

MINUTES OF THE JUNE 17, 2025 MEETING OF THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE

The Board of Trustees of St. Petersburg College met on Tuesday, June 17, 2025, at the St. Petersburg College EpiCenter, Room 1-453, 13805 58th Street N., Clearwater, FL. The following Board members were present: Chair Jason Butts, Vice Chair Deveron Gibbons, Katie Cole, and Thomas Kidwell. Also present was Tonjua Williams, President of St. Petersburg College and Secretary to the Board of Trustees. Proof of public notice of this meeting is included as part of these minutes. Notices were duly posted.

NOTICE OF MEETING BOARD OF TRUSTEES, ST. PETERSBURG COLLEGE

The Board of Trustees of St. Petersburg College will hold a public meeting to which all persons are invited, commencing at 9:00 a.m. on Tuesday, June 17, 2025, at the St. Petersburg College EpiCenter, Room 1-453, 13805 58th Street N., Clearwater, FL. The meeting will be held for the purpose of considering routine business of the College; however, there are no rules being presented for adoption or amendment at this meeting.

A copy of the agenda may be obtained within seven (7) days of the meeting on the [SPC Board of Trustees website](#) at www.spcollege.edu, or by calling the Board Clerk at (727) 341-3241.

Members of the public are given the opportunity to provide public comment at meetings of the Board of Trustees concerning matters and propositions on the agenda for discussion and Board action. At the Board meeting, in advance of the time for public comment on the agenda, individuals desiring to speak shall submit a registration card to the Board Clerk, Ms. Rebecca Brown, at the staff table. Policy and procedures regarding public comment can be found on the [SPC Board of Trustees website](#) at www.spcollege.edu

If any person wishes to appeal a decision made with respect to any matter considered by the Board, he or she will need a record of the proceedings. It is the obligation of such person to ensure that a verbatim record of the proceedings is made. Section 286.0105, Florida Statutes.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the agency five business days before the meeting by contacting the Board Clerk at 727-341-3241. If you are planning to attend the meeting and are hearing impaired, please contact the agency five business days before the meeting by calling 727-791-2422 (V/TTY) or 727-474-1907 (VP).

In accordance with the Administrative Procedure Act, the following Agenda was prepared:



ST. PETERSBURG COLLEGE
Board of Trustees Meeting
June 17, 2025
SPC EpiCenter (1-453)
13805 58th Street N
Clearwater, FL

REGULAR MEETING: 9:00 A.M.

I. CALL TO ORDER

- A. Invocation
- B. Pledge of Allegiance

II. RECOGNITIONS/COMMENTS

- A. Presentation of Retirement Resolutions and Motion for Adoption
Ms. Ragan Brown (*Attending*)
Mr. Kevin Davis (*Attending*)
Ms. Laura Heisler (*Attending*)
- B. New Dean College of Computer and Information Technology – Dr. Mark McKinney
- C. Board of Trustees
 - Chair
 - Trustees
- D. General Counsel

III. REVIEW AND APPROVAL OF MINUTES

Board of Trustees' Special Meeting May 20, 2025 (*Action*)

Board of Trustees' Workshop May 20, 2025 (*Action*)

IV. PUBLIC COMMENT Pursuant to §286.0105 FS*

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V. PRESIDENT'S REPORT

Fiscal Year 2025-26 Operating and Capital Outlay Budget Proposal/Adoption –Dr. Hector Lora, Associate Vice President, Budgeting and Strategic Execution

First to Finished – Dr. Amber Estlund, Associate Dean, Dr. Leslie Hafer, Provost, SPC Gibbs Campus, Allstate Center and Bay Pines and Dr. Shannon Ulrich, Associate Dean

Florida College System Risk Management Consortium – Mr. Chauncey Fagler, Executive Director & Chief Risk Officer and Mr. Tony Ganstine, Associate Director, FCSRMC

VI. CONSENT AGENDA

A. OLD BUSINESS (items previously considered but not finalized) - NONE

B. NEW BUSINESS

1. ADMINISTRATIVE MATTERS

a. Human Resources

i. Personnel Report (*Action*)

ii. Faculty Contracts (*Action*)

iii. Executive/Administrative/Managerial and Professional Annual Contract Recommendations (2025-26)

b. Naming Opportunities at SPC Palladium (*Action*)

2. GRANTS/RESTRICTED FUNDS CONTRACTS

a. Lowe's Foundation Gable Grant- Electrical Trades Advancement Program (ETAP) (*Action*)

b. Florida Department of Education- Perkins FY25-26 (*Action*)

3. BIDS, EXPENDITURES, CONTRACTS OVER \$325,000

a. Path Education, Inc. - Five-Year Agreement (*Action*)

b. Microsoft Campus Agreement – Students, Staff, Faculty & Administrative (*Action*)

c. Technology Refresh (*Action*)

4. CAPITAL OUTLAY, MAINTENANCE, RENOVATION, AND CONSTRUCTION

a. Capital Improvement Plan (CIP) for FY 2025-2026 through 2027-2028 (*Action*)

- b. Spot Survey #3, Version 7 Recommendation #15.003, Downtown Collegiate High School Consolidation Remodel (Site # 15) *(Action)*
- c. Spot Survey #3, Version 11 Recommendation #2.011, TSS Office Remodel - BT, Bldg. # 44 (Site # 2) *(Action)*
- d. Spot Survey #3, Version 12 Recommendation #2.012, Bookstore Remodel - SS, Bldg. # 33 (Site # 2) *(Action)*
- e. Spot Survey #3, Version 9 Recommendation #3.008, Lineworker Program Remodel, Bldg. # 6 (Site # 3) *(Action)*
- f. Spot Survey #3, Version 10 Recommendation #1.003, Pearson Testing Center Remodel, Bldg. # 703 (Site # 1) *(Action)*
- g. Spot Survey #3, Version 8 Recommendation #3.007, EMT Program Remodel, Bldg. # 5 (Site # 3) *(Action)*
- h. Spot Survey #3, Version 13 Recommendation #16.004, Nursing Program Remodel, (Site # 16) *(Action)*
- i. Lease Agreement with Tekmara—Bay Pines STEM Center *(Action)*
- j. Lease Agreement - Florida Department of Education, Division of Vocational Rehabilitation *(Action)*

5. BUDGET AND FINANCE

- a. Accounts Receivable Write-Offs *(Action)*

6. ACADEMIC MATTERS

- a. Curriculum Update *(Action)*

7. PRESIDENT’S EVALUATION *(Action) **

VII. INFORMATIONAL REPORTS

A. Direct Support Organization

- 1. Institute for Strategic Policy and Solutions *(Informational)*
- 2. St. Petersburg College Foundation *(Informational)*

B. Palladium at St. Petersburg College *(Informational)*

C. Leepa Rattner Museum of Art *(Informational)*

D. Fiscal Year 2024-2025 College General Operating Budget Report with Tuition Revenue *(Informational)*

VIII. PROPOSED CHANGES TO BOT RULES MANUAL –Public Hearing

- 6Hx23-4.492 Johnnie Ruth Clarke Scholarship
- 6Hx23-4.4910 Presidential Scholarship

IX. NEXT MEETING DATE AND SITE

August 19, 2025, SPC EpiCenter

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X. ADJOURNMENT

*ST. PETERSBURG COLLEGIATE HIGH SCHOOL GOVERNING BOARD MEETING
TO IMMEDIATELY FOLLOW –*

*Dr. Matthew Liao Troth, Vice President, Academic Affairs and Principals, Dr. Ian Call,
Mr. Ryan Halstead and Dr. Raquel Hairston (see separate agenda)*

The purpose of the meeting is to provide highlights of the 2024-25 school year and to ask the governing board to approve the proposed budget for the 2025-26 school year so it can be submitted to the Pinellas County School District.

*St. Petersburg College Board of Trustees welcomes public comments during its regular monthly meetings. Any person or group wishing to make public comments must complete a "Public Comment Card." Procedures for making public comments are as follows:

1. Complete Public Comment card including your name, address, telephone number and agenda item number referring to the purpose of your public comment.
2. Prior to the start of the Board of Trustees Meeting, submit the completed card to the Board of Trustees Clerk. Comment Cards will not be accepted at any other time during the meeting.
3. When your name is called, approach the podium with the microphone, and state your name and address for the record.
4. Comments are limited to three minutes. This is the opportunity for people to make public comments regarding an agenda item prior to the approval of the agenda item.

Student appeals for grades or discipline issues are not heard by the St. Petersburg College Board of Trustees. Students wishing to file an appeal are referred to the SPC Board of Trustee Procedure P6Hx23-4.36.

Any person(s) not adhering to the Board's guidelines or who make comments which could be perceived as slanderous or disruptive may be barred from making future comments before the Board.

Items summarized on the agenda may not contain full information regarding the matter being considered. Further information regarding these items may be obtained by calling the Board Clerk at (727) 341-3241.

***No packet enclosure**

Under Item I, Call to Order

The meeting was convened by Chair Butts at 9:00 a.m. The invocation was given by Trustee Butts and was immediately followed by the Pledge of Allegiance.

Under Item II – Recognitions/Comments

A. A. Presentation of Retirement Resolutions and Motion for Adoption

Dr. Williams recommended adoption of a retirement resolution for Ragan Brown, Kevin Davis and Laura Heisler. All were in attendance and, joined by colleagues, received their resolutions as presented by Chairman Fine and President Law.

B. Board of Trustees

▪ Chair

Chair Butts noted his pleasure with summer numbers. He provided an update about Leepa-Rattner Museum partnering with SPC for summer camps this summer, SPC Day taking place in Tarpon Springs this year, and the College being featured in an Allegiant airline publication.

▪ Trustees

Mr. Kidwell shared that SPC Alumni Night at the Threshers game had about 75 in attendance; the Foundation Development Committee is preparing for SPC Day on September 12th and golf tournament on September 8th; and the Huff Family Foundation accelerated their pledge to the Palladium.

Ms. Cole shared how blessed SPC is to have the Huff family; thanked everyone who coordinated graduation; and provided the following ISPS update: In July at the Seminole campus will be a student-led cybersecurity event, a great launching pad for SPC's cybersecurity efforts.

Mr. Gibbons noted that the Palladium has a name-a-seat campaign that has gone over \$150,000 already.

C. General Counsel

Ms. Mia Conza, Vice President, General Counsel and Compliance, reported that the annual information SEC assessment report has been provided to the trustees and she requested that they review it.

Under Item III, Review and Approval of Minutes

The minutes of the May 20, 2025 special meeting and workshop of the Board of Trustees of St. Petersburg College were presented by the chair for approval. Mr. Kidwell moved approval of the minutes as submitted. Ms. Cole seconded the motion. The motion passed unanimously.

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Under Item IV, Public Comments – None

Under Item V – President’s Report

Dr. Willaims shared:

- May’s budget workshop was a deep dive; SPC is bringing last year’s until receiving the official approved budget from the Governor’s office.
- Worked on SPC’s mission, vision, and values starting with trustees; now will go to the College family for input, with the plan revealed in the Fall.

