

**Capital Trust Agency, Inc.**  
**Meeting of the Board of Directors**

**Thursday, February 26, 2026**  
**9:00 AM.**  
**315 Fairpoint Drive**  
**Gulf Breeze, FL 32561**

**Meeting called by:** Denis A. McKinnon, III      **Type of meeting:** Regular  
**Facilitator:** Chris Kemp      **Note Taker:** Connie Beargie  
Chair      Office Administrator

**Attendees:** Chris Kemp (Chairman), Christy Larkins (Vice Chair), Cherry Fitch (Secretary) Deborah Roche (Assistant Secretary), Mayor JB Schluter (Board Member), Burt Snooks (Board Member), Harrison Wilder (Board Member), Kareem Spratling (General Counsel), Samantha Abell (City Manager), Mark Jackson (Sr. Analyst) and Denis McKinnon, III (Executive Director).

**Please bring:** Attached supplements

**Agenda**

<b><u>Item:</u></b>	<b><u>Description:</u></b>	<b><u>Presenter:</u></b>
1.	Call to Order	Chris Kemp
2.	Minutes from 11/20/2025	Denis McKinnon, III
3.	Children's Home Society Sponsorship	Denis McKinnon, III
4.	Take Stock in Children	Denis McKinnon, III
5.	Adjourn	Chris Kemp

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

The 247th meeting of the Capital Trust Agency, Inc., Gulf Breeze, Florida, was held at 315 Fairpoint Dr., Gulf Breeze, Florida, on Thursday, November 20, 2025, at 9:35 a.m.

The following Board Members were present: Chris Kemp (Chairman), Cherry Fitch (Secretary), Deborah Roche (Asst. Secretary), Harry Wilder (Board member), Burt Snooks (Board Member), and Mayor JB Schluter (Board Member). Also attending were Denis McKinnon (Executive Director), Connie Beargie (Office Administrator), Mark Jackson (Senior Analyst), and Samantha Abell (City Manager). Attending via teleconference was Kareem Spratling (BMO) and Caden Strain (BMO).

**AGENDA ITEM:**

CTA Minutes from September 18, 2025

**DISCUSSION:**

No Discussion.

**MOTION/ACTION:**

**Deborah Roche made a motion to approve the minutes as presented. Cherry Fitch seconded. The vote for approval was unanimous, with a 6-0 result.**

**AGENDA ITEM:**

The Rally Foundation – 2025 Fundraiser

**DISCUSSION:**

Denis McKinnon stated The Rally Foundation is requesting support in the amount of \$5,000 in order to help fund their research and provide essential assistance to families affected by pediatric cancer.

**MOTION/ACTION:**

**Mayor JB Schluter made a motion to approve the amount requested. Cherry Fitch seconded. The vote for approval was unanimous, with a 6-0 result.**

**AGENDA ITEM:**

CTA Financials as of FYE 9-30-2025

**DISCUSSION:**

No Comments

**MOTION/ACTION:**

**No action required.**

No other formal business of the board was taken and the meeting adjourned at approximately 9:55am.

Minutes submitted by: \_\_\_\_\_ Connie Beargie, Office Administrator

Approved by: \_\_\_\_\_ Chris Kemp, Chairman

TO: Capital Trust Agency Board of Directors  
FROM: Denis McKinnon, III  
RE: Children's Home Society of Florida Donation  
DATE: February 26, 2026

Children's Home Society of Florida ("CHS") is a statewide nonprofit organization dedicated to strengthening families and improving outcomes for children through a comprehensive range of services, including foster care, adoption, early childhood education, counseling, and family support programs. CHS serves vulnerable children and families throughout Florida, including those within the communities served by the Capital Trust Authority.

In Northwest Florida, CHS has recently expanded its role by assuming responsibility for adoption services within Florida's First Judicial Circuit, in addition to its existing family preservation and child welfare programming. This expansion complements CHS's broader mission of ensuring stability, permanency, and well-being for children and families across the region.

