I'm not
25 speaking for the District, but I think their -- I

1 mean, this letter-writing campaign back and forth,
2 I'm sure, is equally frustrating to all of you
3 involved. But I can read, one of my few talents,
4 and the letters seem to suggest y'all don't want a
5 facilitator, and they're suggesting they want a
6 facilitator. You're both saying you want a public
7 meeting. I think the only point of contention is
8 one of you wants a facilitator, my client, Rayonier
9 wants a facilitator, the District would like a
10 facilitator, the County wouldn't. I mean, the
11 meeting would be occurring in public, just like
12 we're doing, but with someone saying, now let's
13 hear, you know, you and I --

14 MR. MULLIN: But that's what they have a
15 chairman for. Mr. Edwards is the chairman, before
16 that Mr. Leeper was, Mr. Taylor will soon be the
17 chairman; so it's their contention that neither of
18 these good gentlemen have the ability to run a
19 meeting without someone saying, now you can do the
20 following, or Senator Byrd can speak or
21 Representative -- I'm just curious as to --

22 MR. HUNTER: No, I think they very competently
23 run meetings, and so I don't -- and Rayonier's not
24 implying otherwise. You-all are good at what you
25 do for your county.

1 I think the County has a position that's
2 diverse from Rayonier's position on this, and my
3 suspicion is the chairman's position is different
4 than Rayonier's position is on this. And so the
5 chairman sitting with the gavel, no negative
6 implication intended by this, is different than
7 some neutral person saying, all right, let's try to
8 work through this problem.

9 And that's it. It's that simple. It's not
10 more complex than that, and I think that's the
11 suggestion that my client has made and is
12 comfortable doing, not because they're distrustful
13 of you, but just -- it would be no different than
14 you coming into a meeting where they were
15 controlling the discussion. I mean, they're --
16 they've got their position, you've got your
17 position. Let's have someone who has neither
18 position get us to a point where we need to be so
19 we can move forward. I think that's what we've
20 heard them saying.

21 It's not -- it's not intended as a setup or a
22 trick or an intent to disengage the public. The
23 public can participate in those meetings. I've
24 been in trials where the judge lets the public come
25 speak for days, literally, for days, and so this

1 could be no different.

2 MR. MULLIN: The only reason I ask is there
3 seems to be no reason, the Stewardship Board, five
4 accomplished people on a board, chosen to be on
5 that board so they have some ability, some
6 background, and five good County Commissioners
7 representing 82,000 people who have said they're
8 willing to sit down and do that without a
9 facilitator, without somebody saying, you get to
10 say this or you get to say that, or have you
11 considered this. This is not adversarial to the
12 point of that; it's a negotiating session for an
13 interlocal agreement between two public bodies, the
14 Stewardship District Board and the Board of County
15 Commissioners, the public weighs in.

16 The facilitator -- so if the facilitator is
17 not utilized, the clients, Stewardship District
18 Board and Rayonier saying, in the vernacular, we
19 ain't coming at all, period. Is that --

20 MR. HUNTER: Obviously, to date that's been
21 their position, yeah. I'm not arguing with you,
22 Mike.

23 MR. MULLIN: No, I'm not arguing, I just want
24 to make sure it's clear.

25 MR. EDWARDS: Mr. Hunter, I just want to make

1 sure that from the standpoint of the Chairman of
2 the Board and the County Commission, we hold
3 meetings with the City of Fernandina, the school
4 board, other entities here. We do an agenda, which
5 is mutual to those groups, we follow the agenda.
6 If we deviate from the agenda, it's by a board
7 vote. So we do this all the time. This isn't the
8 first rodeo for the County Commission. It's what
9 we do. It's what we're elected to do.