Fiscal Year 2025-26 Operating and Capital Outlay Budget Proposal/Adoption –Dr. Hector Lora, Associate Vice President, Budgeting and Strategic Execution

Dr. Lora presented:

- Budget planning timeline (takes about a year)
- Strong summer enrollment; the same is forecasted for upcoming semesters
- Operating budget FY 25-26: \$179.5 million; \$10.9 million more than last year’s budget in both revenues and expenses
- Highlights: State appropriation, FRS increases, health insurance increases, utilities increases, non-health insurance increases, spending plan
- Capital outlay budget: Funding available \$90.4 million, construction bond payments, major construction projects, college-wide infrastructure & renovations, contingency, internal construction personnel, existing small projects
- Sought approval to adopt FY 25-26 operating budget

Ms. Cole moved approval of adoption of the FY 25-26 operating budget. minutes as submitted.
Mr. Kidwell seconded the motion. The motion passed unanimously.

First to Finished – Dr. Amber Estlund, Associate Dean, Dr. Leslie Hafer, Provost, SPC Gibbs Campus, Allstate Center and Bay Pines and Dr. Shannon Ulrich, Associate Dean

Dr. Estlund presented:

- Clarification of the difference between First Time Titans and First to Finished
- The definition of first-generation student
- First to Finished was designed to provide a network of support; began with a team of two and is now a cross functional team

Dr. Ulrich presented:

- First Generation dashboard: Fall 2024: 45% of the student population is first generation, 73.5% is part-time, 57.9% is online; the team has cultivated a roadmap to include persistence, retention, and completion

- Accomplishments highlights included: A Titan Hub group and celebration of National First Generation Day
- First generation marker in PeopleSoft
- SPC is the first and only Florida state college to be a national network leader in the First Generation Forward program

Dr. Leslie Hafer presented:

- SPC joined the First Generation Forward program in 2023 to enhance impact
- The network has three phases: Network member, network leader, and network champion
- Targets FY 25-26: Mapping services and programs, create faculty and staff training, communications audit about jargon hindering student success
- Next steps include data driven goal setting

Chair Butts asked where SPC falls in relation to other state colleges and if the team has data for the state university system also.

Dr. Hafer replied that the College just completed enrollment in the data partnership and the team will have that information very soon.

Mr. Kidwell noted it is amazing work.

Ms. Cole shared how amazed she is at how many first generation students there still are, noting that each year you'd expect the number of students to get smaller, but appears to get larger. She is interested to see how the data fits in demographically to the community.

Dr. Williams indicated her pride in this work toward helping students climb the economic mobility ladder and having them be more comfortable saying "I'm the first."

Florida College System Risk Management Consortium (FCSRMC) Mr. Chauncey Fagler, Executive Director & Chief Risk Officer and Mr. Tony Ganstine, Associate Director, FCSRMC

Mr. Ganstine shared:

- Mr. Fagler was unable to attend
- Reviewed the 28 member colleges
- Founded in 1980
- Not an insurance company; they use a broker
- Reviewed financial oversight, governance structure, organizational structure, P&C overview (including catastrophic losses), 27 carriers for \$125 million in coverage, deductibles
- Major benefit to colleges is the shared deductible structure
- Covers workers compensation parts 1 and 2
- Optional programs SPC participates in: Allied Health, intercollegiate accident insurance for athletes

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- March 1st renewal annually

Chair Butts asked him to explain the relationship between FCSRMC and Gallagher.

Mr. Ganstine responded that FCSRMC goes through renewal process beginning in September with data from the colleges, then to market from November to January to determine rates. Gallagher is in the meetings with them trying for the most capacity for the lowest rates. FCSRMC's team is funded by your premiums; Gallagher's fee comes out of the commission.

Chair Butts asked if FCSRMC is paid from the commission too.

Mr. Ganstine replied that no, they are all on salary paid by the Consortium as Santa Fe employees.

Chair Butts asked how workers comp is handled.

Ms. Conza responded that it's a hybrid with HR, with claims coming through her office.

Dr. Williams finished her report with the following updates:

- Last week, the Leadership SPC cohort of 2016 finished; 16 college individuals gave signature projects with amazing recommendations about helping to improve the College
- Last week, cabinet members had a two-day retreat with Palm Beach State College discussing strategies to move forward, how to trade/take high impact practices and further the two sister institutions; SPC has been invited to visit their institution; another college heard about it and asked to join the opportunity

Under Item VI – A, Old Business

NONE

Under VI-B, New Business

The Board considered Items VI – B.1a – VI – B.7. Ms. Cole moved approval. Mr. Kidwell seconded the motion. The motion passed unanimously.

B. NEW BUSINESS

1. ADMINISTRATIVE MATTERS

a. Human Resources

i. Personnel Report (*Action*)

ii. Faculty Contracts (*Action*)

iii. Executive/Administrative/Managerial and Professional Annual Contract

Recommendations (2025-26)

- b. Naming Opportunities at SPC Palladium (*Action*)

2. GRANTS/RESTRICTED FUNDS CONTRACTS

- a. Lowe's Foundation Gable Grant- Electrical Trades Advancement Program (ETAP) (*Action*)
- b. Florida Department of Education- Perkins FY25-26 (*Action*)

3. BIDS, EXPENDITURES, CONTRACTS OVER \$325,000

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- b. Microsoft Campus Agreement – Students, Staff, Faculty & Administrative (*Action*)
- c. Technology Refresh (*Action*)

4. CAPITAL OUTLAY, MAINTENANCE, RENOVATION, AND CONSTRUCTION

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- b. Spot Survey #3, Version 7 Recommendation #15.003, Downtown Collegiate High School Consolidation Remodel (Site # 15) (*Action*)
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5. BUDGET AND FINANCE

- a. Accounts Receivable Write-Offs (*Action*)

6. ACADEMIC MATTERS

- a. Curriculum Update (*Action*)

7. PRESIDENT'S EVALUATION (*Action*) *

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Under VII, Informational Reports

- A. Direct Support Organization
 - 1. Institute for Strategic Policy and Solutions (*Informational*)
 - 2. St. Petersburg College Foundation (*Informational*)
- B. Palladium at St. Petersburg College (*Informational*)
- C. Leepa Rattner Museum of Art (*Informational*)
- D. Fiscal Year 2024-2025 College General Operating Budget Report with Tuition Revenue (*Informational*)

Under VIII, Proposed Changes to BOT Rules Manual

- 6Hx23-4.492 Johnnie Ruth Clarke Scholarship
- 6Hx23-4.4910 Presidential Scholarship

The Board considered the proposed changes. Ms. Cole moved approval. Mr. Kidwell seconded the motion. The motion passed unanimously.

Under Item VIII, Next Meeting Date and Location

The Board confirmed its next meeting date and location as Tuesday, August 19, 2025 9:00 a.m., at the SPC EpiCenter

XI. ADJOURNMENT

Having no further business to come before the Board, Chair Butts adjourned the meeting at 10:05 a.m.

*ST. PETERSBURG COLLEGIATE HIGH SCHOOL GOVERNING BOARD MEETING
TO IMMEDIATELY FOLLOW –*

*Dr. Matthew Liao Troth, Vice President, Academic Affairs and Principals, Dr. Ian Call,
Mr. Ryan Halstead and Dr. Raquel Hairston (see separate agenda)*

Dr. Liao Troth presented:

- Relationship with Pinellas County Schools
 - District Options:
 - Cycle assessments opt-in
 - Mental health opt-in
 - Reading plan opt-out
 - ParentSquare substitution (no vote required; an update only)
- Calendar highlights

Dr. Call presented about St. Pete/Gibbs:

- Budget overview

Chair Butts asked an unintelligible question.

Dr. Call replied that cuts are being considered to K-12 funding and to money for advanced classes, AP, dual enrollment. So the revenue estimate reflects those proposed cuts.

Chair Butts inquired about an update in August based on the budget that passes.

Dr. Liao Troth indicated that budget adjustments would be considered based on the budget that passes.

Dr. Call continued:

- '24-25 student highlights
- '24-25 parent survey highlights from accreditation process

Chair Butts inquired about how many students are enrolled at St. Pete/Gibbs and what the capacity is.

Dr. Call replied that it is at capacity at 240 students.

Chair Butts asked about future enrollment capacity and how to get more young people into the program.

Dr. Call responded that ninth grade could be added, but space is needed.

Chair Butts asked if demand is there from the community.

Dr. Call responded that it absolutely is; also that a lot of students in eleventh grade have identified that they know the College offers what they want and that Collegiate High School is an avenue to do that.

Ms. Conza interjected that expanding St. Pete/Gibbs would require amending the charter and going to the school board.

Chair Butts asked if that was an issue.

There was no response.

Mr. Ryan Halstead presented about Tarpon Springs:

- Budget overview
- Fund balance adds to potential of adding ninth grade (space discussion would be required)
- Waiting lists for tenth and eleventh grades

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- '24-25 student highlights
- '24-25 school highlights
- Not going through accreditation process this year

Dr. Raquel Hairston presented about STEM:

- Budget overview
- '24-25 student highlights
- '24-25 school highlights

Chair Butts commented that -- 80 incoming students, dropping down to 2.5 GPA requirement coming out of middle school – the level of success is extraordinary and exciting.

Dr. Hairston commented that STEM doesn't have as many students coming in during junior year.

Ms. Cole said she looks forward to the STEM students doing research at the Bay Pines property and asked about which college classes students are struggling with.

Dr. Hairston indicated college algebra.

Mr. Halstead indicated science classes, especially chemistry, and those who come in junior year.

Dr. Call indicated college algebra; gateway math courses.

Ms. Cole shared it could be good opportunities for good pathways to share with Pinellas County. She also asked about the fund balance and reinvestment and how it's managed.

Dr. Liao Troth indicated it is used for facilities and was used for the expansion of Tarpon Springs and Downtown campuses.

Dr. Williams asked if they were one-time costs.

Dr. Liao Troth indicated that, indeed, they were one-time for program growth and that expansion of ninth grade at the two campuses has been discussed.

Ms. Cole shared that charter schools generally get a bad rap because of being for profit and that what she likes most about SPC's Collegiate High Schools is the reinvestment into academics and students. She would like to see a budget moving forward about how that will be reinvested into the program.

Dr. Liao Troth asked for the board's approval to opt-in to Pinellas County High School's cycle assessments and mental health, opt out of the reading plan, and of the Collegiate High Schools'

budgets subject to revision as appropriate based on state appropriations and the final state budget.

Ms. Cole moved approval. Mr. Kidwell seconded the motion. The motion passed unanimously.

Having no further business to come before the Board, Chair Butts adjourned the meeting at 10:38 a.m.

Tonjua Williams, Ph.D.
Secretary, Board of Trustees
St. Petersburg College
FLORIDA

Jason Butts
Chairman, Board of Trustees
St. Petersburg College
FLORIDA

Attachments
Board Memos and
Supplemental Materials

Board of Trustees Meeting
June 17, 2025



Dean the College of Computer and Information Technology

- Dr. McKinney is recognized for his leadership in higher education, with a strong background in academic administration and strategic planning. He has previously served as Associate Dean for Academic Affairs & Retention Services at Pasco Hernando State College, where he led initiatives to improve graduation rates and academic excellence.
- Dr. McKinney has experience managing budgets, securing funding, and fostering collaborations. He has taught various courses in computer information systems, cybersecurity, healthcare administration, and business administration at institutions like Pasco-Hernando State College and Penn State University. His career also includes roles in the United States Army, where he developed leadership and management skills.
- Dr. McKinney holds a Doctor of Education in Educational Leadership from the University of New England, along with multiple advanced degrees and certifications in project management, cybersecurity, and data analytics. He is active in professional organizations and has a strong record of presentations and publications on strategic planning, leadership, and cybersecurity.



