



Lee County Industrial Development Authority
Regular Meeting Minutes
January 15, 2025 – 10:00 a.m.
Collaboratory 2031 Jackson Street, Multi-Purpose Room #2
Fort Myers, Florida 33901

- I. CALL TO ORDER:** Board Chair Robbie Roepstorff, called the meeting of the Lee County Industrial Development Authority (IDA) to order at 10:05a.m. On January 15, 2025, and said a quorum was present.

MEMBERS PRESENT:

Douglas Gyure
 Matthew Price

Robbie Roepstorff
 Tom Hoolihan

Gail Markham
 Teri Hansen

GUESTS PRESENT:

Angela Fisher

STAFF PRESENT:

Warren Baucom

Thomas B. Hart

Sharon Brotherton

- II. APPROVAL OF MINUTES:** Board Chair Robbie Roepstorff, called for approval of Lee County Industrial Development Authority (IDA) Regular Meeting minutes from the [December 18, 2024](#) meeting.

Vote: Gail Markham moved approval, seconded by Matthew Price, the motion was unanimously approved.

- III. Guest Presentation:** Junior Achievement of SW Florida – Angela Fisher, Executive Director. The Junior Achievement of SW Florida offers Pre-Apprenticeship programs by providing a work readiness learning experience such as resume building, soft skills training, certifications preparation and financial literacy to help fast track careers. The program is focusing on job placement in the construction industry, targeting an age group from 17-24, focusing on High School graduates within Lee County.

Currently, the Junior Achievement has received funding from the Department of Education (DOE) and are seeking investment from IDA which includes a match funding of \$300,000 bringing them too approximately \$625,000 towards their goal. Both Board Chair, Robbie Roepstorff and Teri Hanson, Assistant Secretary had questions regarding financial reports, annual budget needs and plans for the future including a summation for up to 1- 3 years. Treasurer, Matthew Price asked if the testing preparation includes both business and hard skills which can help to increase the past rates. Board Chair, Robbie requested to hold the vote for a future meeting requesting that Junior Achievement of SW Florida provides a financial report.

Vote: Robbie Roepstorff moved approval, seconded by Matthew Price, the motion was unanimously approved, to hold the vote until the next meeting with the request that Junior Achievement provides a financial report.

IV. TREASURER'S REPORT: Treasurer, Matthew Price highlighted the details of the [financial reports for fiscal year 2024-2025](#) at Dec 31, 2024:

- a. Net fund \$1.86 million
- b. Total assets \$2.63 million
- c. Net revenue for 2024 totaling \$714,533 compared to \$10,000 from 2023

Assistant Secretary, Gail Markham raised a question regarding the designation of non-operated funds, which initially started at \$2 million and is now at approximately \$700,000. There were a few discussions among the Council Members regarding funding allocations.

Vote: Gail Markham moved approval, seconded by Douglas Gyure, to accept the financials as presented was unanimously approved, with a motion to reallocate the net available funds reducing it by \$800,000 and move it to designated non-operated funds for forthcoming economic development programs.

V. IDA REPRESENTATIVE TO THE HORIZON COUNCIL REPORT: Board Chair, Robbie Roepstorff gave reminders to Council Members on the Annual Meeting for February 6th. Also on January 24, 2025 at 8:30 a.m. is the new member orientation for the Horizon Council, and 9:30 a.m. Executive Council Members can dial-in to vote on new the slate of officers. There was also an invitation sent from the Board of County Commissioner, Cecil Pendergrass regarding discussions and brainstorm ideas about the quality of the drinking water supply in SWFL Lee County.

VI. OLD BUSINESS: Authority Administrator, Sharon Brotherton, gave a presentation on the [Summary of Awards](#). Sharon discussed a handout summarizing all the awards/grants that have been tracked since 2018. She also confirmed with Council Members on any grants that may not be reflected on the handouts, in which the Council Members agreed that the list of awards are correct. Assistant Secretary, Teri Hansen inquired about how the Wicked Dolphin funding tied into education. Sharon explained that the funding was due to the Personal Protective Equipment (PPE) grant received during COVID-19 in 2021 to produce hand sanitizer for Lee County Medical Facilities. Treasurer, Matthew Price suggested in addition to including the list of awards on the website, a link for each award providing more details would be beneficial for visitors.

VII. NEW BUSINESS: Crestwell Higher Learning School approval of additional debt undertaking. Thomas Hart, General Counsel explained to the Council Members that Crestwell is requesting to borrow a new loan from [Bank of America \(BOA\) for \\$850,000](#). Crestwell's [original loan agreement](#) began in 2006 for \$2.4 million, and now has a remaining balance of \$363,547. According to Thomas, there were a few email communications with Crestwell's representative requesting additional documentation, which was needed in order to move forward with a decision for today's meeting.

There were several discussions among the Council Members regarding the bonding statute and if IDA would take first position on the loan. Currently, IDA has the documents of Crestwell's original loan agreement. However, additional documentation and the qualifications from Bank of America are still needed. There were a few questions among the Council Members regarding the overall approval process for the loan request. There was further action taken as this discussion will be tabled until the next meeting.

VIII. LEGAL COUNSEL COMMENTS: Thomas Hart, General Counsel discussed the By-Laws revision. Thomas clarified the statute on when passing and or amending a budget a resolution is needed and wanted to ensure that IDA follows the statute. A resolution was provided to the Council Members for approval and signatures. Authority Administrator, Sharon Brotherton confirmed that a budget amendment resolution was approved on December 18, 2024. A list of current members and appointed dates were also provided. Thomas stated that the existing auditor contract is ending and per the statute a Committee is needed to conduct a search for a new auditor. He suggested that board appoint a new

Committee consisting of at least three members as well as creating a Request for Approval (RFB) prior to the selection process at the end of the September 2025 fiscal year. Thomas also covered a draft of By-Laws revisions that was provided to the Council Members to review draft and make suggestion and or comments.

Vote: Gail Markham moved approval, seconded by Teri Hansen, the motion was to accept the By-Laws as amended by Council Members was unanimously approved.

IX. ADJOURNMENT: With no further business, the meeting was adjourned at 11:32a.m. by Robbie Roepstorff, Board Chair.

REMINDERS

**The next Lee County Industrial Development Authority Meeting:
Wednesday, February 19, 2025 at 10:00 a.m.
Collaboratory 2031 Jackson Street, Multi-Purpose Room #2
Fort Myers, Florida 33901**