10 So when you take us out of that, then we're
11 fish out of water, and this is our job, and this is
12 what we're trying to do. So this -- it's not new
13 to me, it's not new to Commissioner Leeper -- it
14 will be to Junior, he's taking over, and -- but I
15 fully believe that he's capable of following the
16 agenda of where we're trying to go. And the agenda
17 can be developed by your people and our people to
18 make it happen, but you're the first guy we've
19 gotten in a room where we can ask the questions.
20 And you've been very open and honest, and I
21 appreciate that, but I don't see the board ever
22 voting to use a facilitator. And I can call -- ask
23 for a motion now if you'd care to see if we get
24 that, but I feel confident that we're here,
25 everything has happened here, and I think, you

1 know, it's once upon a time, and when we get to the
2 end of the story, I think it's going to happen
3 here.

4 And I don't want to go any further. I hate
5 having these two gentlemen in the room to bring you
6 here. I think that it should've happened a long
7 time ago. But we're here and we can do an agenda,
8 we can make this work, or we cannot, and letter
9 after letter, as you said, we've done this, and it
10 hasn't happened. So, you know, if you want to go
11 back and see if they're willing to work with an
12 agenda, I'm all for that, but I think that we as a
13 board, we need to talk with our senator and our
14 representative and they need to know where we're at
15 and where we see the future. So I appreciate --

16 MR. HUNTER: Thank you, yes, sir.

17 MR. EDWARDS: -- your time.

18 And if you have questions, please -- Cord, do
19 you have any questions for --

20 REPRESENTATIVE BYRD: In their colloquy, my
21 question was answered.

22 MR. EDWARDS: All right. Thank you, sir.

23 Anyone in the audience wish to come to the
24 podium? Good evening, sir.

25 SPEAKER: Good evening. Hello, I'm Larry

1 Fisher, 96148 Ocean Breeze Drive, Fernandina. Do I
2 get an hour also? Just checking.

3 Who owns the Stewardship Board?

4 MR. MULLIN: Mr. Hunter might answer that
5 question better than I can.

6 MR. HUNTER: Who owns the board?

7 SPEAKER: The Stewardship Board, who owns it?

8 MR. HUNTER: The Stewardship District Board is
9 made up of landowner representatives, and obviously
10 the largest landowner --

11 SPEAKER: Are there any public officials on
12 that board?

13 MR. HUNTER: Every member of that board is a
14 public official because that board is a public
15 entity. They're --

16 SPEAKER: Who appointed the members of the
17 board, of the Stewardship Board?

18 MR. HUNTER: They were elected --

19 SPEAKER: By whom?

20 MR. HUNTER: -- by the landowner.

21 SPEAKER: By the landowner, okay. So I'm new
22 to the area. So essentially we've created an
23 autonomous thing inside our county that's not
24 answerable to you or the representatives of our
25 community, so I just wanted to understand how that

1 works.

2 One of the other things, I want to make an
3 observation. If anybody's ever saw the movie Music
4 Man, remember Robert Preston's character, Howard
5 Hill; so this reminded me of that, right? It was a
6 song and dance, okay?

7 If Rayonier -- Rayonier sending a
8 representative is a diversion, okay. If the
9 Stewardship Board sent a representative to speak,
10 then we've got something to talk about, but you
11 just wasted an hour with a guy who's not going to
12 do anything, okay. He was here to deflect and to
13 divert, all right? My own opinion, all right?
14 I've seen developers before, okay? They're going
15 to strong-arm you, they're going to try to wear you
16 down, they're going to try to outbribe you in
17 Tallahassee. Do what you said, be strong. Stop
18 them, okay? You've got permitting forces, you've
19 got sheriffs, make a safety inspection of every
20 truck coming out there. That safety inspection,
21 each one of those trucks, might be three or four
22 days for each one of those trucks for us to make
23 sure it's safe for our community.

24 This is -- you know, I don't want to use any
25 vulgarity, but this is wrong. This is not the way

1 it should work. You guys are being very patient.
2 I think -- I don't have any sense of any -- that
3 you're not on our side. I'd say just get tough,
4 stand up to them, because they're not going to
5 fall. They know how this game is played. They
6 send their slick lawyers, they do the dance, okay.
7 We can't do it without an inter, you know, local
8 agreement, okay. Well, send the -- where's the
9 Stewardship guy to do it? I mean, it was
10 ridiculous. All right. I'm done, thank you.

