



# NORTHWEST FLORIDA STATE COLLEGE

## Memo

To: Board of Trustees  
From: Dr. Devin Stephenson, President  
Date: February 21, 2023  
Re: South Walton Center Facilities Expansion Update

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In September 2021, the College entered a lease and memorandum of understanding (MOU) with the Seaside School Foundation, Inc. (which is the foundation supporting Seacoast Collegiate High School) for the purpose of leasing property on which Seacoast will construct educational facilities for both Seacoast's and the College's use. Rather than include rent payments from Seacoast, the College will receive exclusive use space and shared-use space financed and constructed by Seacoast. The College included milestones to mark critical progress and ensure the Board has oversight over the project. Since the South Walton Expansion ad hoc committee and the full Board met in January, the following work is going:

### 1. Plans

The College has sought regular updates from Seacoast regarding the status of the plans, which we will present to the South Walton Expansion ad hoc committee for recommendation to the full board. Seacoast is working closely with its architect, William Blackstock Architect, and anticipates February completion of the plans.

### 2. Memorandum of Understanding

No further edits have been made to the updated MOU, which the parties reached consensus on in late 2022. When the plans are available for review, the College will recommend that the South Walton Expansion ad hoc committee vote on the MOU and plans at the same time for recommendation to the full board.

Looking beyond the milestone for approval of final plans and the updated MOU, the next deadline is Seacoast securing financing to construct the educational facilities and providing proof of that financing to the College no later than September 29, 2023. While we await the plans, Seacoast is working to secure financing through bonding, preparing a Triumph Gulf Coast grant application, and funding through the Florida legislature.

Related to the expansion plans, the lease of existing classroom and office space to the Seaside School Foundation, Inc., is ongoing. According to the terms of the 2021 lease renewal, the lease for existing space continues through June 30, 2023, at which point it will renew for a single year to June 30, 2024, to permit the parties to continue to work together under the same terms as we pursue the expansion.