



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

MEETING NOTICE

EXECUTIVE COMMITTEE

There will be a meeting of the Executive Committee of the North Central Florida Regional Planning Council on **July 27, 2023**. The meeting will be held as a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Santa Fe Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

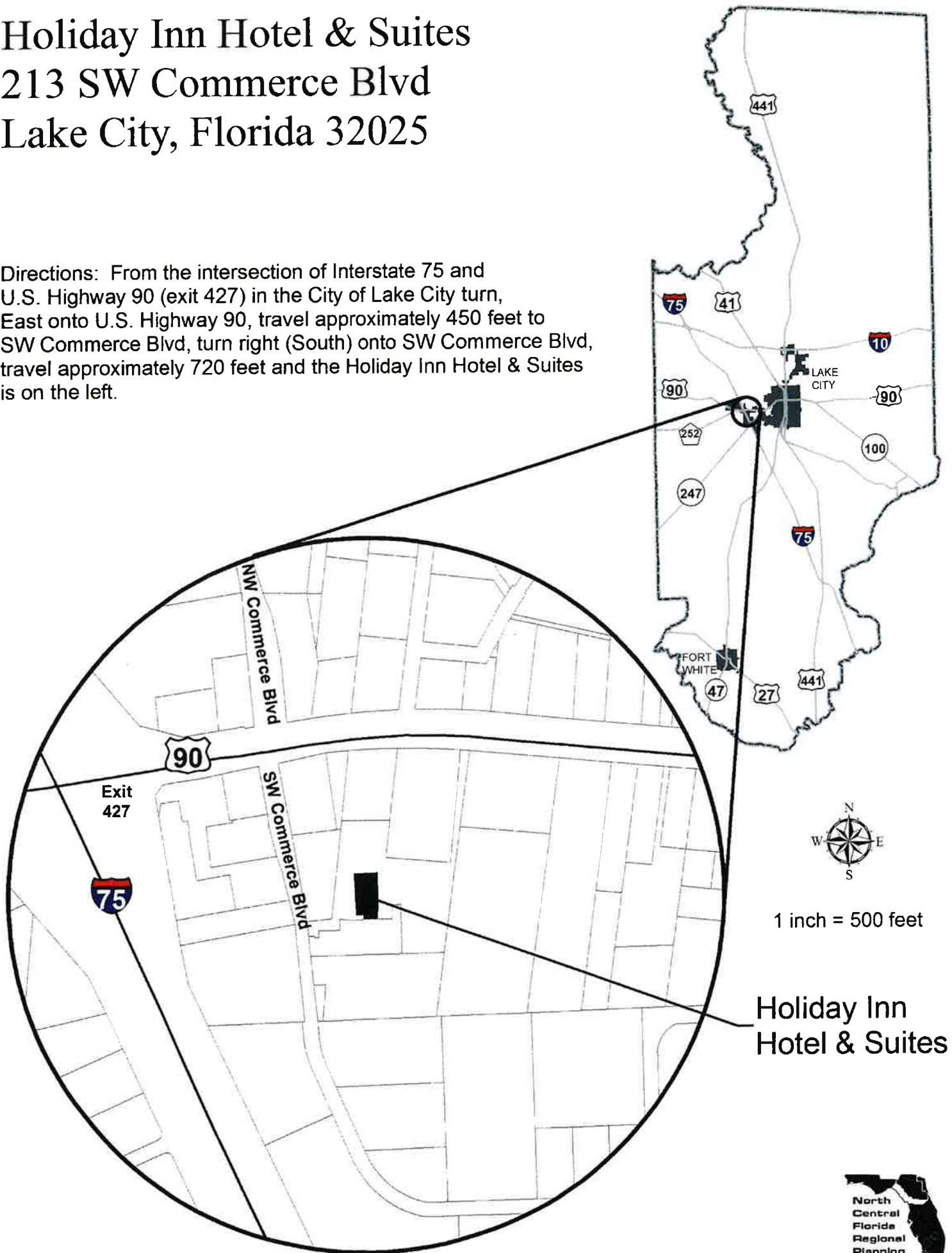
DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 568 124 316

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



Holiday Inn
Hotel & Suites

1 inch = 500 feet





Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

AGENDA

EXECUTIVE COMMITTEE

Hybrid Public Meeting
Holiday Inn Hotel & Suites
213 Southwest Commerce Boulevard
Lake City, Florida and
Via Communications Media Technology

July 27, 2023
6:00 p.m.