11 MR. EDWARDS: Thank you, sir.

12 Anyone else in the audience?

13 Mike, do you want to have any conference with
14 our two representatives?

15 MR. MULLIN: Yes, sir. I guess we need any
16 questions the senator and representative may have
17 or when you want us -- if the board does send you
18 proposed amendments or --

19 MR. EDWARDS: I want to open it up to the
20 board before we go too far, but I want to make sure
21 if you have any --

22 MR. MULLIN: I have no questions of the
23 senator or representative.

24 MR. EDWARDS: Board have anything to say,
25 questions of our representative? Commissioner

1 Leeper?

2 MR. LEEPER: Thank you, Mr. Chairman.

3 Senator Bean and Representative Byrd, thank
4 you for being here tonight, I am a little -- Gary,
5 I want to thank you for traveling over -- a little
6 puzzled that it took our state representatives to
7 get you here, or get a representative from Rayonier
8 here, I'm a little puzzled by that to say the
9 least. But to hear you talk about facilitators, by
10 the time we paid for all the facilitators, you
11 could have a nice park for our kids, I think.

12 We've been dealing with this for a long time.
13 I think we could deal with it on our own. It's
14 kind of like somebody mentioned about the dance a
15 minute ago, it's kind of like asking somebody to
16 the dance; you keep getting told no, you find
17 another partner. I think our partner now is the
18 State and we're counting on Senator Bean and
19 Representative Byrd to do some work for us, but,
20 you know, we've been very patient. I don't think
21 we need a facilitator. We have one of the best
22 sitting right in front of us, Mr. Mullin. He
23 understands this better than anyone, and I think
24 everybody on this board understands it better than
25 anyone. So I'm a little appalled, if you will, to

1 say we need a facilitator to tell us what we need
2 to do. But thanks for being here.

3 MR. EDWARDS: Board, before I take another
4 person, I think there's one person in the audience.

5 Sir, did you raise your hand? I just saw the
6 tip of it over Mr. Mullin's head. Please approach
7 the podium.

8 SPEAKER: I just have a comment.

9 MR. EDWARDS: Please come to the podium. I
10 need your name and address. Good evening.

11 SPEAKER: Hi, my name's Howard Segal, 94096
12 Woodbrier Circle, Fernandina. I just have a
13 comment or opinion talking to people and on social
14 media, and we feel -- we feel that our taxes are
15 outrageous and they keep going up for the growth,
16 you know, growth should enable the County to lower
17 taxes or keep them level, so that's a lot of
18 people's concern, especially with this new
19 development.

20 How much are we going to pay for it? And as
21 far as the parks, I think Fernandina, Yulee, has
22 plenty of parks and nobody -- most people aren't
23 going to go there to visit those parks. So the
24 parks should be for that development, obviously,
25 but I don't think we should have to pay for it.

1 That's all I have to say. Thank you.

2 MR. EDWARDS: Thank you, sir.

3 Anyone else? Yes, ma'am. Good evening.

4 SPEAKER: Good evening. April Still
5 (phonetic), 2328 Sadler Road, Fernandina Beach. I
6 followed the County Commission when they issued the
7 letter of no objection to House Bill 1075, and I
8 was fairly chagrined that three in the final vote
9 did approve that. I saw that two of you had some
10 trepidations about entering that public-private
11 partnership, and I respect you and I miss that you
12 will be going shortly.

13 When Senate Bill 324 and House Bill 697 were
14 drafted in the sordid dark halls of the State
15 Capital, that trust with the public-private
16 partnership was irrevocably broken. So for
17 Raydient to send one representative as a legal
18 representative, it's not a way to ingratiate
19 yourself into the Nassau County community. It is
20 even harder for us to sacrifice our tax dollars,
21 our commuting time. Just know that it's a
22 significant impact on those residents of the Nassau
23 County. Know that it is a significant impact to
24 us.