Dr. Mark McKinney

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Fiscal Year 2025-2026 College General Operating, Capital Outlay, Student Activities, Auxiliary, and Scholarship Budgets with Tuition and Fees.

The FY25-26 operating budget proposal continues to enhance St. Petersburg College's effort to support its strategic pillars: deliver excellence in teaching and learning, drive economic advancement, and strengthen our community.

Approval is sought for the College's Operating and Capital Outlay Budget for Fiscal Year 2025-26.

In addition to the following narrative, a budget summary is attached.

Fund 1 General Operating Budget - The College's General Operating Budget is Contingent on Governor approval of the 2025-2026 General Appropriations Act.

Pursuant to state rule 6A-14.0716, the College must prepare a budget in such form as prescribed by the State Board of Education for the Current Unrestricted Fund. A copy of the budget approved by the College's Board of Trustees shall be submitted to the Chancellor, as the designee of the Commissioner of Education, by June 30 or on a later date established by the Chancellor. In accordance with Florida statutes (1011.30), this operating budget must be approved by the College's Board of Trustees prior to submission to the Department of Education (DOE). Any future revisions to this operating budget must be presented to and approved by the Board.

The proposed operating budget for FY 2025-26, current fund revenue for Saint Petersburg College (SPC), Fiscal Year (FY) 2025-26 proposed operating budget is \$179.5 million. This includes \$95.7 million in State Funding, \$52.7 million in Student Tuition & Fees, \$10.7 million in Other Revenue, \$2.5 million in Funds Transfer, and \$17.8 million from Transfer in (1013.841, F.S), which includes Purchase order rollover and other restricted funds. Budgeted revenue for FY 2025-26 is \$10.9 million more than FY 2024-2025. This is because FY 2025-26 includes a one-time transfer to Capital Outlay, Spending plan, purchase order rollover, increases in dividends, and interest.

The FY 2025-26 budget for expenses is \$179.5 million. 68% is allocated to instruction, public service, academic support, and student support. The remaining 32% is directed to Institutional support, physical plant operations and maintenance, student financial assistance, and contingency. Budgeted expenses for FY 2025-26 are \$10.9 million more than those for FY 2024-2025. This is due to the fact that FY 2025-26 includes a one-time transfer for the Capital Outlay \$2.96 million. FY 2025-26 includes a \$2.015 million spending plan pursuant (1013.841, F.S), \$2.6 million technology, salary adjustments, \$500,000 increase in the retirement system (FRS), \$1.6 million increase in health insurance, \$920,000

increase in utilities, \$300,000 increases in property and casualty insurances, Purchase order rollover and other restricted funds.

Fund 7 Capital Outlay Budget – The FY2025- 2026 College Capital Outlay budget of \$90.4 million provides for college-wide facility and technology infrastructure maintenance, and major building project funding.

In accordance with Florida statute 1013.61, this Capital Outlay budget must be approved by the College's Board of Trustees. The capital needs are presented in the attached summary, as proposed expenditures from the capital budget funding sources are detailed.

The proposed Capital Outlay budget for FY 2025-26 revenue for Saint Petersburg College (SPC) Fiscal Year (FY) 2025-26 is \$90.4 million. This includes \$32.4 million from Public Education Capital Outlay (PECO), \$14.6 million for capital improvement fee, \$33 million from property proceeds, \$2.8 million for Tarpon Springs deferred maintenance, \$2.5 million for the Palladium, \$2.1 million for CO&DS, \$1.4 million fire training center, and \$ 1.6 million from other funds.

The FY 2025-26 budget for expenses is \$90.4 million. This included \$2.7 million for construction bond payable, \$78.1 million for major construction, which includes deferred maintenance and collegewide masterplan relocations, \$5.9 million for collegewide infrastructure and renovation, \$2.6 million in contingency, and \$1.1 million for internal construction personnel and existing small projects.

Student Fees per credit/course hour as follows:

Lower Division Credit Programs	2024-2025 Fees	2025-2026 Fees	% Change
Florida Residents			
Tuition Fee	\$ 80.94	\$ 80.94	
Student Activity & Service Fee	\$ 7.63	\$ 7.63	
Financial Aid Fee	\$ 4.04	\$ 4.04	
Technology Fee	\$ 4.04	\$ 4.04	
Capital Improvement Fee (CIF)	\$ 15.10	\$ 15.10	
Tuition and Fees	\$ 111.75	\$ 111.75	0%
Non-Residents			
Tuition Fee	\$ 80.94	\$ 80.94	
Out-of-State Fee	\$ 242.97	\$ 242.97	
Student Activity & Services Fee	\$ 7.63	\$ 7.63	
Financial Aid Fee	\$ 16.20	\$ 16.20	
Technology Fee	\$ 16.20	\$ 16.20	
Capital Improvement Fee (CIF)	\$ 22.96	\$ 22.96	
Tuition and Fees	\$ 386.90	\$ 386.90	0%

Post-Secondary Adult Vocational Non-Credit Programs	2024-2025 Fees	2025-2026 Fees	% Change
Florida Residents			
Tuition Fee	\$ 68.60	\$ 68.60	
Technology Fee	\$ 3.43	\$ 3.43	
Capital Improvement Fee (CIF)	\$ 3.43	\$ 3.43	
Total Registration Fees	\$ 75.46	\$ 75.46	0%
Non-Residents			
Tuition Fee	\$ 68.60	\$ 68.60	
Out-of-State Fee	\$ 205.82	\$ 205.82	
Technology Fee	\$ 13.72	\$ 13.72	
Capital Improvement Fee (CIF)	\$ 13.72	\$ 13.72	
Total Registration Fees	\$ 301.86	\$ 301.86	0%

Upper Division Credit Programs	2024-2025 Fees	2025-2026 Fees	% Change
Florida Residents			
Tuition Fee	\$ 91.79	\$ 91.79	
Student Activity & Service Fee	\$ 9.18	\$ 9.18	
Financial Aid Fee	\$ 4.59	\$ 4.59	
Technology Fee	\$ 4.59	\$ 4.59	
Capital Improvement Fee (CIF)	\$ 12.55	\$ 12.55	
Tuition and Fees	\$ 122.70	\$ 122.70	0%
Non-Residents			
Tuition Fee	\$ 91.79	\$ 91.79	
Out-of-State Fee	\$ 275.53	\$ 275.53	
Student Activity & Services Fee	\$ 9.18	\$ 9.18	
Financial Aid Fee	\$ 18.37	\$ 18.37	
Technology Fee	\$ 18.37	\$ 18.37	
Capital Improvement Fee (CIF)	\$ 12.55	\$ 12.55	
Tuition and Fees	\$ 425.79	\$ 425.79	0%

The budgets of other major funding categories, including Student Activities, Auxiliary, and Scholarship, are provided to the Board for information. The following are brief narratives of each major funding category, and budget summaries are attached.

Fund 2 Student Activities Budget - The FY2025-2026 College-wide Student Activities Budget is \$4.6 million. It includes \$860,396 distributed across the campus' Student Government Associations (SGA) for budget development. This budget is reviewed and approved by the President.

Fund 3 Auxiliary Budget – The FY2025-2026 College-wide Auxiliary Budget is \$2.7 million. It includes \$2.5 million to support expenses in the Fund 1 General Operating Budget.

Fund 5 Scholarship Budget – The FY2025-2026 College-wide Scholarship Budget is \$71.1 million. It includes \$64.5 million in Federal and State financial aid, \$1.8 million in scholarships funded by the Student Financial Aid Fee, and \$4.8 million in Foundation and other scholarships.

St. Petersburg College	
FY 2025-26 Fund 1 Operating Budget	
Revenue	
Student Tuition & Fees	\$ 52,754,962
State Funding	\$ 95,696,101
Other Revenues	\$ 10,706,832
Fund Transfers In	\$ 2,500,000
Reserves	\$ 17,843,050
Total Revenue	\$ 179,500,945
Expenses	
Instruction	\$ 65,876,463
Academic Support	\$ 28,536,445
Student Support	\$ 23,962,641
Total Instructional	\$ 118,375,549
Institutional Support	\$ 31,905,960
Physical plant Operation and Maintenance	\$ 23,951,186
Student Financial Assistance	\$ 2,344,329
Contigency, Transfer, Etc.	\$ 2,923,921
Total Administrative	\$ 61,125,396
Total Operating Costs	\$ 179,500,945
Balance	\$ -

St. Petersburg College
Fund 7 Capital Outlay Budget 2025-2026

	Capital Improvement Funds	State Appropriation Funds	Other Funds	Budget Total
Projected Sources of Revenue				
PY STATE PECO Projects		\$ 2,819,222		\$ 2,819,222
STATE- PECO		\$ 1,000,000		\$ 1,000,000
STATE -Collegewide Deferred Maintenance		\$ 32,445,994		\$ 32,445,994
PY Capital Improvement Fees	\$ 8,525,757			\$ 8,525,757
Capital Improvement Fees	\$ 6,105,316			\$ 6,105,316
CO&DS		\$ 500,000		\$ 500,000
PY CO&DS***		\$ 1,621,534		\$ 1,621,534
Other Misc. Sources			\$ 2,500,000	\$ 2,500,000
Reimbursement from Pinellas County for FireTraining Ctr			\$ 1,431,735	\$ 1,431,735
Pharmacy& Lumastream			\$ 120,756	\$ 120,756
Tarpon Springs Workforce Center			\$ 268,445	\$ 268,445
Property Proceeds			\$ 33,089,279	\$ 33,089,279
Total Fund Sources	\$ 14,631,073	\$ 38,386,750	\$ 37,410,214	\$ 90,428,037
Projected Uses of Revenue				
Budgeted Personnel Salaries	\$ 488,953	\$ -	\$ -	\$ 488,953
Other Personnel	\$ 150,055	\$ -	\$ -	\$ 150,055
Employee Benefits - Retirement	\$ 69,141	\$ -	\$ -	\$ 69,141
Employee Benefits - FICA/Medicare	\$ 48,884	\$ -	\$ -	\$ 48,884
Employee Benefits - Health/Dental/Wellness	\$ 202,246	\$ -	\$ -	\$ 202,246
Total Personnel & Benefits	\$ 959,278	\$ -	\$ -	\$ 959,278
Major Construction				
Workforce Center			\$ 260,898	\$ 260,898
SFRF PECO Deferred Maint- Tarpon		\$ 2,819,222	\$ 25,636	\$ 2,844,858
SFRF STATE Collegewide Deferred Maint	\$ 607,157	\$ 32,445,994	\$ 306,413	\$ 33,359,563
PECO - STATE Manufacturing Lab Midtown		\$ 1,000,000		\$ 1,000,000
Pinellas County Fire Training Center Project (Pinellas Cty)			\$ 1,431,734	\$ 1,431,734
Masterplan Projects	\$ 4,000,000		\$ 32,764,777	\$ 36,764,777
Palladium Theater Renovation			\$ 2,500,000	\$ 2,500,000
Total Major Construction	\$ 4,607,157	\$ 36,265,216	\$ 37,289,458	\$ 78,161,831
Infrastructure Deferred Maintenance and Network				
Deferred Maintenance	\$ 1,683,875		\$ 79,095	\$ 1,762,970
College-wide Infrastructure & Renovation/Remodel	\$ 617,244			\$ 617,244
Technology Infrastructure Maintenance	\$ 3,558,802			\$ 3,558,802
Total Infrastructure Deferred Maintenance and Network	\$ 5,859,921	\$ -	\$ 79,095	\$ 5,939,016
Project Expense				
				\$ -
Allstate				
				\$ -
EpiCenter/District Office				
Capital Equipment - EpiTech	\$ 15,000			\$ 15,000
Downtown/Midtown				
				\$ -
Health Education Center				
				\$ -
Seminole				
Pharmacy			\$ 41,661	\$ 41,661
Tarpon Springs				
				\$ -
Contingency	\$ 498,153.42	\$ 2,121,534	\$ -	\$ 2,619,688
Debt Service - Construction Obligations and Bonds	\$ 2,691,563			\$ 2,691,563
Total Expenses	\$ 14,631,073	\$ 38,386,750	\$ 37,410,214	\$ 90,428,037
Remaining Funds	0	0	0	0

