



NORTHWEST FLORIDA STATE COLLEGE

Memo

To: Board of Trustees

From: Dr. Devin Stephenson, President

Date: August 16, 2022

Re: Partnership with Walton County School District at the Chautauqua Center

In May, during his President's Report, the President briefly introduced the Board to a potential opportunity to partner with the Walton County School District at the Chautauqua Center. WCSD is seeking land on which to build a brand-new administrative building and expressed interest to the President in using land that the College owns at the Chautauqua Center. WCSD at the time provided the President with rough markups of potential parcels for the development, which would create the potential for stronger collaboration between WCSD and the College, putting the two organizations next door to one another on College property.

Since that time, the President and General Counsel met with Superintendent Hughes and his Facilities staff on July 28 to follow up on the proposal. WCSD shared that they are narrowing down their options for possible properties on which to build the new administrative building. If partnering with the College, they would prefer to build off highway 90, entering a leased parcel from the highway rather than the original vision of entering next to the Emerald Coast Technical College on 20th Street. With the inclusion of the building, parking, and all necessary construction features (such as retention ponds), WCSD projects that they need approximately 15 acres to successfully build the administrative building, which would include at least an office and conference room space for the College to use to promote partnership between the organizations. WCSD also expressed interest in expanding the project to include funding for robust programming space for the College's use, if the College were interested in expanding its academic programming (such as Teacher Education) and College-offered professional development activities for WCSD personnel at the Chautauqua Center.

The College sees value in the project to include rent for land that is unused, closer partnership with the Walton County School District, opportunities for training their staff and students, and improvements to the entries and exits from the property on both the highway 90 and 20th Street sides of the College's property. For context, the College owns approximately 100 acres of which approximately 16 acres are in use. A visual of those parcels is attached.

Because this project is in the visioning stage, the President invited Superintendent Hughes and his staff to attend the August Board meeting and present visuals and more details to the Board regarding the project. This informational item presents an opportunity for the Board to discuss this proposal further, understanding better both WCSD's needs and the value that the College could derive from the project.