

Capital Trust Agency, Inc.

Thursday, January 12, 2022

9:00AM.

Meeting of the Board of Directors

315 Fairpoint Drive
Gulf Breeze, FL 32561

As Manager of CTA CDE, LLC and CTA CDE – Sub
1,2,3,4,5

Meeting called by: Denis A. McKinnon, III

Type of meeting: Regular

Facilitator: Chris Kemp
Chairman

Note Taker: Connie Beargie
Office Administrator

Attendees: Chris Kemp (Chairman), Gary Michaels (Vice Chairman) Bob Cleveland (Secretary/Treasurer), Deborah Roche (Asst. Secretary), Harry Wilder (Board Member), Burt Snooks (Board Member), Tom Naile (Board Member), Christy Larkins (Board Member), Bobby Potomski (Board Member), Kareem Spratling (General Counsel), Brooke Gonzalez (General Counsel), Samantha Abell (City Manager), and Denis McKinnon, III (Executive Director).

Please bring: Attached supplements

Agenda

<u>Item:</u>	<u>Description:</u>	<u>Presenter:</u>
1.	Call to Order	Chris Kemp
2.	Approval of Minutes: 10-13-2022	Denis McKinnon, III
3.	Charitable Giving – Take Stock in Children	Denis McKinnon, III
4.	Charitable Giving – Children’s Home Society of Florida	Denis McKinnon, III
5.	Adjourn	Chris Kemp

**MINUTES OF THE
CAPITAL TRUST AGENCY, INC.**

The 228th meeting of the Capital Trust Agency, Inc., Gulf Breeze, Florida, was held at 315 Fairpoint Dr, Gulf Breeze, Florida and on Thursday, October 13, 2022 at 8:00 a.m.

The following Board Members were present: Chris Kemp (Chairman), Gary Michaels (Vice-Chairman), Bob Cleveland (Secretary), Tom Naile (Board Member). Also attending was Denis McKinnon (Executive Director), Connie Beargie (Office Administrator) and Samantha Abell (City Manager). Attending via telephone was Deborah Roche (Board Member), Kareem Spratling (Bond Counsel) and Brooke Gonzalez (Bond Counsel).

AGENDA ITEM:

Approval of Minutes: 4/1/2022 Workshop

DISCUSSION:

No discussion.

MOTION/ACTION:

Burt Snooks made a motion to approve the 4/1/2022 minutes as presented. Gary Wilder seconded. Vote for approval was 4-0. Deborah Roche did not vote via telephone.

AGENDA ITEM:

Approval of Minutes: 4/5/2022

DISCUSSION:

No discussion.

MOTION/ACTION:

Burt Snooks made a motion to approve the 9/19/2022 minutes as presented. Gary Michaels seconded. Vote for approval was 4-0.

AGENDA ITEM:

Approval of Minutes: 9/29/2022

DISCUSSION:

No discussion.

MOTION/ACTION:

Gary Michaels made a motion to approve the 9/19/2022 minutes as presented. Tom Naile seconded. Vote for approval was 4-0.

AGENDA ITEM:

FYE 9/30/2022 Financials

DISCUSSION:

Denis McKinnon noted the 1.8M payment that was made to the City of Gulf Breeze and congratulated the board on a banner year that is attributable to the consistent diligent efforts made by all members.

Denis McKinnon stated that the assisted living facilities are not doing as well as expected post Covid as many families have opted to bring family members home.

MOTION/ACTION:

No action required.

NEW BUSINESS:

FIU - University Bridge Apartments

DISCUSSION:

Kareem Spratling stated that the University Bridge project has had a Failure to Break Even Event as required within the Loan Agreement and the Trust Indenture. For this reason, an amendment to the Loan Agreement and the Trust Indenture is required to adjust the covenants.

MOTION/ACTION:

Bob Cleveland made a motion that upon satisfactory review by Counsel, authorize any member of the Agency to execute, attest, and deliver amendments to the Loan Agreement and the Trust Indenture necessary to effectuate the requirements of the forbearance agreement. Tom Naile seconded. Vote for approval was 4-0.

No other formal business of the board was taken and the meeting adjourned at approximately 8:15 am.

Minutes submitted by: _____ Connie Beargie, Office Administrator

Approved by: _____ Chris Kemp, Chairman

TO: Capital Trust Agency Board of Directors
FROM: Denis McKinnon, III
RE: Educational and Charitable Giving
DATE: January 12, 2023

Introduction

In 2019, the Capital Trust Agency received an unexpected \$450,000 for the extinguishment of a Land Use Restriction Agreement on a transaction that had been in default for years. The Agency did not anticipate recovery of any of its Annual Issuer's Fees at the time. In exchange for extinguishing the LURA, the Borrower paid the Agency the \$450,000 which was subsequently used to create the Capital Trust Agency Educational and Charitable Giving Fund.

