

DOMES Meeting Minutes – March 1, 2023

Meeting Date: March 1, 2023

Facilitator: Dan Schebler, Director of Operations

Time: 2:00pm

Location: Okaloosa County Board of
County Commissioners Office
Suite 302

Attendees:

Dan Schebler (Chief Operating Officer (COO))

Brad Baker (Santa Rosa County)

Craig Coffey (Okaloosa County)

Melissa Thomason (Walton County)

Eric Gilmore (Escambia County)

Dr. Deanna A. Oleske

Meeting called to order at 2:00pm

Public Forum Comments:

- No public comments

Approval of the Minutes

- February 8, 2023

~ Mr. Coffey called for a motion to approve the February 8, 2023; minutes “As Is”; Mr. Baker moved to approve; Ms. Thomason seconded. All in favor.

Agenda Items

Discussion on Item I (MEO Facility Project Update)

Capital Funding Agreement

Mr. Schebler stated a draft of the Capital Funding Agreement was emailed to all DOMES Board members prior to meeting. In conclusion of several discussions Mr. Schebler drafted the funding agreement to include:

- Upfront Capital
- Per procedure prorated share

Mr. Schebler stated he met with the Tallahassee state delegation last week in Tallahassee including the Chair of the Appropriations Committee and received positive feedback. Tallahassee’s ask is to have a three-county commitment. Currently:

- Two County BOCC’s have taken action to commit to a funding plan.
- Still seeking a third county to agree to a funding plan.

Mr. Coffey added, should DOMES move forward with the support of three counties only to build the facility the size of the facility will decrease from 29,000 sq ft. to a 20,000 sq ft. facility. Additionally, in place should be:

- Current DOMES agreement which is essentially for operations.
- Suggest creating a Capital Funding group that contributes to the costs. DOMES would not be a part of the Capital Funding group.

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- Non-parties of the Capital Funding group would be charged a capital fee that different from other counties. Additionally, non-parties of the capital funding group would not benefit from funding received from the state appropriations.
- In 2022 the number of residents that came from each county were as follows:
 - 566 Escambia
 - 102 Walton
 - 329 SRC
 - 298 Okaloosa
 - 31 DOC – should be given a credit and not charged additional monies.
 - One hundred plus non-residents of the district
- Interlocal Agreement would be amended to include the three counties commitment to obligate each county to be a party to the facility financing.
 - Counties pledge \$15 or \$16 million to the facility project.
- Additional funds collected would roll into a debt service account which can easily be accounted for in excess of \$15 million dollars in less than 15 years and less than 5%.
- Facility would be built to specifications for three counties. If all four respective counties agree to participate, the facility will be built according to the initial specifications.
- Santa Rosa County could receive credit for the land acquisition based on the acquisition cost. For example: DOMES would prefer to have all the purchased acreage, if not, a minimum 5 acres which will allow for expansion, transport service, etc.
- Build the facility to be expandable as needed to meet future district growth.
- Under new facility in Santa Rosa County (SRC), Dr. Oleske has agreed to serve all of District 1 in the SRC facility only.
- Previous offer to work two days in Escambia County is no longer on the table for discussion as Escambia County BOCC did not agree to the terms set-forth.
- Accounting work will need to be done to determine the flow of funding.
 - Funding flow will be an obligation written in the amended Interlocal agreement.
 - County is debtor and it would be easier for the counties to secure the debt.
 - Request that Mr. Schebler provide the deal points to include a participating rate and a non-participating rate and what should that be.
 - Time deadline for agreeing to be apart of the amended Interlocal Agreement
 - April 2023

Ms. Thomason suggested presenting the deal points during the respective four county March BOCC meetings as a precursor to follow-up with additional details and numbers in future BOCC meetings.

Per Mr. Schebler the first deal point would be:

- Initial cash contribution to match the state appropriation to-date which is \$750,000 thousand dollars.
- Commitment to debt service, in some way, the remainder of the project. That is, you are a participating county that the rate per county resident comes into the care of the D1MEO for postmortem examination pay \$1500.00.
- Non-participating counties would pay \$2000.00.
- User fees will be reviewed annually as part of the budget process.
- Financing would be by DOMES with all counties or an individual county if desired.
- Facility will be sized and budgeted based on county(s) participation.

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- Capital budget for participating counties.
- Operational budget of the DOMES counties.
- Upon retirement of the debt the non-participating county (s) would pay for a period of up to 30 years and would not receive any benefit from outside grants for legislative appropriations years.

Upcoming County Meeting Dates

- Okaloosa County Meetings, March 14th
- SRC Meeting, March 20th – April 10th next full meeting
- Walton Co. Meetings, March 13th, and March 28th
- Escambia Co. Meetings, March 23rd, and April 6th

Discussion on Item II (CEO / COO Report)

Local Funding Initiative Request (LFIR)

Amount requested is \$1.5 Million and was filed in the House of Representatives by Representative Andrade, no bill number yet. Senator Broxson is on standby to file in the Senate.

Monthly Financials (January)

Mr. Schebler stated the financials for January are provided and advised the DOMES Board for their awareness D1MEO has changed accounting firms for book keeper monthly report accounting. Cost of bookkeeper has been reduced by 75%; referred to this firm by the D1MEO auditor.

No additional questions or concerns regarding the January monthly financials.

~Mr. Coffey entertained a motion to approve the January financial report. Ms. Thomason moved to approve, Mr. Gilmore seconded, All in favor.

Discussion on Item III (Meeting Schedule)

Next DOMES meeting – April 19 at 2:00pm
Santa Rosa County Board of Commissioner’s Office
6495 Caroline Street,
Milton, FL

Next Steps:

- Mr. Schebler will update the terms of agreement to include items discussed today to create talking points for the DOMES Board members to present to the respective BOCC’s and Senator Broxson as explanation by the end of this week.
- The DOMES Board will let Mr. Schebler know if the item is on the agenda for discussion or action so a representative from the D1MEO can be present at the meeting.
- Based on the upcoming meeting dates of the four perspective counties the “in/out” date of the facility plan is April 12, 2023.

~Mr. Coffey called for a motion to adjourn the meeting. Mr. Baker seconded the motion, All in favor.

2:33pm Adjourned.