25 And for the County Commissioners, if you do

1 decide to pursue the nuclear option, which is to
2 dissolve this public-private partnership or to have
3 to amend House Bill 1075, you have my support and
4 anything I can do, and I suspect that many of the
5 Nassau County members would support you in that as
6 well. Thank you.

7 MR. EDWARDS: Thank you, ma'am.

8 Anyone else?

9 Okay. Commissioner Kelley.

10 MR. KELLEY: Thank you, Mr. Chairman. It has
11 been a very interesting afternoon. Once again, it
12 was brought up by the last speaker, when the vote
13 was originally taken of four to one, I do know the
14 fellow that voted the one, and it was later a three
15 to two, and I know the two people, but I can assure
16 you that once a vote's taken up here, we don't
17 count votes. If this board agreed to do it, then
18 we agreed to do it. And if nothing else, this
19 ordeal has unified this board more than ever on an
20 issue such as this because of the sheer magnitude
21 of the project.

22 As we had our speaker from Tallahassee -- and
23 I do appreciate you making the trip, but I am
24 somewhat offended that you implied that any action
25 we take at this point would be seen as an action

1 that would further divide the two partners.

2 There's a term that I've heard once in my
3 life, and I'm sure others here today have heard
4 that question asked, and that is, "Is this
5 relationship irretrievably broken?" And I can
6 assure you, if you've ever had a judge look at you
7 and ask that question, you will never, ever, ever,
8 forget the day that question's asked. And I am to
9 that point in our partnership is that, is this
10 partnership irretrievably broken?

11 What's happened here is we as a Board of
12 County Commissioners have lost faith in our
13 partner, and we're very troubled at how we got to
14 that point. And you're right, as Commissioner
15 Leeper said, if it's time to pick a new partner,
16 I'm going to partner with our representatives and
17 I'm going to partner with the State of Florida, and
18 I have no problem at all starting over from square
19 one.

20 So good luck. And I look forward to working
21 with this commission for the remainder of my term
22 and would certainly like to see this matter
23 resolved, but I will be following it very closely.

24 Thank you, Mr. Chairman.

25 MR. EDWARDS: Thank you, Commissioner.

1 Commissioner Spicer?

2 MR. SPICER: Yes, sir, Mr. Chairman. I, as
3 well, would like to echo what my fellow
4 commissioners here had to say. I've been hearing
5 this back and to, back and to, back and to, for
6 quite a long time. And we've been honored to have
7 this -- the gentleman here come this evening to
8 speak with us and I appreciate you doing that.
9 But, however, my feelings are, I'm tired of kicking
10 this can down the road. I think we need to rescind
11 the whole thing and start all over again, myself.

12 Thank you, Mr. Chairman.

13 MR. EDWARDS: Thank you, Commissioner.
14 Commissioner Taylor.

15 MR. TAYLOR: Thank you, Mr. Chairman.

16 Thank everyone who spoke. Mr. Hunter, thank
17 you for driving from Tallahassee to get here. It's
18 kind of ironic that Rayonier's corporate
19 headquarters is just a few miles down the road and
20 we can't seem to meet with them, but I do want to
21 thank you for coming and answering the questions.

22 It was mentioned when Mike mentioned that
23 Tallahassee was a very trying time for us. It
24 really was. I made the comment then that it was,
25 you know, still pulled a knife out of my back, but

1 we can't focus on that. We need to try to find a
2 way to move forward. And I've been open, this
3 board has been open, to meeting with the
4 Stewardship, to meeting with Raydient, but in this
5 boardroom, in this boardroom where the great
6 citizens are welcome to come and tell us how great
7 we're doing or how bad we're doing or whatever they
8 wish to say, in this boardroom where we have
9 cameras so those who cannot attend, they're able to
10 see it from the comfort of their home. But I do
11 think we need to move forward for the best interest
12 of the citizens, whatever that may be.