The Agency Board of Directors set parameters for how this money would be spent; including approval of any spending from this account and placing a geographical limit on where the funds would be spent. To date, the Agency has provided more than \$200,000 toward qualifying 501c3s having access to students living in Gulf Breeze or attending Gulf Breeze schools.

This year, the Agency's Board of Directors set the Educational and Charitable Giving to \$60,000 within the City of Gulf Breeze and an additional \$30,000 of charitable giving.

Request

Take Stock in Children (TSIC) has made a request to the Agency board for a donation. Attached is a letter from the Student Services Coordinator, Monica Turner. From the Educational and Charitable Giving Fund, the Agency has given \$10,000 in each of the last three years. With Board approval, the Agency can do the same again this year. TSIC has committed to spending any donation from the Agency only on students attending Gulf Breeze schools.

Children's Home Society (CHS) of Florida has likewise requested \$10,000 from the Agency. Last year, the Agency gave \$10,000. Leah Harrison of CHS has provided the attached request letter highlighting how the Agency's giving affected Gulf Breeze and Santa Rosa families last year.

Attached

TSIC Request Letter and Donation Form
CHS Request Letter



TAKE STOCK IN CHILDREN

"Scholarships, Mentors and Hope"

November 30, 2022

Staff

Monica Turner
*Student Services
Coordinator*

Teesha Johnson
*Mentor Coordinator &
College Success
Coach*

Leadership Council

Eric Seib
Chair

Amanda Alberson
Kara Bloomberg
Julian MacQueen
Kim MacQueen
Elizabeth Mann
Vaughn Nichols
Edward Pate
Jo-Ann Price
Annie Scott
Justine Simoni
Terri Wojtys

Charter Guardians

Aldridge Foundation
Phil Crain & Wanda Campbell
GEO Group Foundation
NEXTERA Energy Foundation
Lisa & Sunil Gupta
Nick Gupta
Michael & Jo-Ann Price
Rodney & Cricket Rich
Justine Simoni
Sodexo

6032 Highway 90
Milton, FL 32570
Phone: 850-983-5043

www.SantaRosaEducationFoundation.org
/TakeStockInChildren

Capital Trust Agency, Inc.
Attn: Mr. Denis McKinnion III
315 Fairpoint Drive
Gulf Breeze, FL 32561

Dear Capital Trust Agency Board,

During this season of Thanksgiving, we would like to say how thankful we are for YOU, our past donors! Your willingness to support the educational dreams of Take Stock students in Santa Rosa County makes all the difference in the lives of our students. Thanks to donors like you, we have been able to provide scholarships, mentors and hope to new students for the past 25 years.

Thank you for supporting Take Stock in Children through your past donations. We invite you to look through the enclosed information and consider renewing your sponsorship for the 2022-2023 academic year. Your donation would be a significant step towards helping us achieve our current TSIC Scholarship Fundraising Goal of \$170,000. The Florida Prepaid Foundation will equally match these funds providing an extraordinary opportunity to double your investment in deserving, low-income students of Santa Rosa County.

A contribution to our TSIC Scholarship Fund provides more than college tuition for our students. Each scholarship purchased provides an opportunity to enroll a deserving student in our program. Program participants receive the guidance of a mentor, the support of our staff, and the hope for a better future.

Detailed information regarding donation opportunities can be found on the following page. As always, I welcome any opportunity to engage with our donors and would be happy to discuss our program with you and/or your organization at any time.

Each recipient of a Take Stock in Children scholarship thanks you for your support!

Sincerely,

Monica Turner
Student Services Coordinator
Take Stock in Children, Santa Rosa County
turnermd@santarosa.k12.fl.us



TSIC SANTA ROSA DONATION FORM

Thank you for considering how you can make a difference with a contribution to TSIC Santa Rosa Scholarship Fund. Your donation will give a low-income student a chance to break the cycle of poverty through education by providing the promise of a college scholarship, the guidance of our college readiness team, and the caring support of a mentor. Local donations will be equally matched by the Stanley G. Tate Project STARS Foundation to purchase a Four-Year Florida Prepaid College Savings Plan and sponsor a student in our program. No donation is too small! Contributions can be recurring and can be made by cash, check or stock transfer.

LEVELS OF GIVING

Charter Guardian	\$10,000+
Platinum (full 4-year college scholarship).....	\$8,500
Gold	\$5,000
Silver	\$2,500
Bronze	\$1,000

DONOR INFORMATION

Business/Organization: _____

Point of Contact: _____

Street: _____

City, State: _____ Zip: _____

Phone: _____ Email: _____

Please accept my tax deductible contribution of: _____

Make checks payable to the Santa Rosa Education Foundation.