St Petersburg College		
FY 2025-26 Fund 2 Student Activities Budget		
Total Projected Student Activity Revenues		\$ 4,685,196
Less Budgeted Expenses:		
Annual Journal Entries		\$ 79,250
Student Determined Activities Distribution (25%)		\$ 860,396
Reserve (5%)		\$ 93,004
Budgeted Personnel (excluding annual journal entries and athletics personnel)*		\$ 1,641,741
Athletics (including personnel)		\$ 948,352
Non-Discretionary Campus Program Operating Expenses		\$ 382,433
Other Collegewide Operating Expenses		\$ 680,020
Total Budgeted Expenses		\$ 4,685,196
Surplus/ Deficit		\$ -

St. Petersburg College	
FY25-26 Fund 3 Auxiliary Budget	
Revenues:	
Bookstore Commissions	\$ 885,000.00
Food Services/Vending Commissions	\$ 43,500.00
Royalties-Ethics Textbook	\$ 112,000.00
Royalties-Excess Bandwidth	\$ 542,500.00
Pay For Print Sales	\$ 12,500.00
Verizon Ground Tower Lease	\$ 18,500.00
Law Enforcement Applicant Screening	\$ 1,500.00
Other Revenue	\$ 1,175,500.00
Total Revenues	\$ 2,791,000.00
Expenses:	
Auxiliary Services Administrative Costs	
Computer & Equipment Leases	\$ 86,000.00
Materials, supplies, misc. services	\$ 150,000.00
Total Expenses	\$ 236,000.00
Transfers Out to Other Funds:	
Operating Budget Fund	\$ 2,500,000.00
Scholarship Fund Mac J Williams	\$ 5,000.00
International Scholarships	\$ 50,000.00
Total Transfers Out to Other Funds	\$ 2,555,000.00
Total Expenses & Transfers	\$ 2,791,000
Excess of Revenues Over Expenses & Transfers	\$ -

St. Petersburg College	
FY25-26 Fund 5 Scholarships	
Revenues:	
Student Financial Aid Fees Collected	\$ 1,850,000
Federal PELL and SEOG Grants	\$ 51,409,000
Various Florida State Scholarship Grants	\$ 13,000,000
Various SPC Foundation and Other Scholarship Grants	\$ 4,820,000
Total Revenues	\$ 71,079,000
Expenses:	
Financial Aid Fee Scholarships awarded:	
Student Incentive Grant Scholarships	\$ 937,500
Johnnie Ruth Clark Scholarships	\$ 172,556
SPC Presidential Scholarships	\$ 151,650
Fine Arts, Visual Art, Associate to Baccalaureate, Honors College, Misc. Scholarships	\$ 588,294
Total Financial Aid Fee Scholarships	\$ 1,850,000
Federal PELL & SEOG Grants Awarded	\$ 51,409,000
State of Florida Scholarships	\$ 13,000,000
Various SPC Foundation and Other Scholarships	\$ 4,820,000
Total Expenses	\$ 71,079,000
Surplus/Deficit	\$ -



Janette Hunt, Vice President, Finance and Business Operations; and Dr. Hector Lora, Associate Administrative Vice President, Budgeting and Strategic Execution.

Attachment



St. Petersburg College Board of Trustees Operating Budget

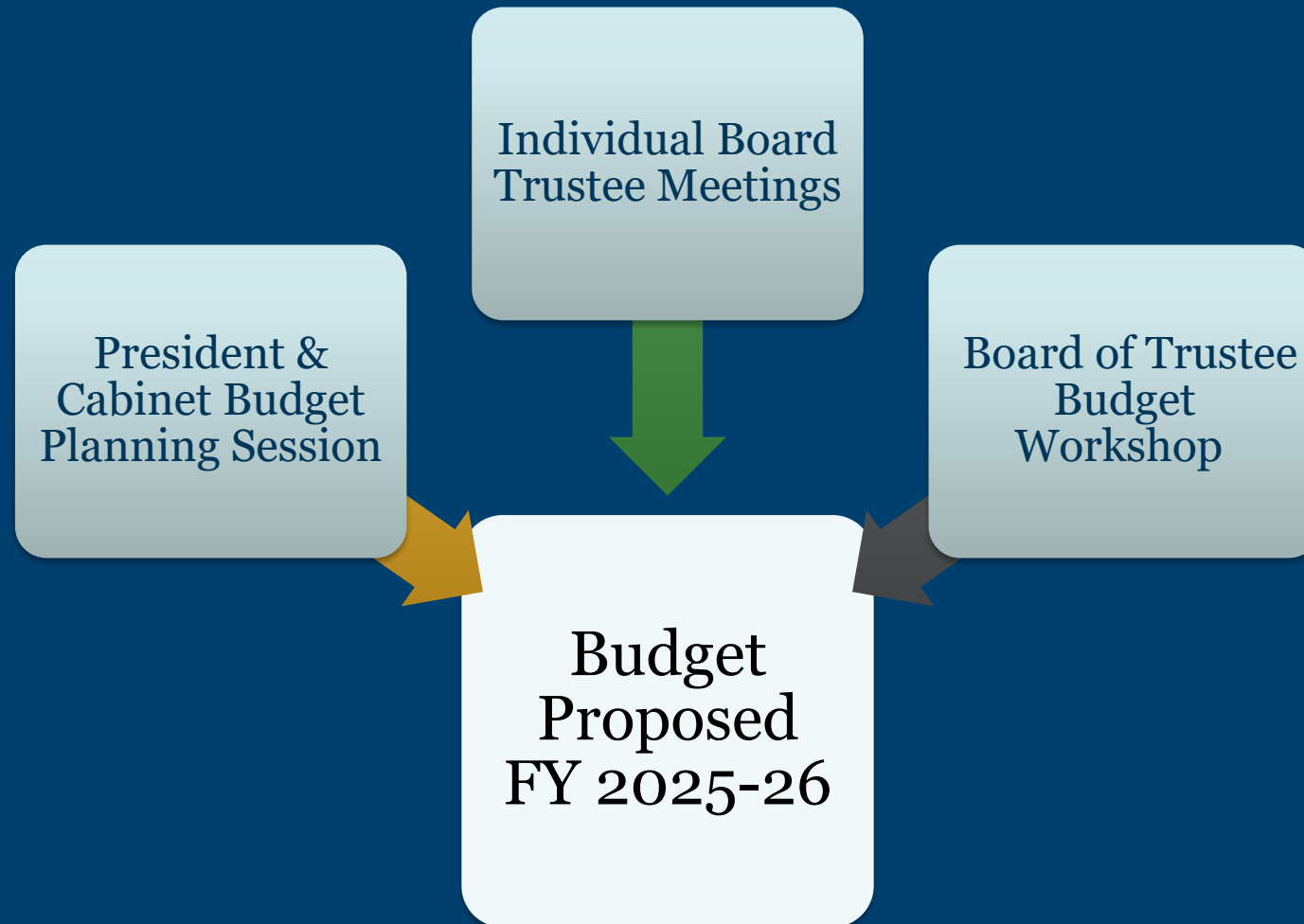
Dr. Hector Lora - AVP, Budgeting &
Strategic Execution



Contingent Governor Approval.



FY 25/26 Budget Planning Timeline



Contingent Governor Approval.



St. Petersburg College	
FY 2025-26 Fund 1 Operating Budget	
Revenue	
Student Tuition & Fees	\$ 52,754,962
State Funding	\$ 95,696,101
Other Revenues	\$ 10,706,832
Fund Transfers In	\$ 2,500,000
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Contingency, Transfer, Etc.	\$ 2,923,921
Total Administrative	\$ 61,125,396
Total Operating Costs	\$ 179,500,945
Balance	\$ -

Contingent Governor Approval.



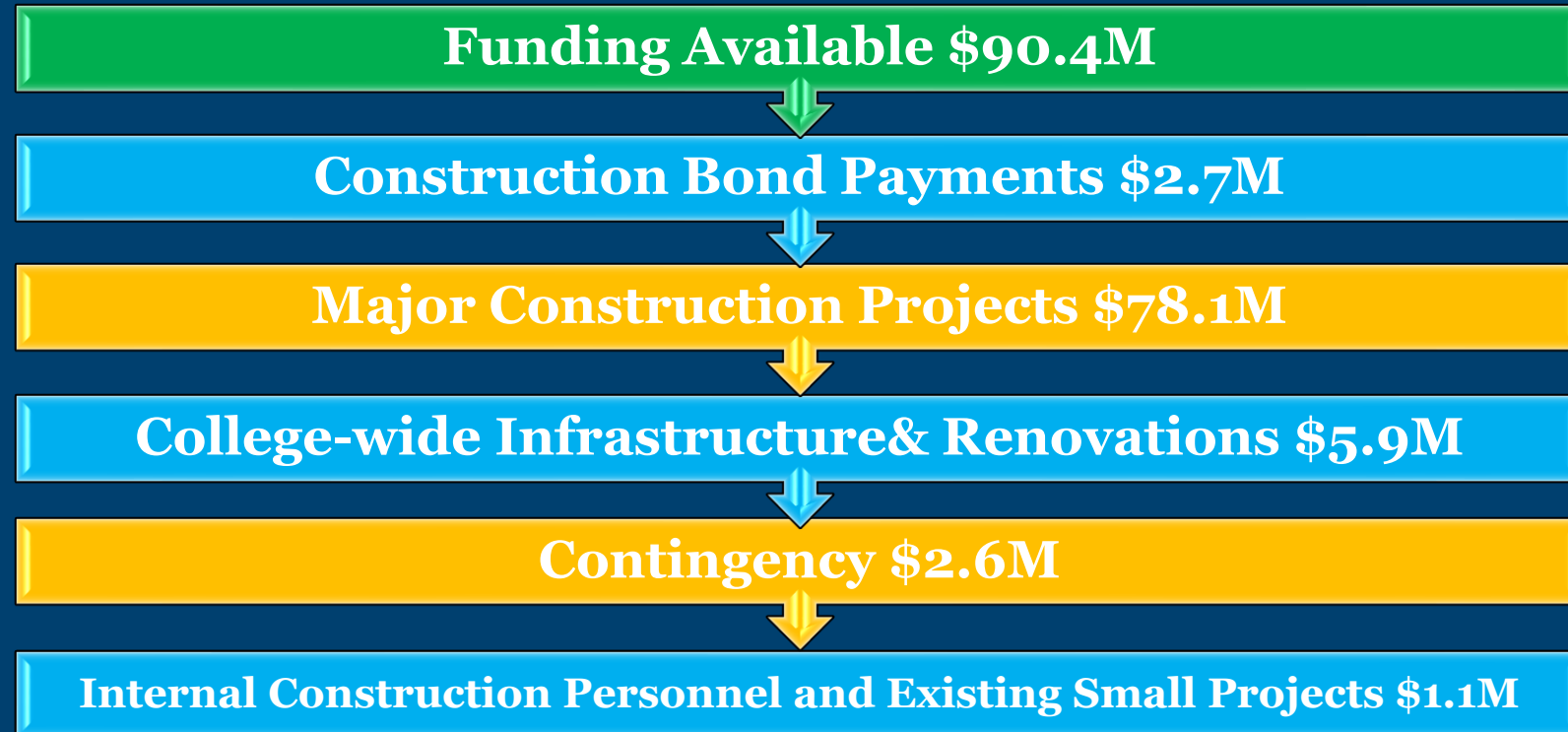
Operating Fund FY 2025-26 Budget Highlights

College Wide Highlights

- **State Appropriation**
- **FRS Increases**
- **Health Insurance Increases**
- **Utilities Increases**
- **Non-Health Insurance Increases**
- **Spending Plan**



FY 2025-26 Capital Outlay Budget





FY 2025-26 Budget Approval

Approval is Sought to Adopt:

- FY 2025/26 Operating Fund Budget
 - Including
 - \$2.5M Auxiliary Fund Transfer In
 - \$2.96M Transfer to Capital Outlay Budget

- FY 2025/26 Capital Outlay Fund Budget



First to Finished BOT Update

Dr. Amber Estlund, Dr. Shannon Ulrich,
and Dr. Leslie Hafer





What is First to Finished at SPC?