Page

- | | | |
|------|-------------------------------------|---|
| * I. | APPROVAL OF MINUTES - June 22, 2023 | 5 |
| II. | CONTRACTS AND APPLICATIONS - None | |
| III. | PROGRAM REPORT - None | |
| IV. | GENERAL ADMINISTRATION - | |
| * A. | Land, Office and Warehouse | 7 |
| * B. | Employee Health Insurance Proposal | 9 |
| V. | OTHER BUSINESS - None | |
| VI. | PUBLIC COMMENTS | |

The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee on any matter not included on the agenda. This is not a question or answer time, it is not a political forum, nor is it a time for personal accusations or derogatory remarks to or about Council personnel. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name and address for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.

See Attachments

o:\council.mtg\ec\agendas\2023\executive committee agenda 7-27-23.docx

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
EXECUTIVE COMMITTEE
MINUTES

Hybrid Meeting
Holiday Inn Hotel & Suites
Lake City, Florida and
Via Communications Media Technology

June 22, 2023
6:00 p.m.

MEMBERS PRESENT
IN PERSON

Anthony Adams, Immediate Past Chair
Robert Brown, Treasurer
Fletcher Hope, Vice-Chair
Janice Mortimer, Chair

STAFF PRESENT

Scott Koons - In Person

OTHERS PRESENT

Stew Lilker, Columbia County Observer - In Person

MEMBERS PRESENT
VIA COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

John Meeks, Secretary

Noting a quorum being present, Chair Mortimer called the meeting to order at 6:00 p.m.

I. APPROVAL OF MINUTES - May 25, 2023

ACTION: Commissioner Adams made the motion, with a second by Commissioner Brown, to approve the minutes for the May 25, 2023 Executive Committee meeting as written and circulated. The motion carried unanimously.

II. CONTRACTS AND APPLICATIONS - None

III. PROGRAM REPORT -

A. Transportation Disadvantaged Local Coordinating Board Appointments

ACTION: Commissioner Hope made the motion, with a second by Commissioner Adams to recommend that the Council appoint Kenyatta Smith the voting Florida Agency for Health Care Administration Representative on the Dixie and Lafayette County Transportation Disadvantaged Coordinating Boards; and Latarsha Hampton the alternate Florida Agency for Health Care Administration Representative on the Dixie and Lafayette County Transportation Disadvantaged Coordinating Boards. The motion carried unanimously.

B. Transportation Disadvantaged Local Coordinating Board Reappointments

ACTION: Commissioner Brown made the motion, with a second by Commissioner Adams to recommend that the Council reappoint Lee Abersold as the alternate Veterans Representative on the Columbia, Hamilton and Suwannee Transportation Disadvantaged Coordinating Board; Richard Esseck as the voting Elderly Representative on the Gilchrist County Transportation Disadvantaged Coordinating Board; Barbara Fischer as the voting Veterans Representative on the Bradford and Union County Transportation Disadvantaged Coordinating Boards; John Koch as the voting Elderly Representative on the Columbia, Hamilton and Suwannee Transportation Disadvantaged Coordinating Board; Jonathan Law Jr. as the voting Veterans Representative on the Columbia, Hamilton and Suwannee Transportation Disadvantaged Coordinating Board; Tiffany McKenzie as the voting Community Action Agency Representative on the Levy County Transportation Disadvantaged Coordinating Board; Matthew Pearson as the voting Florida Association for Community Action Representative on the Columbia, Hamilton and Suwannee Transportation Disadvantaged Coordinating Board, and Madison County Transportation Disadvantaged Coordinating Board; Carolyn Ruff-Looney as the alternate Community Action Agency Representative on the Levy County Transportation Disadvantaged Coordinating Board; Alvin Swilley as the voting Veterans Representative on the Madison County Transportation Disadvantaged Coordinating Board; and Olajuwan White as the voting Veterans Representative on the Levy County Transportation Disadvantaged Coordinating Board to three-year terms ending June 30, 2026. The motion carried unanimously.

C. Transportation Disadvantaged Local Coordinating Board Chair Appointment
Columbia Hamilton Suwannee Counties

ACTION: Commissioner Adams made the motion, with a second by Commissioner Hope to recommend that the Council appoint Commissioner Robert Brown Chair of the Columbia, Hamilton and Suwannee Transportation Disadvantaged Coordinating Board for a one-year term ending June 30, 2024. The motion carried unanimously.