The Capital Trust Authority has supported CHS on multiple occasions in the past, reflecting the Board's longstanding commitment to organizations with demonstrated impact and strong alignment with the Authority's charitable and educational objectives.

### **Purpose of Donation**

The requested \$10,000 contribution would support CHS's general programming and services in the communities served by the Authority. These services include, but are not limited to:

- Family stabilization and prevention services
- Foster care and adoption support
- Early childhood education initiatives
- Counseling and trauma-informed care

The donation would provide flexible support to address the most immediate needs of children and families in our region.

### **Financial Considerations**

The proposed \$10,000 donation would be made from the Authority's Charitable and Educational Fund and is consistent with prior Board-approved charitable contributions. The contribution would not impact bond program operations and does not create any future obligation for the Authority.

### **Request**

Based on CHS's continued service to families in Northwest Florida, its recent program expansion within the First Judicial Circuit, and CTA's history of supporting the organization, I respectfully request Board approval of a \$10,000 donation to Children's Home Society of Florida.

TO: Capital Trust Authority Board of Directors  
FROM: Denis McKinnon, III  
RE: Take Stock in Children  
DATE: February 26, 2026

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The Authority has received a request for support from Take Stock in Children – Santa Rosa County.

Take Stock in Children is a scholarship and mentoring program serving low-income students in Santa Rosa County. According to the materials provided, local donations are matched to support Florida Prepaid College Scholarships, along with mentoring and college readiness support for participating students. The enclosed materials outline sponsorship levels ranging from \$1,000 (Bronze) to \$10,000+ (Charter Guardian).

As a reminder, the Authority's Charitable & Educational Fund has a total budget of \$60,000 for the current fiscal year. No funds have been allocated year-to-date.

This item is presented for the Board's consideration. Should the Board wish to provide support, direction can be given as to the amount and level of participation.



December 9, 2025

STAFF

Monica Turner  
*Student Services Coordinator*

Teesha Johnson  
*Mentor Coordinator & College Success Coach*

Ginny Lanter  
*Mentor Coordinator & College Success Coach*

LEADERSHIP COUNCIL

Kara Bloomberg  
*Chair*

Sebron Andrews  
*Co-Chair*

Jodi Bell  
Karen Cody  
Debbie Gerard  
Elizabeth Mann  
David Piech  
Jo-Ann Price  
Annie Scott

CHARTER GUARDIANS

Aldridge Family Foundation  
Phil Crain & Wanda Campbell  
Lisa & Sunil Gupta  
Jo-Ann & Michael Price

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

Dear Denis,

During this season, we want to let you know how thankful we are for you, our 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 provided each of our 26 recent high school graduates with up to 4-years of college tuition along with tools and resources to help them succeed. Our recent graduates are now pursuing their post-secondary education at schools like Pensacola State College, University of Florida, University of West Florida, Florida State University, and Locklin Technical College to name a few. They would not be where they are today without your help!

Thank you for supporting Take Stock in Children through your past donations. Your sponsorship renewal for our 2025-2026 academic year would be a significant step in helping us reach our current goal of \$175,000. The Florida Prepaid Foundation will equally match these funds providing an unprecedented opportunity to double your donation to support deserving, low-income students of Santa Rosa County.

Financial support of our program goes far beyond the financial means to attend college. The purchase of a scholarship gives an opportunity for a student to be enrolled in our program and receive more than just the financial means to attend college. Program participants meet with a mentor weekly, are held accountable for their actions and grades, receive individualized career and college readiness, as well as a myriad of other benefits that will contribute to their success in high school and on into college.

Please review the enclosed donation information as well as the current scholarship purchase prices. As always, I welcome any opportunity to engage with our donors and would be happy to discuss our program with you.

On behalf of our TSIC students and Leadership Council, thank you for considering your continued support.

Sincerely,

Monica Turner  
*Student Services Coordinator*  
*Take Stock in Children - Santa Rosa County*



## 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 qualifying 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 Four-Year Florida Prepaid College Savings Plans and student sponsorship 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) .....	\$8,250
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/>