Take Stock in Children – Santa Rosa
6032 Highway 90, Milton, FL 32570
Phone: (850) 983-5043

<https://santarosaeducationfoundation.org/take-stock-in-children/>

November 8, 2022



Dear Denis McKinnon and CTA Board,

A huge thank you to the CTA Board for your generous support of Children's Home Society in 2021 – you truly are impacting the lives of our communities in Gulf Breeze and Santa Rosa County. As an organization who has been in our community since 1920, Children's Home Society focusing on ensuring our children being able to reach their full potential. We do this through a variety of services to provide solutions and empower our children and families.

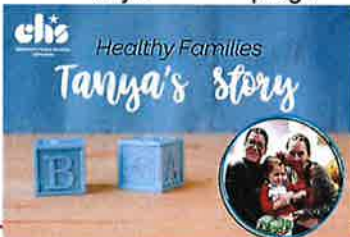
In the Gulf Breeze and Santa Rosa County area, we have children and families in services including our Youthworks, Adoption Support, Healthy Families and our Street Outreach/M-Power programming. Currently we are actively serving the following in Gulf Breeze:

- Two in Ashley Offerdahl Counseling trauma-informed care
- Five families in Adoption Support
- Two homeless youth in Street Outreach program
- 22 families in our Healthy Families including the siblings 55 served

Last year your gift allowed us to serve the following children and families in the Gulf Breeze area and here are a few updates on those programs. YouthWorks provides educational and employment services to youth between the ages of 16-24. Additionally, the Street Solutions Team -- which provides immediate assistance to runaway and youth experiencing homelessness, ages 14-22 in Escambia and Santa Rosa County, FL – continues to receive overwhelming referrals with more youth than ever literally living on the street. We have received calls from the Gulf Breeze and surrounding area for support services for our homeless youth. Our M-Power and Street Outreach provides housing and emergency shelter for these youth as well as medical and other client needs including utilities, work uniforms and basic needs (transportation, food, hygiene items, etc.). Next our Adoption Support program is focused on keeping families together and provide the supports they need. Many times, especially with children adopted out of foster care often experience unique challenges and situations that may arise due to histories of trauma, instability and boundary difficulties. As trauma can manifest in challenging behaviors, we provide family therapy, case management services and support groups to help maintain family stability. Lastly, our Healthy Families team also serves Gulf Breeze and in this program our focus is abuse prevention. In this program, parents receive encouragement, practical guidance, tools and resources in the comfort of their own homes as they partner with CHS to help their children realize their full potential. During voluntary weekly sessions, parents learn how to help their children reach key developmental milestones – and how to know if their child may be experiencing delays. Healthy Families also coaches overwhelmed parents on how to handle everyday stress, how to make their homes safe for infants and small children, and how to positively engage with their children, including the teaching of age-appropriate discipline. Among families that complete the program, nearly 100% remain free from abuse or neglect, and they also continue to pursue personal and family goals. Read Tanya's story below to see one of the families you impacted this past year.

Tanya's Story

When Tanya became pregnant with her first child she joined Children's Home Society of Florida's Healthy Families – a program that provides encouragement, practical guidance and resources to parents throughout Western Florida. During weekly sessions, and in the comfort of their own homes, parents – like Tanya – learn how to help their children reach key developmental milestones so they can prepare to enter kindergarten ready to learn. Healthy Families also coaches overwhelmed parents on how to handle everyday stress, how to make their homes safe for infants and small children, and how to positively engage with their children, including the teaching of age-appropriate discipline. Tanya has disabilities



which make it difficult for her to access things like public transportation. She sought help from CHS to become more independent in making doctor appointments and helping her child succeed. Healthy Families helped Tanya organize consistent transportation and also helped her to recognize when her daughter was showing signs of developmental delays. Tanya's daughter, Bella, is now connected to additional support to help her overcome her challenges and realize her full potential. "Tanya is an all-around awesome mom," said Amber Scott, Tanya's Family Support Worker and a Supervisor with CHS. "She is a highly engaged parent doing everything she can to give her little girl the best life ever."

We respectfully request \$10,000 of your support of these needs for our youth and children in Gulf Breeze and Santa Rosa County. Thank you for your consideration and we look forward to hearing your feedback. If you have any questions or need further details, please reach out to me.

Gratefully,



Leah Harrison
Senior Director of Development & Advancement
850.324.4249
leah.harrison@chsfl.org

CHILDREN'S HOME SOCIETY OF FLORIDA, REGISTRATION #180, IS REGISTERED WITH THE STATE UNDER THE SOLICITATION OF CONTRIBUTIONS ACT. A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE (800-435-7352) WITHIN THE STATE OR BY VISITING WWW.800HELPFLA.COM. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE.