IV. GENERAL ADMINISTRATION - None

V. OTHER BUSINESS - None

VI. CITIZEN COMMENTS -

Stew Lilker, Columbia County Observer, discussed former Council member resolutions of appreciation.

The meeting adjourned at 6:08 p.m.

Janice D. Mortimer, Chair

7/27/23
Date



IV.A.

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

July 20, 2023

TO: Council Members
FROM: Scott R. Koons, AICP, Executive Director
SUBJECT: Land, Warehouse and Office Building

RECOMMENDATION

Authorize the Executive Director to re-advertise for sealed bids to sell the land, warehouse and office building located at 2009 NW 67th Place, Gainesville, Florida with a minimum bid sale price of \$1,332,198.

BACKGROUND

On August 4, 1999, the Council purchased the office building and warehouse located at 2009 NW 67th Place, Gainesville, Florida. The office building and warehouse of pre-engineered steel construction were constructed in 1980. The Council had been renting the office building and warehouse for the previous seven years beginning on November 1, 1992.

The purchase price for the 7,560 square foot office building and 1,989 square foot warehouse located on a 4.4-acre site was \$490,400. Along with \$31,400 in cash, the Council secured a 15-year promissory note from SouthTrust Bank in the amount of \$459,000 to purchase the office building and warehouse. Since the Council is a governmental agency and is prohibited from mortgaging real property to secure a promissory note, the Council pledged certain revenues to repay the promissory note.

The January 1, 2014 payment in the amount of \$3,134.95 constituted the final payment in full satisfying the promissory note. Thus, the Council currently does not have any outstanding long-term debt. The average annual building and grounds occupancy cost, including insurance; utilities; custodial services; heating, ventilation and air conditioning services; and termite and pest control services is \$45,000.

The Alachua County Property Appraiser 2019 assessed value of the land was \$499,632 and the assessed value of the buildings was \$318,562. Thus, the total assessed value of land and buildings in 2019 was \$818,194. The Alachua County Property Appraiser 2021 assessed value of the land is \$767,380 and the assessed value of the buildings is \$307,777. Thus, the total assessed value of land and buildings in 2021 is \$1,075,157 resulting in an increase in value of 31.4 percent.

On December 12, 2019, the Council authorized the Executive Director to sign a site access agreement; authorized the Executive Director to have an appraisal of the land, warehouse and office building completed; and authorized the Executive Director to research warehouse and office building relocation options.

Pursuant to that Council action, the Executive Director signed a site access agreement; engaged Emerson Appraisal Company, Inc. to prepare an appraisal of the land, warehouse and office building; and secured the assistance of Colliers International, a commercial real estate company, to identify office space purchase and lease options for relocation.

On January 13, 2020, Emerson Appraisal Company, Inc., an appraiser, consultant and market analyst company, completed an appraisal of the property. The appraised value was determined to be \$970,000.

On May 26, 2022, the Council set a minimum bid sale price of \$1,338,309 for the land, warehouse and office building located at 2009 NW 67th Place, Gainesville, Florida; authorized the Executive Director to re-advertise for sealed bids to sell the land, warehouse and office building; and authorized the Executive Director to sign a letter of intent to lease a 6,012 square foot office building located at 2201 NW 40th Terrace, Gainesville, Florida for a five-year term at \$16.00 per square foot and leasehold improvements of an estimated amount of \$100,000 with a right of first refusal to purchase said office building. The minimum bid sale price was set at the appraised value plus the 31.4 percent increase in value over the past two years plus five percent.

Bids for sale of the land, office and warehouse were published in the Florida Administrative Register and The Gainesville Sun on June 3, 2022 and June 10, 2022. In addition, the bid notice and bid package were posted to the Council website on June 2, 2022. No bids were submitted by June 16, 2022 at 2:00 p. m. Since no bids were received, the Executive Director did not sign a letter of intent to lease a 6,012 square foot office building located at 2201 NW 40th Terrace, Gainesville, Florida for a five-year term at \$16.00 per square foot and leasehold improvements of an estimated amount of \$100,000 with a right of first refusal to purchase said office building.