First Time Titans

- Support students transitioning into SPC and throughout the first college year
- Includes first-generation and continuing-generation students

First to Finished

- Focused on first-generation students throughout their life cycle at SPC





How do we define first-generation at SPC?


- **First-generation Student**
 - Undergraduate whose parent(s) or legal guardian did not complete a four-year college degree
 - Aligns with the federal Department of Education's definition and Florida Statute 1009.701





Why focus on first-generation SPC students?

- Academic Excellence Strategic Plan Committee (2021)
 - Success rate gaps
 - Completion rate gaps
 - Higher stop-out rates
- First to Finish(ed) Initiative was born in 2021
 - Dr. Amber Estlund & Dr. Shannon Ulrich
 - Dedication to the celebration and support of first-generation SPC students
 - Mission to improve sense of belonging, retention, and completion



FAQs




What is First to Finish(ed)?
First to Finish(ed) is a group dedicated to the success and celebration of first-generation students at SPC. Our goal is to build a network for our first-generation students that will enable them to navigate the SPC experience with confidence and get all the way to graduation.

What events are the First to Finish(ed) group hosting?
Final Volleyball Game - October 23rd at 10AM
Clearwater Registration Event - November 9th from 12:30-2:30PM
St. Pete Gibbs Registration Event - November 10th from 12:30-2:30PM
Holiday Community Service Event - TBD

Where can I find more information about campus and community events hosted by SPC?
All campus and community events, including scheduled First to Finish(ed) events, can be found in Titan Connect:
<https://spcollege.presence.io/>

Check it out and see if there's something offered that matches your interests!

Who should I contact to get more information?

	Online & Seminole Campus: Amber Estlund Estlund.Amber@spcollege.edu
	Downtown, Midtown and St. Pete Gibbs Campuses: Djuan Fox Fox.Djuan@spcollege.edu
	Clearwater & Tarpon Springs Campus: Shannon Ulrich Ulrich.Shannon@spcollege.edu

St. Petersburg College
SPC



First to Finished Steering Committee

Fawzi Al Nassir

Leslie Hafer

Stephen Andrasik

Kiki Kontodiakos

Amber Estlund

Theresa Kontodiakos

Djuan Fox

Jason Nicholson

Kelly Fried

Shannon Ulrich





Who Are Our First-Generation Students?

Based on Application Data

8,794
(43.9%)

**Unknown – 6,132*

Part Time
73.5%

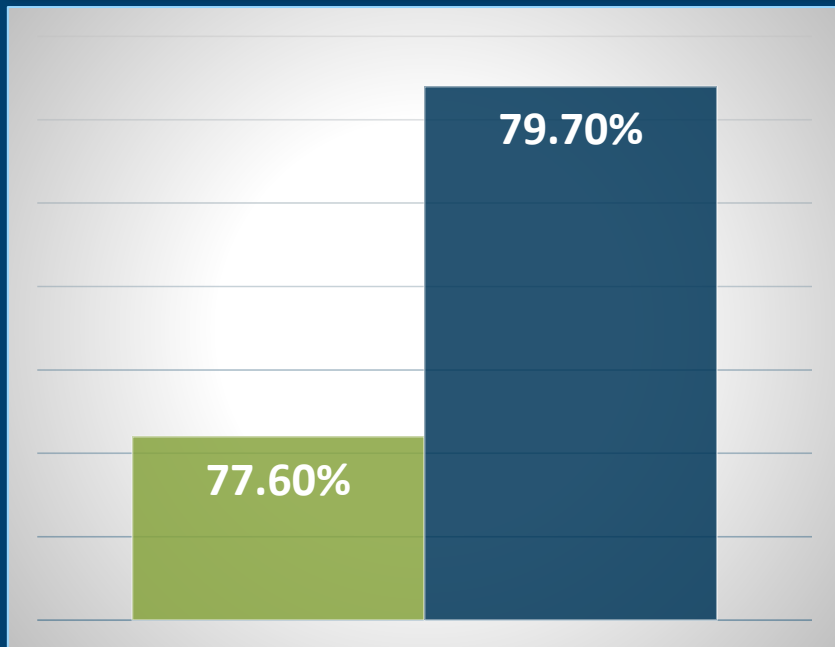
Online
57.9%

Based on data from First Generation Dashboard for Fall 2024

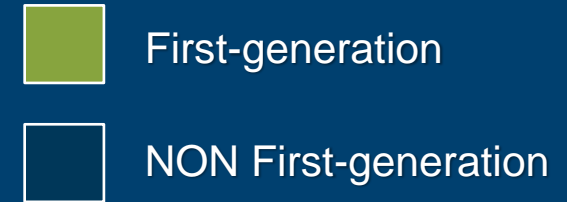
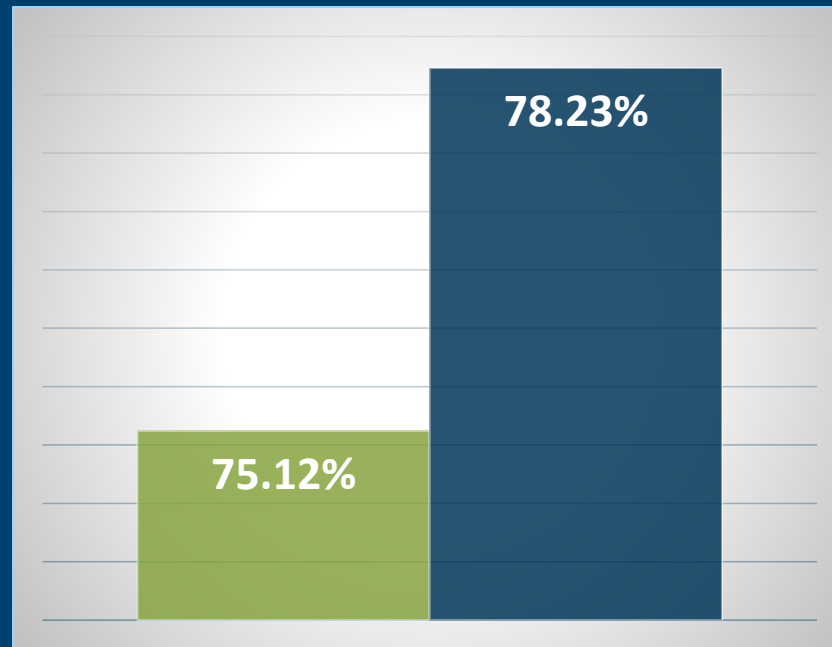


Who Are Our First-Generation Students?

Success Rates



Persistence Rates



Based on data from First Generation Dashboard for Fall 2024



Roadmap to influence persistence, retention, and completion



Identify and eliminate barriers that impact the persistence, retention, and completion of first-generation students



Faculty/Staff training in best practices to support first-generation student success



Foster a sense of belonging for first-generation students



Accomplishments – Community Building

- Established First to Finished Titan Hub group
- Student engagement opportunities designed to help our first-gen students build a community
- Participated in National First-Generation Student Celebration
- First-generation Graduation Cords





Accomplishments – Tracking and Metrics

- **First-Generation Marker in Peoplesoft**
 - Allows for identification of first-generation students for tailored support
- **Developed First-Generation Dashboard**
 - Opportunities for continuous improvement to address gaps and provide support



Accomplishments – National Network

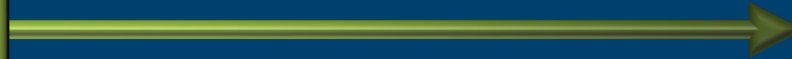
- Accepted into First Gen Forward Network
- Invited to participate in Florida College Access Network's (FCAN) #FloridasFirstGen social media campaign
- Spotlight on BayNews 9





First Gen Forward

First Gen Forward
**NETWORK
MEMBER**



First Gen Forward
**NETWORK
LEADER**

*Our goal is to boost the success rates of first-generation students at SPC
and to be the first state college in Florida to achieve recognition as a
Network Champion*



First Gen Forward

First Gen Forward
**NETWORK
LEADER**

Joined the Clearinghouse
Post-Data Partnership
(PDP)

Administered the
FirstGen Forward Insights
Survey



Network Leader – Year One Targets



Finalize the mapping of first-generation programs and services, identifying overlaps by December 2025






Create faculty and staff training on best practices for supporting first-generation students by June 2026



Conduct an audit of internal and external communications to reduce jargon that hinders first-generation student success by June 2026

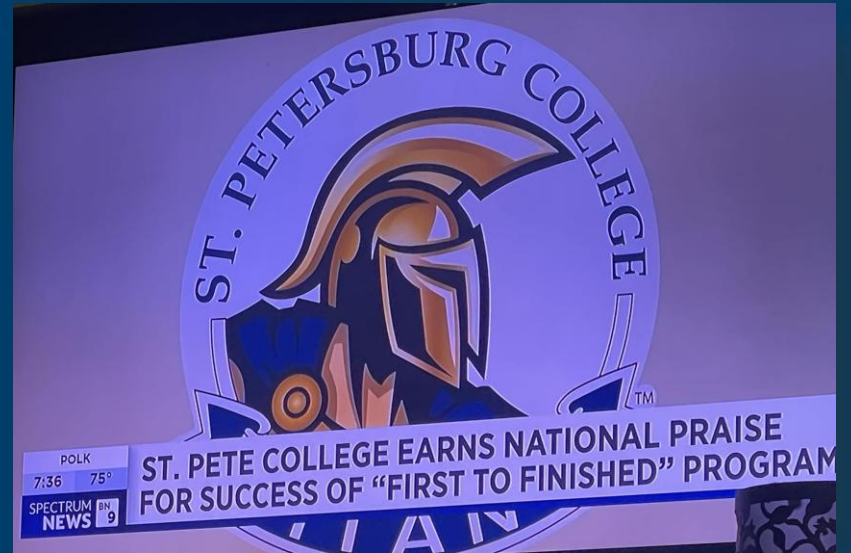


Next Steps – Data Driven Goal Setting

-  The Insights Tool results (June 2025) will enable us to gain insights into what the college family knows about first-gen students and our programming
-  Finalize year one and year two goals and objectives for First to Finished at the FirstGen Forward Leadership academy (June 2025)
-  Connect First to Finished goals with the college strategic planning objectives within Drive Excellence in Teaching and Learning and Drive Economic Advancement



Questions?





