



# NORTHWEST FLORIDA STATE COLLEGE

## Memo

To: Board of Trustees  
From: Dr. Devin Stephenson, President  
Date: March 28, 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 receives exclusive use space and shared-use space financed and constructed by Seacoast. The College included milestones to mark critical progress and ensure the Board can oversee the project. On February 23, 2023, the South Walton Expansion Ad Hoc Committee met and recommended the following to the Board of Trustees for action:

### 1. Memorandum of Understanding

In January 2023, the College and Seacoast reached consensus on an updated MOU related to programming and division of space. The College will offer a dual enrollment center featuring both A.A. and A.S. opportunities, a learning commons, testing center, and E-Sports, and Seacoast will operate its high school onsite, enrolling its student in the dual enrollment programs. Each institution will have its own educational facility and will share the Accelerator for training, E-Sports, events, and café use. The redline MOU is included in your materials as Seacoast-NWFSC Updated MOU Draft 1.6.23 and is also included in your materials with Seacoast Lease-MOU with Exhibits 2.16.23. The ad hoc committee recommends this updated MOU to the full Board for approval.

### 2. Plans – Final Schematic Designs

On February 15, 2023, the College received plans from Seacoast, enclosed as South Walton Expansion Final Schematic Design. The plans reflect the College's layout of its exclusive educational facility and its preferred layout of the shared-use Accelerator (including the E-Sports arena and outdoor stage). The plans also reflect the College's understanding of Seacoast's facility. The ad hoc committee recommends the plans for approval as to those three components, which the parties have collaborated on for more than one year: the NWFSC educational facility, the Seacoast educational facility, and the Accelerator with outdoor stage. The ad hoc committee does not recommend approving any future phases of building (i.e., "Future SCHS Academic Building").

### 3. Final Site Plan

If approved by the full Board, the updated MOU and Final Schematic Designs will become a part of an updated lease with exhibits, enclosed as Seacoast Lease-MOU with Exhibits 2.16.23. The lease is unchanged and the updated MOU is incorporated as Exhibit A to the lease. The final plans are incorporated as Exhibit D to the lease.

Exhibit B to the lease shows the final site designation materials. In November 2021, the Board approved a site adjacent to our existing South Walton facilities. The Board provisionally approved a site on the southeast portion of the College's property, contingent upon presentation of site studies showing the viability of building on the southern portion of the property. In April 2022, the College updated the Board that, after study Seacoast found

that while there is usable land in the southern parcel in addition to wetlands, Seacoast had chosen at that time to focus on placing the NWFSC educational facility, Seacoast educational facility, and the Accelerator on the approved site adjacent to the College's existing facility. The history of the Board's review of these items is enclosed as Progress of Site for Building.

Seacoast requested that the final site include both parcels, next to the existing facilities and on the undeveloped southern portion of the property. After review, the ad hoc committee recommended to the full Board that the final site plan should include only the parcel next to the existing facilities, which the parties have worked to develop plans for more than a year since entering the lease. The ad hoc committee decided to recommend that the site be designated at this time as: "The Premises are approximately 3 acres of Northwest Florida State College property adjacent to the existing facilities. The Premises shall include the property necessary to build the SCHS Classroom Building, new NWFSC Building, Accelerator, new parking, and any additional space necessary for construction and water retention operations."

Seacoast requests that the southern parcel be shown as included in the site plan for a total of five acres, because the site study showed that it is usable, buildable property on which buildings for Seacoast and College usage could be placed and which the Board provisionally approved. Seacoast also proposes including only half of the new parking in the acreage subject to the lease. Seacoast's proposed version is enclosed as "Legal Description" and "South Walton Expansion Overlay Visual."

As a result of further work to bring this project to fruition and to bring the two parties together, the President recommends that the Board include both parcels in the final site plan, up to 5 acres, with the caveat that any development or improvement other than the plans that the Board is reviewing today, March 28, 2023, be subject to future submission, review, and approval by the Board of Trustees. The President recommends that the Board discuss this recommendation and has provided a recommended motion below. If the Board believes further discussion is advisable, the Board may direct the ad hoc committee to reconvene or perhaps consider requesting a meeting of both parties' boards to jointly discuss in an open meeting.

#### 4. Next Steps

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. Seacoast is working to secure financing through bonding, preparing a Triumph Gulf Coast grant pre-application, gifts from donors, 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.

Seacoast and the College are also discussing a plan to potentially place at least one modular classroom on the site temporarily to bolster everyone's ability to serve more students. When that proposal is ready for review, the College will submit it to the ad hoc committee.

#### RECOMMENDATION:

The Board of Trustees approves the minutes from the February 23, 2023 South Walton Expansion Ad Hoc Committee, as presented.

The Board of Trustees approves the updated Memorandum of Understanding and the Final Schematic Design Plans, as presented. The Board of Trustees does not approve any new building on site other than the NWFSC educational facility, the Seacoast educational facility, and the Accelerator with outdoor stage.

The Board of Trustees approves the "Premises" as those designated in the attached Legal Description and South Walton Overlay Visual, as presented. Any development or improvement on the Premises other than those approved March 28, 2023 are subject to future submission, review, and approval by the Board of Trustees.