

NWFSC College Foundation Board of Directors Meeting  
February 1, 2022 8:00 a.m.  
Morell Room 302, SSC, Niceville Campus

**Directors Present:**

Bo Arnold	Kim Kirby
Jim Bagby	Don Litke
Marek Bakun	Vincent Mayfield
Destin Cobb	J.D. Peacock
Todd Grisoff	Ken Wampler
Cindy Frakes	Cecil Williams
Tyler Jarvis	Steve Wolfrom
Heather Kilbey	Alan Wood
Gordon King	

**Staff Present:**

Kelly Copeland	Carla Reinlie
Kira Magruder	Chris Stowers

**Others Present:**

Heather Dietzold	Deidre Price
Cristie Kedroski	Whitney Rutherford
Ray McGovern	Jeanette Shires
Shane O'Dell	Devin Stephenson

**Absent:**

Christie Austin	Steve Rhodes
Dave Jefferson	Ashley Rogers
Jonathan Ochs	Hu Ross
Brian Pennington	Rhonda Skipper

**Call to Order:**

Mr. Wampler called the meeting to order at 8:03 a.m.

**Teleconference:**

Mr. Wampler informed the Board that Michelle Freeman was present via teleconference. There were no objections to Ms. Freeman joining via telephone.

**Approval of Board Minutes:**

The minutes from the November 2, 2021 Board Meeting were approved. **Motion to approve as presented Mr. Bagby; Second, Ms. Frakes. Motion carried unanimously.**

**Finance and Investment Reports:**

Mr. Wood presented the Statement of Financial Position, Statement of Activities, and Investment Report as of November 30, 2021. Total Assets are \$67,869,713 and Total Liabilities are \$20,518 bringing the

Total Fund Balance to \$67,849,194. For the previous fiscal year as of November 30, 2020, the Total Fund Balance was \$58,201,456. Total Revenues were \$7,401,858 and Total Expenses were \$4,993,175 for a Net Increase in Fund balance of \$2,408,683. A Statement of Activities from the previous fiscal year from July 1, 2020 through November 30, 2020 shows Total Revenues of \$7,482,853 and Total Expenses of \$1,845,241 for a Net Increase in Fund balance of \$5,637,612. The Net Increase to the Merrill Lynch EMA account since July 1, 2021 was \$372,213, bringing the Total Market Value to \$63,385,045 at November 30, 2021. The Net Increase to the Vanguard Wellington Account (Science Development Fund) since July 1, 2021 was \$3,332, bringing the Total Market Value to \$326,849 as of the last statement date of September 30, 2021. Combined total holdings of the Merrill Lynch EMA and Vanguard Wellington accounts were \$63,711,895. The portfolio allocation was 4.24% Cash & Cash Equivalents, 61.88% Equity, 8.57% Alternative Investments and 25.31% Fixed Income. As of November 30, 2021 Total Operating Expenditures were \$255,950, leaving 45% of the budget available at the end of the fiscal year. **Motion to accept the November 30, 2021 financial reports as presented, Mr. Bagby; Second, Mr. Williams. Motion carried unanimously.**

**Endowment Spending Allocation for the 2022-23 Academic Year:**

Mr. Wood presented the Endowment Spending Allocation for 2022-23 Academic Year. Per the Foundation's spending policy the award allocations are calculated as a percentage, not to exceed 4%, of the three year average of the endowment market value at fiscal year-end. Total endowment support for the 2022-23 year is \$2,151,834. **Motion to approve the 2022-23 Endowment Spending Allocation, Mr. Bagby; Second, Dr. Arnold. Motion carried unanimously.**

**Discussion of Campbell Property:**

Mr. Wood provided a brief update regarding the Campbell property in Walton County. The Foundation owns 39.48 acres in Walton County via a bequest from the Gertrude Gillis Campbell Scholarship. In the early 1990's the board elected to plant and harvest timber on this property to generate additional revenue. An offer was received from Jared and Melissa Bradley for \$100,000 on April 27, 2021. An analysis was completed on the estimated net revenue from future timber thinning's. Based on the analysis, the committee passed a motion to obtain an official appraisal of the property. Prior to the appraisal, Jared and Melissa Bradley submitted an updated offer on September 13, 2021 of \$150,000. The appraisal values the land at \$180,000. During the October 26, 2021 Finance Committee meeting, it was requested that Mr. Bagby and Mr. Ochs contact real estate agents with experience in agricultural property to have informal discussions. On November 26, 2021 Jared and Melissa Bradley increased their offer price to \$195,000, which is above the appraisal value. The committee discussed the Bradley's new offer, which is above market value, and how the sale would provide scholarships to students in need. Based on this information Maj. Gen Litke proposed a motion to sell the Campbell the property to the Bradley's. The Finance Committee unanimously approved a motion to accept and present the Bradley's offer to the Board. **Motion to approve the Finance Committees recommendation for the Board to sell the 39.48-acre parcel to Jared and Melissa Bradley for \$195,000 according to the terms of the attached Purchase Agreement, the Foundation Board agrees to a) adopt the Purchase Agreement; b) adopt the terms of the Resolution for Execution of Transfer Documents; c) authorize the Chair of the Foundation Board and the Executive Director of the Foundation (who is also the Secretary to the Board of Directors) to execute the Purchase Agreement and to execute any other documents necessary to accomplish the sale; and d) authorize the Executive Director of the Foundation to make necessary amendments to the Purchase Agreement, except for the property being sold, purchase price, and allocation of closing costs and associated expenses, Mr. Wood; Second, Mr. Peacock.**