13 I do want to thank Representative Byrd and
14 Senator Bean, because when this relationship
15 started falling apart and when this amendment was
16 put on the house bill during the 2018 legislative
17 session, they were both there for us. They were
18 both there to fight and defend Nassau County and
19 the citizens in which they represent. So I just
20 want to thank you both. Thank you.

21 MR. EDWARDS: Thank you, Commissioner.

22 Mike, do we need to a motion to allow you to
23 discuss with the senator and the house
24 representative with where we go from here?

25 MR. MULLIN: No, sir, you wouldn't need a

1 motion. My thought was that in consultation with
2 the full board and myself and/or Mr. Pope and
3 Mr. Stankiewicz, we would -- could probably do it
4 in a workshop meeting or special meeting, we would
5 develop with you proposed recommendations to House
6 Bill 1075, be that from one alternative rescission
7 to another to amendments. We would work that out
8 with you and then present that to Senator Bean and
9 Representative Byrd at their legislative delegation
10 and before the legislative delegation.

11 If the senator or representative had specific
12 questions today or afterwards, we'll meet with them
13 at their call anytime to have that discussion and
14 bring something back to you when it's appropriate.

15 MR. EDWARDS: Senator? Yes.

16 SENATOR BEAN: Thank you very much,
17 Mr. Chairman. We haven't yet published, in fact, I
18 don't even know who's chairman of the Nassau
19 delegation. We'll flip a coin or we'll see where
20 that is, but that'll come up later on this fall.

21 Mike, what is a -- we say amendments, but also
22 I've heard repeal of 1075. Will you -- what does
23 that look like? If we did repeal it, what would it
24 look like? They've already started it. They've
25 already created a special district. What would

1 happen and how does that look if 1075 was repealed?

2 MR. MULLIN: I think it could be, in my
3 terminology, problematic, Senator. The specific
4 impact I think we would have to probably circle
5 back with your good legal staff in Tallahassee to
6 address that, both on the house and the senate
7 side.

8 To my knowledge, they haven't sold any bonds.
9 I don't know that for a fact, because we haven't
10 had any joint meetings, so we don't know. We know
11 they've approved the bond resolution, they had it
12 validated in circuit court, which is a required
13 procedure. So I can't answer as to what it -- the
14 effect on the bonds. I think Mr. Hunter's
15 indicated it would have a negative or potential
16 negative effect on the sale of the bonds, that part
17 I can't comment on.

18 But I do think it would be something that
19 would -- should be addressed or investigated fairly
20 quickly as to the rescission of it, but I don't
21 think it's, at least, outside the realm of
22 possibility at this stage.

23 SENATOR BEAN: Mr. Chairman, follow-up?

24 MR. EDWARDS: Yes, sir.

25 SENATOR BEAN: Is there any good -- does

1 Nassau County see any good in 1075 rather than
2 repealing the whole thing or just taking out
3 sections or is that -- we can talk about that
4 later?

5 MR. MULLIN: No. I think, in general, I can
6 answer that because I think 1075, as a result of
7 the drafts that were done in consultation with
8 Rayonier's representatives and Mr. Johnson from
9 Mr. Hunter's firm, there's some positives in 1075.
10 There cannot be positives in the current
11 environment that the board finds themselves in,
12 that is, this -- I'll be careful how I say this,
13 this representation that it takes a facilitator to
14 do anything. I mean, that -- so we could sit here
15 for two years, and then the public is not well
16 served doing that, and the board's frustration is
17 higher because, obviously, they're the five who
18 serve the board -- I mean, the citizens in this
19 county as you and Representative Byrd do.

20 So if that's the position, then the amendments
21 are almost mandatory, or rescission. If those
22 amendments could be everything from, as the
23 gentleman said, there should be a representative of
24 the elected body on that board. There should be
25 specific or additional teeth in the interlocal

1 agreement language to force that and get out of
2 this absurd procedure or belief that we have to
3 have a facilitator to accomplish that. Therein
4 lies, you know, the problem. And so is there a
5 benefit? Yes, sir. But if -- you know, if you
6 can't get the partner to come talk to you, it's
7 hard to get a benefit.