Eastern Florida
STATE COLLEGE
Explore. Achieve. Succeed.



COLLEGE
OF THE
FLORIDA KEYS



Lake Sumter
State College



INDIAN RIVER
STATE COLLEGE



NORTHWEST FLORIDA
STATE COLLEGE



POLK
STATE
COLLEGE

FLORIDA
SOUTHWESTERN
STATE COLLEGE



PALM BEACH STATE
COLLEGE



PENSACOLA STATE COLLEGE



NORTH FLORIDA
COLLEGE



STATE COLLEGE OF FLORIDA
MANATEE-SARASOTA



PASCO-HERNANDO
STATE COLLEGE



SEMINOLE
STATE
COLLEGE



VALENCIA COLLEGE



TALLAHASSEE
STATE COLLEGE



FCSRMC

FLORIDA COLLEGE SYSTEM RISK MANAGEMENT CONSORTIUM

St. Petersburg College

June 17, 2025



FCSRMC OVERVIEW



Mission Statement

FCSRMC delivers comprehensive and innovative enterprise-wide risk management services and solutions to support the educational mission of the Florida College System.

Purpose:

Florida Statutes allow the creation of a Consortium by the state colleges to develop a cooperative system of risk management under one comprehensive statewide plan.

F.S. 1004.725	Expenditures for self-insurance
F.S. 440.38	Self-insuring workers' comp
F.S. 111.07	Self-insuring liability issues
F.S. 1001.64(27)	Self-insuring property
F.S. 768.28	Waiver of sovereign immunity

The Consortium was established in 1980 and exists as a risk sharing pool formed by the Florida College Systems' District Boards of Trustees under a mutual agreement.

The Florida Legislature has provided authority for the state colleges to participate in self-insurance, excess insurance and specific insurance programs through the Consortium:

- Property
- Workers' Compensation
- Liability
- Loss Prevention
- Various Other Optional Coverages

The purpose of the Consortium is to manage insurance programs in accordance with Florida Statutes and as approved by the Operations Committee and ratified by the Council of Presidents (Risk Management Council).

The Operations Committee consists of nine voting members appointed from the participating state colleges, a non-voting member designated by the Florida College System, formerly known as the Division of Community Colleges, and a non-voting representative of the Fiscal Agent. The Committee shall provide overall supervision of the risk management program.

Additional Annual Financial Oversight:

- Independent Auditors
 - Property and Casualty
- Independent Actuary
 - Property and Casualty
- Sub-Committee
 - Investment
 - Funding/Deductible/Sublimit
 - Various Other Sub-Committees as needed

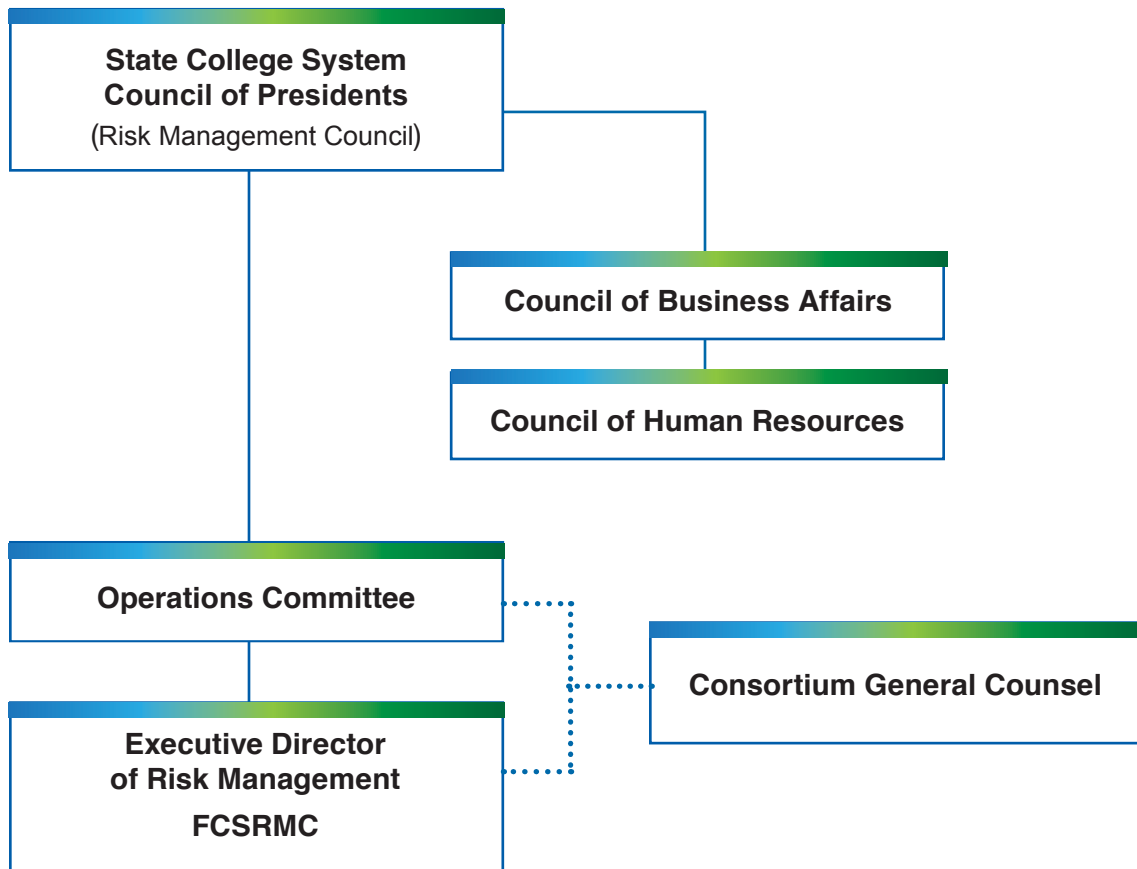
Meetings:

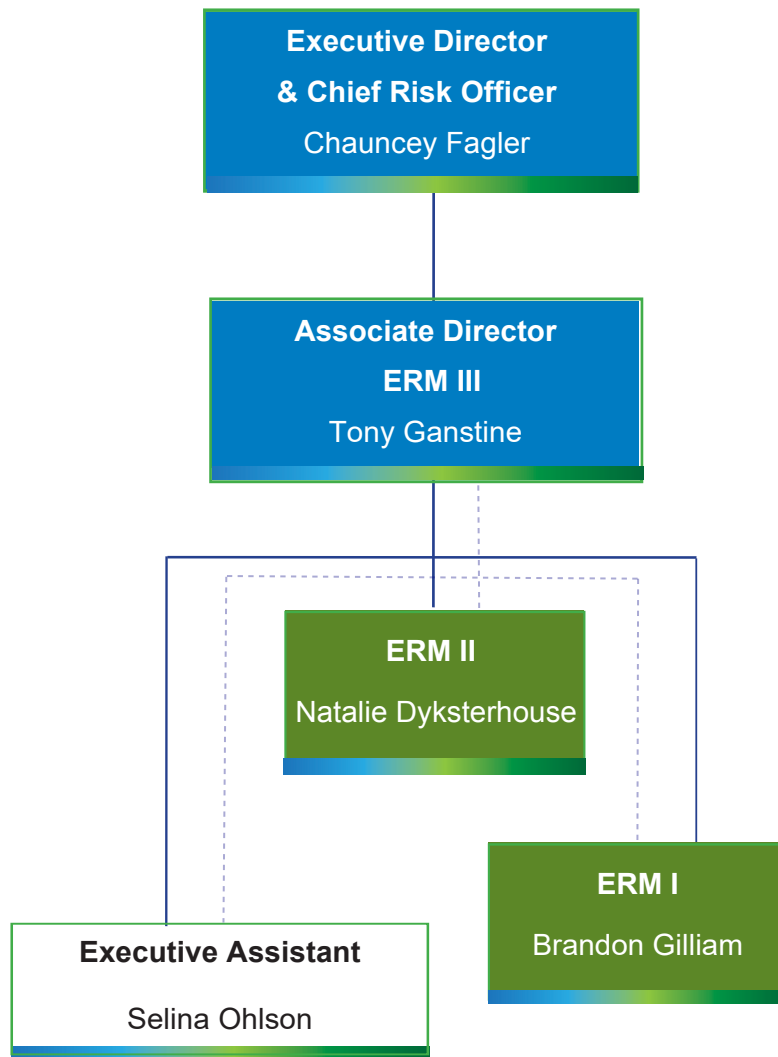
- Council of Presidents Meetings
- Operations Committee Meetings
- Council of Business Affairs Meetings
- Orientation Meetings
- Individual College Meetings
- Annual Hurricane Preparation Meetings

Publications to Colleges:

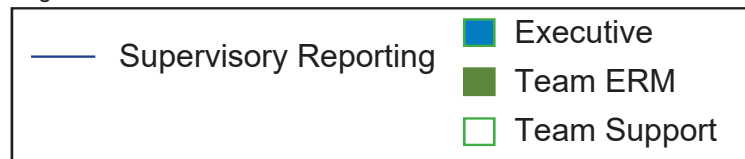
- Risk Management Manual
- Hurricane Preparation Documents
- Online safety and loss prevention resources
- Insurance Program Brochures
- FCSRMC guidelines for addressing best management practice for performing arts centers/theaters

FCSRMC Management





Legend



Chauncey Fagler, ARM-P
Executive Director & Chief Risk Officer
O: 352.955.2190 x 101
CFagler@FCSRMC.com

- Annual Operating Budget
- Audit Coordination
- Cyber Security & Privacy
- FCSRMC Oversight

Tony Ganstine, MS, ARM
Associate Director
O: 352.955.2190 x 115
TGanstine@FCSRMC.com

- Audit Coordination
- Crime
- Financials
- International Travel
- Liability
- SREF Inspections
- Stewardship Reports
- Workers' Compensation

Brandon Gilliam, CPCU, ARM, AINS, AIS
Enterprise Risk Manager
O: 352.955.2190 x 106
BGilliam@FCSRMC.com