On June 23, 2022, the Council authorized the Executive Director to re-advertise for sealed bids to sell the land, warehouse and office building located at 2009 NW 67th Place, Gainesville, Florida with a minimum bid sale price of \$1,338,309. However, since both parties that had previously expressed an interest in purchasing the land, warehouse and office building informed the Executive Director that they were no longer interested in purchasing the land, warehouse and office building, the Executive Director did not re-advertise for sealed bids to sell the land, warehouse and office building.

The Alachua County Property Appraiser 2019 assessed value of the land was \$499,632 and the assessed value of the buildings was \$318,562. Thus, the total assessed value of land and buildings in 2019 was \$818,194. The Alachua County Property Appraiser 2022 assessed value of the land is \$767,380 and the assessed value of the buildings is \$303,122. Thus, the total assessed value of land and buildings in 2022 is \$1,070,502 resulting in an increase in value of 30.8 percent.

It is recommended that the Council set a minimum bid sale price of \$1,332,198 for the land, warehouse and office building located at 2009 NW 67th Place, Gainesville, Florida; authorize the Executive Director to re-advertise for sealed bids to sell the land, warehouse and office building. The minimum bid sale price is set at the appraised value plus the 30.8 percent increase in value over the past three years plus five percent.

If you have questions concerning this matter, please do not hesitate to contact me.



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

July 20, 2023

TO: Council Members
FROM: Scott R. Koons, AICP, Executive Director
SUBJECT: Employee Health Insurance Proposal

RECOMMENDATION:

Review health insurance alternative proposals and either select the replacement plan or select an alternative plan for employee health insurance and life insurance for the year beginning September 1, 2023.

BACKGROUND:

United Healthcare has offered to continue health insurance coverage for the Council with an increase in premiums for the coming year beginning September 1, 2023. The total change in the cost to the Council for the coming year would be \$11,976 or 25.9 percent. The resulting total monthly cost to the Council would be \$4,853.

United Healthcare is proposing any change in life insurance premiums for the coming year.

Staff has secured alternative proposals for health insurance from United Healthcare for your consideration. Attached is a summary of the renewal plan and two alternative plans with coverage and costs. The alternative proposals include changes to benefits for employees.

Also, please find attached for your information a graph showing the total cost to the Council and employees for health, life and dental insurance costs from Fiscal Year 2014-15 through Fiscal Year 2023-24.

The Executive Committee will make a recommendation to the Council at its July 27, 2023 meeting concerning employee health insurance and life insurance for the year beginning September 1, 2023.

If you have any questions concerning this matter, please do not hesitate to contact me.