8 SENATOR BEAN: Thank you.

9 MR. EDWARDS: Representative Byrd?

10 REPRESENTATIVE BYRD: Yes, sir. Thank you,
11 Chairman, and I want to thank the County Commission
12 for inviting us here tonight. I think it's been
13 useful for everybody involved.

14 And thank you, Mr. Hunter, for coming and
15 providing, you know, Rayonier's point of view, and
16 Mr. Mullin for reciting some of the history,
17 because I think that's important for the public to
18 be reminded how we got here today. And this has
19 been more than a decade in the making and over 25
20 public meetings, and a lot of hard work by many
21 different boards over the years to get to this
22 point.

23 And if I heard you correctly, would you -- do
24 you still agree that the underlying premise for the
25 Stewardship District is what's best moving forward

1 for Nassau County. Is the underlying premise of
2 the Stewardship District being the appropriate
3 vehicle versus the community development districts,
4 which I think were contemplated at one time, but
5 the board felt that having multiple CDDs would be
6 administratively problematic and that's why the
7 Stewardship District ended up being the appropriate
8 vehicle?

9 MR. MULLIN: Yes, sir, I would agree with that
10 with one caveat, or two caveats. First is -- and
11 Mr. Hunter and I respectfully disagree on the
12 amendment that you helped us with and Senator Bean
13 helped us with, it's valuable and important and
14 better than to have multiple CDDs, community
15 development districts, covering the 24,000 acres.

16 Assuming there is no legislative approach that
17 would violate or kill the special act, which we
18 went through in February, so assuming there's no
19 other legislative activity that takes place to
20 address that, or assuming there is meetings taking
21 place between the boards and the representatives to
22 move this forward, then I would say, yes, there's a
23 benefit. Absent those, there is not. There's a
24 detriment, because, you know, we were asked during
25 the legislative session, what do you expect -- what

1 do you estimate the cost to be to your county if
2 that amendment is approved, and the 1075 is
3 vitiated and the minimum cost was about \$52 million
4 total for public parks to Nassau County.

5 And I think -- I think every member, and
6 Senator Bean can attest to this and you can, too,
7 Representative, every member of that -- of the
8 legislature we visited, when I say "we," the Board
9 of County Commissioners, once they got all the
10 information, the resounding response was, we get
11 it. And that was reflected in the senate
12 appropriations vote and I think on the house side.
13 So they got it based on documents, not necessarily
14 anything the five said or I said. So if that
15 changes quickly and there's these meetings, there's
16 a benefit, absent that, no, sir, there is no
17 benefit.

18 REPRESENTATIVE BYRD: Follow-up, Mr. Chairman?

19 MR. EDWARDS: Yes, sir.

20 REPRESENTATIVE BYRD: I just wanted to make
21 sure I quoted you correctly, Mr. Mullin. I wrote
22 down that "this can still work well as a
23 public-private partnership." And this is, I guess,
24 more of a comment than anything. I mean, what I
25 heard from both sides today is that there's still

1 an opportunity if we can come to the table. And I
2 think -- and I was encouraged to hear that there's
3 still an opportunity in dialogue, and I hope that
4 this isn't irretrievably broken. I mean, the
5 reason, I think, that when y'all brought it to the
6 delegation, and we as the delegation moved it in
7 Tallahassee was that it was for the benefit of the
8 County to have planned and managed growth, and I
9 think there should still be opportunity for that.

10 MR. MULLIN: And I think one problem is in a
11 humorous manner, and I'll refer to a marriage, when
12 you think you're going out to dinner tonight,
13 there's a knock at the door and there's a guy in a
14 green uniform saying, "Oh, are you Cord Byrd?"

15 "Yes, sir."

16 "Would you sign here for this complaint I need
17 to serve on you?"