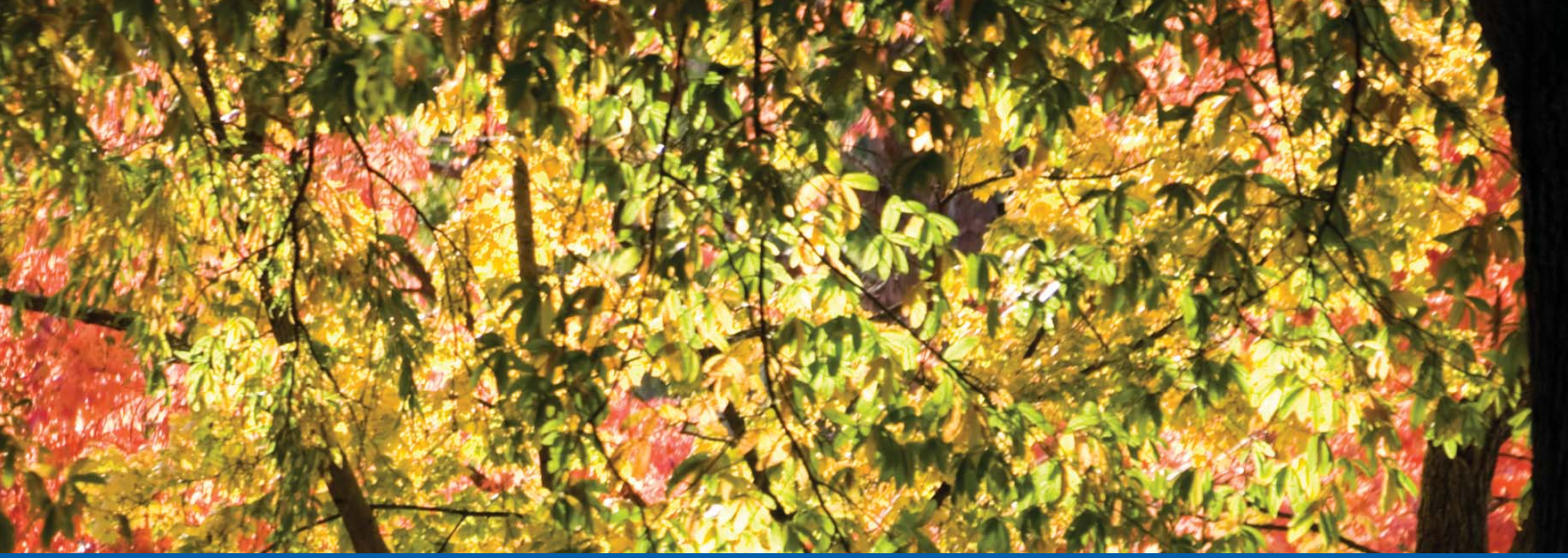
- Allied Health, Athletics, Student Accident
- Certificate of Insurance (COI)
- Environmental Pollution
- Individual & Optional Insurance Policies
- Risk Management Manual (RMM)

Natalie Dyksterhouse, CSRM
Enterprise Risk Manager
O: 352.955.2190 x 104
NDyksterhouse@FCSRMC.com

- Equipment Breakdown
- Hurricane Loss
- Meeting Facilitation
- Property (Building, Contents, Auto, Drones & Fine Art)
- RFP's for Disaster Recovery

Selina Ohlson
Executive Assistant
O: 352.955.2190 x 103
SOhlson@FCSRMC.com

- Audit Documentation
- Invoice Processing
- Meeting Facilitation
- Office Administration
- Review and Wire Payments to TPA for Claims
- Staff Support
- Travel
- WC Assessment & SI-5 Reporting to State



PROPERTY & CASUALTY OVERVIEW



Property & Casualty Team

Chauncey Fagler
Executive Director & CRO
CFagler@fcsrmc.com
352-955-2190 x 101

Tony Ganstine
Associate Director
TGanstine@fcsrmc.com
352-955-2190 x 115

Natalie Dyksterhouse
Enterprise Risk Manager
ndyksterhouse@fcsrmc.com
352-955-2190 x 104

Brandon Gilliam
Enterprise Risk Manager
BGilliam@fcsrmc.com
352-955-2190 x 106

Selina Ohlson
Executive Assistant
SOhlson@fcsrmc.com
352-955-2190 x 103

FLORIDA COLLEGE SYSTEM RISK MANAGEMENT 2024 PROPERTY INSURANCE REVIEW



WIND, SINKHOLES, FLOODS, & TORNADOES?



HURRICANES

Year Event	2019 Sinkhole	2020 H Sally	2022 Hail	2022 H Ian	2023 H Idalia	2024 H Debby	2024 H Helene	2024 H Milton	2024 Tornado
Gross Loss	\$4,005,510	\$23,756,055	\$6,680,317	\$26,602,040	\$2,614,687	\$750,000	\$1,000,000	\$23,400,000	\$1,500,000
Net Loss Paid by Carriers	\$3,005,510	\$17,909,094	\$5,680,317	\$17,192,997	\$0	\$0	\$0	\$0	\$500,000
Total Retained Loss	\$1,000,000	\$5,846,961	\$1,000,000	\$9,409,042	\$2,614,687	\$750,000	\$1,000,000	\$23,400,000	\$1,000,000
Retained Loss Under 5% Ded.	NA	\$1,767,183	NA	\$0	\$2,614,687	\$0	\$0	\$0	NA
Retained Loss 5% Ded.	NA	\$4,079,778	NA	\$9,409,042	\$0	\$0	\$0	\$0	NA
Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open



Planning & Preparation

- Annual Hurricane Preparation Meetings
- Annual Schedule Reviews
- Building Appraisal Project
- Disaster Reponse
- Face-to-Face Property Market Meetings
- Priority Disaster-Response Agreements
- SOV Management Software
- State-Funded Maintenance Projects
- Tabletop Exercises

Property and Casualty Overview

FCSRMC 2025-2026 Property Program

Policy limits shown are per occurrence, \$125,000,000 limit of liability.



Policy Deductible

\$1M per occurrence except Flood \$2.5M and Named Hurricane 5% of affected values subject to a \$20M minimum.

Crime

Employee Theft, Forgery, Computer and Funds Transfer Fraud of Money and Securities

Contribution: College \$5,000; FCSRMC \$45,000

Carrier: Travelers Casualty and Surety Company of America will cover up to \$1,000,000 (some coverages are subject to further sub-limits). Santa Fe College as Fiscal Agent: Travelers will cover up to \$3,000,000.

Other: Santa Fe College as Fiscal Agent: Great American Insurance Company will cover losses of \$7,000,000 in excess of Travelers \$3,000,000.

Miscellaneous: Coverage extends to persons involved with counting or handling college funds. Fiscal Agent Coverage extends to persons involved with or handling Consortium funds.

Example: If a college experiences a loss from a dishonest or fraudulent act by an employee.

Lead Contact: Tony Ganstine

Educator's Legal Liability (E&O)

Contribution: College \$0; FCSRMC \$500,000

Carrier: Safety National will cover up to \$5,000,000 per college and \$10,000,000 on an annual aggregate basis. The college may appoint defense counsel. Defense cost are included in the limit of liability and erode the retention..

Miscellaneous: Coverage extends to the college, included entities, trustees, board members, and employees.

Example: If a college is sued alleging the college erred in college policy or committed a wrongful act, the Consortium Loss Fund will pay defense costs and court awards up to \$500,000.

Lead Contact: Tony Ganstine

Environmental Site Pollution

Contribution: College \$25,000 all claims except mold \$100,000, UST deductible applies as follows based on age of tank:

- \$50K < 20 years
- \$100K 20-24 years
- \$250K 25 or more years

A separate/individual UST policy specifically for the college can be maintained to bypass the large deductible.

Carrier: Ironshore will cover up to \$1,000,000 per occurrence/\$10,000,000 aggregate. This is excess of your primary UST policy, which must be maintained by College.

Example: Third party bodily injury and/or property damage claims resulting from a pollution incident caused by the college. College clean-up costs resulting from pollution incident.

Lead Contact: Brandon Gilliam

Equipment Breakdown (fka Boiler & Machinery)

Contribution: College \$10,000; FCSRMC \$90,000

Carrier: Travelers Insurance Company will cover up to \$250,000,000.

Description: Pays for sudden and accidental property damage due to equipment breakdown in the college's facilities.

Lead Contact: Natalie Dyksterhouse

International Travel Package

Contribution: College \$0 Auto Physical Damage each auto; \$0 per person each injury or sickness for Travel Accident and Sickness; \$1K deductible applies to employee benefit liability coverage under the general liability portion of the package; FCSRMC \$0

Carrier: Chubb will cover up to \$1,000,000 per claim for general liability and automobile liability, and up to \$500,000 for travel accidents and sickness for participants traveling on college international trips, including security and evacuation coverage. Foreign voluntary compensation claims made against the college are subject to state of hire statutory limit.

Example: A student becomes ill while traveling abroad on college trip requiring medical attention. Contact Global Assistance for referral for medical treatment or emergency medical evacuation assistance including insurance medical claims coordination and direct billing to medical providers where available.

Lead Contact: Tony Ganstine

Liability - General & Automobile State of Florida

Contribution: College \$0; FCSRMC \$200,000 per person, \$300,000 per occurrence (FS 768.28).

Miscellaneous: Lease vehicles (vehicles must be leased for one year or longer) Consortium Loss Fund will cover minimum requirements of \$100K/300K/\$50K (FS 324.201(9)(b)).

Example: If occurring within the State of Florida, the maximum limit will be \$200,000 per person, \$300,000 per occurrence.

Lead Contact: Tony Ganstine

Liability - Excess

State of Florida, Federal & Other States

Contribution: College \$0; FCSRMC \$500,000

Carrier: Safety National will cover up to \$500,000,000 per occurrence with a \$10,000,000 aggregate limit. Coverage includes drone liability, sexual abuse and sexual molestation.

Example: If a college is adjudicated liable for damages, the maximum the Consortium Loss Fund will pay is \$500,000. Safety National will cover losses up to \$5,000,000, including defense costs, above the \$500,000 contribution.

Lead Contact: Tony Ganstine

Network Security & Privacy Liability (Cyber)

Contribution: College \$10,000; FCSRMC \$240,000/\$490,000

Carrier: Lloyds of London/Brit will cover the losses up to \$7,000,000 per college aggregate, \$21,000,000 policy aggregate limit excess of deductibles.

Description: Coverage will indemnify for expenses related to network security failures and/or unauthorized access to personally identifiable information.

Example: A college employee loses a laptop that has a file with employee personal identifiable information (Names, SSNs, Addresses, etc.). Once the extent of the potential breach is determined, the services necessary to respond for the affected individuals will be established.

Lead Contact: Chauncey Fagler

Property (Including Automobile Physical Damage & Fine Arts)

Contribution: College \$10,000 except automobile/watercraft physical damage \$5,000, long term leased vehicle \$1,000, fine arts \$5,000 per item or \$10,000 per occurrence; theft \$5,000 per item or \$10,000 per occurrence; FCSRMC up to \$1,000,000 except flood \$2,500,000 and named hurricane 5% of affected values subject to a \$20,000,000 minimum.

Carrier: See chart for property excess layers.

Miscellaneous: Layered program with \$125,000,000 per occurrence limit except Flood/Earthquake limited to annual aggregate of \$25,000,000 annual aggregate limit.

Fine Arts: Coverage is for owned art and for non-owned art if college has a contractual obligation.

Terrorism: Coverage up to \$50,000,000 per occurrence above college deductible.

Example: If a college incurs a loss, other than a named hurricane or flood, the college will pay the first \$10,000, the Consortium Loss Fund will pay the next \$990,000. This applies to property owned or leased by the college. If Automobile Physical Damage occurs, the college will pay the first \$5,000, the Consortium Loss Fund will pay up to current Actual Cash Value.

Lead Contact: Natalie Dyksterhouse

Workers' Compensation Part 1 (Statutory) & Part 2 (Employer's Liability)

Contribution: College \$0; FCSRMC \$750,000 of each accident for Florida claims only.

Carrier: Safety National Casualty Corporation will cover up to statutory limits (unlimited) per claim and will cover up to \$5,000,000 bodily injury each accident; \$5,000,000 bodily injury by disease each employee for Florida claims only.

Miscellaneous: Coverage extends to all employees, as defined by FS 440 (Florida Only). Coverage also extends to employees living and working outside of Florida (other than States of North Dakota, Ohio, Washington & Wyoming) so long as the college has reported out of state payroll to FCSRMC.