Attachments

o:\council.mtg\cnc\mtgmemos\health insurance 2023.docx

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

**SUMMARY OF HEALTH INSURANCE BENEFIT PLANS
UNITED HEALTHCARE**

July 20, 2023

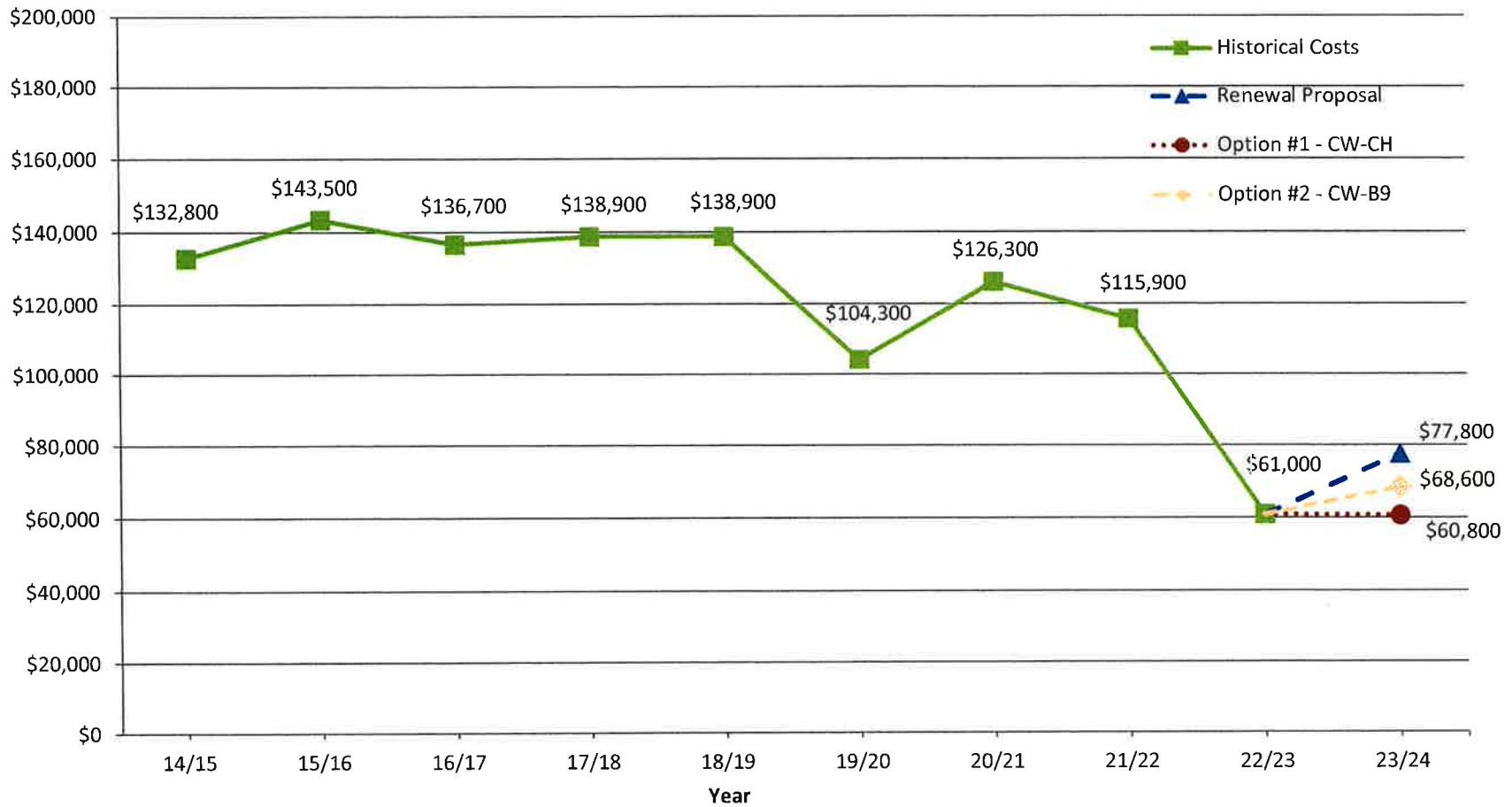
	<u>DEDUCTIBLE</u> (Individual/Family)	<u>CO-INSURANCE</u> (In Network/Out Network)	<u>OUT-OF-POCKET MAXIMUM</u> (Individual/Family)	<u>PRESCRIPTIONS</u> (Generic/Brand/ Non-Preferred)
<u>CURRENT PLAN</u> CO-IK/RXL27Y	\$3,500/\$7,000	90%/60%	\$8,000/\$16,000	\$10/\$40/\$150
<u>RENEWAL PLAN</u> CV-92/RXL27S	\$3,500/\$7,000	90%/60%	\$8,000/\$16,000	\$10/\$40/\$150
<u>OPTION #1</u> CW-CH/RXNH3S	\$6,000/\$12,000	70%/N/A	\$7,000/\$14,000	\$15/\$50/\$150
<u>OPTION #2</u> CW-B9/RXNH2S	\$8,000/\$16,000	50%/NA	\$8,500/\$17,000	\$10/\$40/\$140

Council Cost per Month/Annum

	<u>Month / Annum</u>	<u>Annual Change</u>	<u>Percent Change</u>
Current Plan - Existing Cost	\$3,855 / \$46,260	N/A	N/A
Renewal Plan - Proposed Cost	\$4,853 / \$58,236	\$11,976	25.9%
Option #1 - CW-CH/RXNH3S	\$3,843 / \$46,116	(\$144)	(0.3%)
Option #2 - CW-B9/RXNH2S	\$4,333 / \$51,996	\$5,736	12.4%

N/A - Not Applicable

North Central Florida Regional Planning Council Total Health, Life and Dental Insurance Costs 2014-15 to 2023-24



Note: Number of Council employees decreased from 13 employees to 9 employees during Fiscal Year 2014-15.
 Number of Council employees decreased from 9 employees to 8 employees during Fiscal Year 2018-19.
 Number of Council employees decreased from 8 employees to 7 employees during Fiscal Year 2019-20.
 Number of Council employees decreased from 7 employees to 5 employees during Fiscal Year 2022-23.