18 And you think, "Oh, there goes dinner."

19 So that's -- that's hard to have a dinner when
20 you say, this is great, but was this a mistake?
21 Was this amendment a mistake? You know, that said,
22 I say it humorously, because the quicker these
23 boards meet, I think, then, there's a positive.
24 Again, without that, I would agree there is no
25 positive.

1 REPRESENTATIVE BYRD: Thank you, Mr. Chairman.

2 MR. EDWARDS: Thank you, Representative.

3 Senator Bean, do you have --

4 SENATOR BEAN: Just before we go, I think we
5 may be close to adjourning, I want to thank
6 everybody. Nassau County, thank you for the
7 hospitality, red-carpet treatment.

8 I also want to -- and I, too, believe that
9 it's not broken completely yet. There's still
10 hope, there's still a chance. Legislation is hard,
11 and working together could be a way that we could
12 avoid that as well as come to mutual benefit of
13 each other working together. So I know the
14 direction we're headed, but we still hold out hope.

15 Gary Hunter, you've heard that and, hopefully,
16 you'll take that back to your client, that whatever
17 I can do to help facilitate, bring the parties
18 together, as do you. I know you're a peacemaker in
19 Tallahassee, a fighter, but also always working to
20 bring people together, so -- and I speak for Cord
21 Byrd, I think he's nodding right now that we will
22 all work together.

23 Commissioners, I'd like to, and Nassau County,
24 introduce to you Chesten Goodman. Chesten
25 Goodman -- there he is in the very back. It's come

1 to my attention that there may be somebody in this
2 very audience that would like an appointment with
3 Aaron Bean. We do regular appointment hours all
4 the time. So Chesten, if there's somebody that
5 wants to get an appointment, that would be the
6 place to start to meet with Senator Bean.

7 Mr. Chairman, what a pleasure. Thank you.

8 MR. EDWARDS: Thank you.

9 Board, I have a couple more comments I'd like
10 to make, and first of all, thank everyone who took
11 the time to attend our meeting today. I know you
12 took the time out of your day and we appreciate it,
13 and, hopefully, we'll move into a location that's a
14 stronger point and earlier rather than later.

15 But it is hard to drop the facts that as we
16 travel through the halls in Tallahassee, we were
17 greeted by people holding cards from people who
18 said that we -- they had just left and called us
19 extortionists and that we were there to the
20 detriment of Nassau County, and then I get a call
21 from the Florida Bar and they asked me questions
22 about our county attorney and that he is being
23 investigated because of this issue.

24 And while we hold out the palm, we get hit
25 with a stick. And it concerns me that while I was

1 in South Florida, as Mr. Pope received an award for
2 him and his department on the Burgess Crossing, I'm
3 told by two people I've never met before that "be
4 wary," because there is a bill coming to
5 Tallahassee. Never met them before in my life, and
6 I'm in West Palm Beach and I get that tossed to me.

7 So, you know, I know we're talking about
8 there's an opportunity here, but the opportunity
9 begins with the Board of County Commissioners
10 having a meeting with an agenda approved by
11 Raydient and the Stewardship, and we move forward
12 in this boardroom and I think without that, we're
13 stagnant and that's dirty water and you get sick
14 from it. So I think that we have to do something
15 quickly to change that or we might as well start
16 the nuclear process.

17 So -- and I hope we don't come to that, but
18 I'm -- I've been married 45 years; I've never got
19 that knock, but I feel the door shaking. So, with
20 that, do you have any other --

21 MR. MULLIN: Yes, sir, I have the resolution
22 for Judge Williams, if you'll bear with me for a
23 moment, here.

24 I had talked with the Chairman and the flags
25 are half-staff for the week to honor Judge

1 Williams. I notice others have done the same
2 thing. So this is a resolution, I can read it if
3 you want to or not, but I would just need your
4 approval by motion. If so, then we would have the
5 blueback copy, I guess, Brenda, done.

6 THE CLERK: I'm going to need to -- I'm going
7 to need two originals.

8 MR. MULLIN: Okay. We'll give you two
9 originals. Here you go.

10 And then if you approve it, we'll get each one
11 of you to sign it.

12 Do they need to sign that?

13 THE CLERK: Yes, they need to sign it.

14 MR. MULLIN: Okay. And then each of you will
15 be signing it tonight if you approve it. I just
16 need a motion to prove.

17 MR. EDWARDS: So I have a motion from
18 Commissioner Leeper and a second from Commissioner
19 Spicer to approve.

20 Call the vote.

21 Record the vote.

22 THE CLERK: Five ayes, no nays.

23 MR. MULLIN: And for the press, we'll give you
24 a copy of the form.

25 MR. EDWARDS: That's got you, Mike?

1 MR. MULLIN: Yes, sir.

2 MR. EDWARDS: All right. We're going to
3 have -- open it up for commissioner items.

4 Commissioner Kelley?

5 MR. KELLEY: No, sir, Mr. Chairman.

6 MR. EDWARDS: Commissioner Spicer?

7 MR. SPICER: Yes, sir, Mr. Chairman. I'm glad
8 we're getting to air some of this laundry out.
9 That's been needing to be done for quite awhile.
10 And I appreciate everybody that's came here tonight
11 to be involved in the County's business here. And
12 I appreciate the representative and the senator for
13 being here tonight. And I also appreciate all the
14 hard work that you did for 82,000 residents here in
15 Nassau County in Tallahassee. And people just
16 don't understand, really, on how things work in an
17 open meeting or behind the door.

18 We got kind of, I guess you could say, sucker
19 punched first of the year with some legislation and
20 so -- and I didn't appreciate that. So it just --
21 it's hard for me to swallow "let's work together"
22 and we've tried to work together for how many years
23 and then come up with this back-door solution, I
24 guess you call it.

25 But, anyway, I do appreciate you, Senator

1 Bean, for stepping out and defending Nassau County,
2 and you as well, Representative Byrd. And I
3 appreciate my fellow commissioners working together
4 and standing together on this issue. We have had
5 so many agreements and disagreements, but we move
6 forward. So thank you, Mr. Chairman, and thank
7 you, my fellow commissioners, Senator Bean and
8 Representative Byrd.

9 MR. EDWARDS: Thank you, Commissioner.
10 Commissioner Leeper?

11 MR. LEEPER: Nothing further.

12 MR. EDWARDS: Commissioner Taylor?

13 MR. TAYLOR: Nothing further. Thank you.

14 MR. EDWARDS: Yes, sir, Senator Bean.

15 SENATOR BEAN: Just under the wire, I
16 wanted -- Commissioner Spicer brought back
17 memories. It was a team effort as the entire --
18 every commissioner was there, I think almost two
19 weeks, in fact, the professional staff, everybody,
20 so it was a total team effort of defeating that
21 bill, but, again, I remain optimistic that we're
22 moving forward at a positive direction.

23 MR. EDWARDS: Thank you, Senator.

24 Ladies and gentlemen, again, thank you for
25 taking your time and joining us tonight. I hope

1 you have a great evening and travel safely, and, at
2 this time, we will adjourn.

3 (Concluded at 5:52 p.m.)

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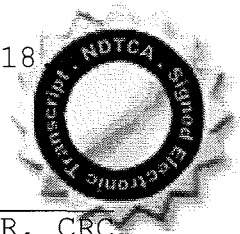
5 C E R T I F I C A T E

6 STATE OF FLORIDA)

7 COUNTY OF DUVAL)

8 I, CINDY D. MULLINIKS, Registered Professional
9 Reporter, certify that I was authorized to and did
10 stenographically report the foregoing proceedings, and
11 that the foregoing transcript, pages 1 through 86, is a
12 true and complete record of my stenographic notes.

13 Dated this 18th day of September, 2018



14
15 *Cindy D. Mulliniks*
16 CINDY D. MULLINIKS, RPR, CRR, CRC

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