Lead Contact: Tony Ganstine

**FCSRMC Calculation of Property/Casualty Assessment
2025-2026 Fiscal Year**

College	25-26 Other Cost Per Member	25-26 Property Cost Per Member	25-26 WC Cost Per Member	25-26 Assessment	24-25 Assessment	Difference	% Change	Est WC Self-Insurance Assessment	25-26 75% Confidence Level All Other Losses	25-26 75% Confidence Level CAT Funding	Due 3/1	Due 7/1	25-26 Total Assessment	24-25 Total Assessment	% Difference
BroC	\$ 811,472	\$ 1,539,866	\$ 335,125	\$ 2,686,462	\$ 2,828,965	\$ (142,503)	-5%	\$ 3,434	\$ 127,572	\$ 440,727	\$ 1,084,921	\$ 2,169,841	\$ 3,254,762	\$ 3,373,382	-4%
CC	\$ 49,112	\$ 327,111	\$ 37,979	\$ 414,202	\$ 435,521	\$ (21,319)	-5%	\$ 399	\$ 7,721	\$ 93,623	\$ 171,849	\$ 343,697	\$ 515,546	\$ 528,379	-2%
CCF	\$ 160,358	\$ 707,167	\$ 82,662	\$ 950,187	\$ 992,264	\$ (42,077)	-4%	\$ 865	\$ 25,210	\$ 202,399	\$ 392,599	\$ 785,197	\$ 1,177,796	\$ 1,199,521	-2%
CFK	\$ 34,331	\$ 270,837	\$ 27,287	\$ 332,455	\$ 347,607	\$ (15,152)	-4%	\$ 292	\$ 5,397	\$ 77,517	\$ 138,456	\$ 276,913	\$ 415,369	\$ 422,864	-2%
DSC	\$ 364,766	\$ 1,268,190	\$ 245,170	\$ 1,878,126	\$ 1,947,322	\$ (69,196)	-4%	\$ 2,491	\$ 57,345	\$ 362,971	\$ 766,147	\$ 1,532,295	\$ 2,298,442	\$ 2,332,427	-1%
EFSC	\$ 352,369	\$ 1,221,472	\$ 220,927	\$ 1,794,768	\$ 1,868,748	\$ (73,979)	-4%	\$ 6,645	\$ 55,396	\$ 349,600	\$ 733,255	\$ 1,466,509	\$ 2,199,764	\$ 2,245,115	-2%
FGC	\$ 76,474	\$ 296,553	\$ 38,228	\$ 411,255	\$ 447,741	\$ (36,486)	-8%	\$ 406	\$ 12,023	\$ 84,877	\$ 169,385	\$ 338,770	\$ 508,155	\$ 538,324	-6%
FSWSC	\$ 339,091	\$ 999,059	\$ 135,299	\$ 1,473,449	\$ 1,543,727	\$ (70,278)	-5%	\$ 1,405	\$ 53,309	\$ 285,942	\$ 604,233	\$ 1,208,467	\$ 1,812,700	\$ 1,861,696	-3%
GCSC	\$ 121,992	\$ 634,993	\$ 90,316	\$ 847,301	\$ 899,556	\$ (52,255)	-6%	\$ 934	\$ 19,179	\$ 181,742	\$ 349,407	\$ 698,815	\$ 1,048,222	\$ 1,082,735	-3%
HCC	\$ 643,412	\$ 1,276,273	\$ 201,520	\$ 2,121,205	\$ 2,290,495	\$ (169,290)	-7%	\$ 2,102	\$ 101,152	\$ 365,284	\$ 862,547	\$ 1,725,094	\$ 2,587,641	\$ 2,752,821	-6%
IRSC	\$ 394,623	\$ 1,399,814	\$ 209,499	\$ 2,003,936	\$ 2,167,063	\$ (163,128)	-8%	\$ 2,153	\$ 62,039	\$ 400,643	\$ 822,206	\$ 1,644,412	\$ 2,466,618	\$ 2,606,807	-5%
LSSC	\$ 124,780	\$ 420,362	\$ 57,827	\$ 602,969	\$ 641,223	\$ (38,254)	-6%	\$ 608	\$ 19,617	\$ 120,312	\$ 247,633	\$ 495,266	\$ 742,898	\$ 773,823	-4%
MDC	\$ 1,619,753	\$ 4,852,262	\$ 726,736	\$ 7,198,751	\$ 7,420,848	\$ (222,096)	-3%	\$ 7,364	\$ 254,643	\$ 1,388,774	\$ 2,947,390	\$ 5,894,779	\$ 8,842,169	\$ 8,929,919	-1%
NFC	\$ 31,470	\$ 157,530	\$ 27,575	\$ 216,575	\$ 216,392	\$ 183	0%	\$ 294	\$ 4,947	\$ 45,087	\$ 88,870	\$ 177,740	\$ 266,609	\$ 261,713	2%
NWFSC	\$ 128,338	\$ 689,781	\$ 64,370	\$ 882,488	\$ 928,379	\$ (45,890)	-5%	\$ 675	\$ 20,176	\$ 197,423	\$ 366,696	\$ 733,392	\$ 1,100,088	\$ 1,127,302	-2%
PBSC	\$ 607,467	\$ 1,221,462	\$ 262,558	\$ 2,091,487	\$ 2,238,031	\$ (146,544)	-7%	\$ 2,697	\$ 95,501	\$ 349,597	\$ 845,528	\$ 1,691,056	\$ 2,536,584	\$ 2,663,415	-5%
PHSC	\$ 236,465	\$ 823,800	\$ 84,760	\$ 1,145,025	\$ 1,204,790	\$ (59,765)	-5%	\$ 884	\$ 37,175	\$ 235,781	\$ 472,660	\$ 945,321	\$ 1,417,981	\$ 1,458,736	-3%
PeSC	\$ 217,246	\$ 941,932	\$ 106,770	\$ 1,265,949	\$ 1,318,430	\$ (52,481)	-4%	\$ 1,106	\$ 34,153	\$ 269,592	\$ 523,231	\$ 1,046,463	\$ 1,569,694	\$ 1,596,813	-2%
PoSC	\$ 219,703	\$ 620,631	\$ 119,339	\$ 959,674	\$ 963,037	\$ (3,363)	0%	\$ 1,235	\$ 34,540	\$ 177,632	\$ 390,615	\$ 781,230	\$ 1,171,845	\$ 1,159,006	1%
SJRSC	\$ 158,634	\$ 442,544	\$ 106,294	\$ 707,472	\$ 748,391	\$ (40,919)	-5%	\$ 1,092	\$ 24,939	\$ 126,661	\$ 286,358	\$ 572,715	\$ 859,073	\$ 889,698	-3%
SPC	\$ 543,207	\$ 1,571,711	\$ 319,991	\$ 2,434,909	\$ 2,666,318	\$ (231,409)	-9%	\$ 3,247	\$ 85,398	\$ 449,842	\$ 990,050	\$ 1,980,099	\$ 2,970,149	\$ 3,190,844	-7%
SF	\$ 370,892	\$ 873,560	\$ 227,161	\$ 1,471,613	\$ 1,460,618	\$ 10,994	1%	\$ 2,321	\$ 58,308	\$ 250,023	\$ 593,315	\$ 1,186,629	\$ 1,779,944	\$ 1,751,002	2%
SSC	\$ 381,052	\$ 913,681	\$ 189,697	\$ 1,484,429	\$ 1,526,933	\$ (42,504)	-3%	\$ 1,956	\$ 59,906	\$ 261,506	\$ 601,947	\$ 1,203,894	\$ 1,805,841	\$ 1,833,073	-1%
SFSC	\$ 94,117	\$ 471,307	\$ 92,097	\$ 657,520	\$ 686,400	\$ (28,880)	-4%	\$ 2,512	\$ 14,796	\$ 134,893	\$ 269,070	\$ 538,140	\$ 807,210	\$ 823,218	-2%
SCFMS	\$ 214,972	\$ 673,968	\$ 113,078	\$ 1,002,017	\$ 1,071,115	\$ (69,098)	-6%	\$ 1,174	\$ 33,796	\$ 192,897	\$ 409,570	\$ 819,140	\$ 1,228,711	\$ 1,284,929	-4%
TSC	\$ 353,910	\$ 990,114	\$ 191,958	\$ 1,535,981	\$ 1,624,763	\$ (88,782)	-5%	\$ 1,971	\$ 55,639	\$ 283,382	\$ 625,001	\$ 1,250,001	\$ 1,875,002	\$ 1,942,258	-3%
VC	\$ 1,221,646	\$ 1,659,024	\$ 472,444	\$ 3,353,114	\$ 3,675,862	\$ (322,748)	-9%	\$ 4,817	\$ 192,056	\$ 474,832	\$ 1,340,001	\$ 2,680,002	\$ 4,020,002	\$ 4,331,256	-7%
Total	\$ 9,871,651	\$ 27,265,001	\$ 4,786,666	\$ 41,923,318	\$ 44,160,538	\$ (2,237,219)	-5%	\$ 55,079	\$ 1,551,934	\$ 7,803,561	\$ 17,092,938	\$ 34,185,876	\$ 51,278,813	\$ 52,961,074	-3%

Allocations are rounded to the dollar

Workers' Compensation Experience Rating

College	WC CODE 7383			WC CODE 8868			WC CODE 9101			TOTAL PAYROLL	MANUAL PREMIUMS	EXP MOD 3-1-24	MODIFIED PREMIUM	Estimated Assessments
	PAYROLL	RATE	PREMIUM	PAYROLL	RATE	PREMIUM	PAYROLL	RATE	PREMIUM					
BroC	\$ -	3.29	\$ -	\$ 117,890,832	0.37	\$ 436,196	\$ 5,561,673	2.37	\$ 131,812	\$ 123,452,505	\$ 568,008	0.59	\$ 335,125	\$ 3,434
CC	\$ 3,523	3.29	\$ 116	\$ 9,568,181	0.37	\$ 35,402	\$ 727,018	2.37	\$ 17,230	\$ 10,298,722	\$ 52,749	0.72	\$ 37,979	\$ 399
CCF	\$ -	3.29	\$ -	\$ 30,003,295	0.37	\$ 111,012	\$ 1,657,488	2.37	\$ 39,282	\$ 31,660,783	\$ 150,295	0.55	\$ 82,662	\$ 865
DSC	\$ -	3.29	\$ -	\$ 52,438,734	0.37	\$ 194,023	\$ 3,842,099	2.37	\$ 91,058	\$ 56,280,833	\$ 285,081	0.86	\$ 245,170	\$ 2,491
EFSC	\$ -	3.29	\$ -	\$ 43,013,805	0.37	\$ 159,151	\$ 3,201,581	2.37	\$ 75,877	\$ 46,215,386	\$ 235,029	0.94	\$ 220,927	\$ 6,645
FGC	\$ -	3.29	\$ -	\$ 14,051,774	0.37	\$ 51,992	\$ 178,308	2.37	\$ 4,226	\$ 14,230,082	\$ 56,217	0.68	\$ 38,228	\$ 406
CFK	\$ -	3.29	\$ -	\$ 8,798,625	0.37	\$ 32,555	\$ 121,637	2.37	\$ 2,883	\$ 8,920,262	\$ 35,438	0.77	\$ 27,287	\$ 292
FSWSC	\$ -	3.29	\$ -	\$ 45,994,283	0.37	\$ 170,179	\$ 2,495,394	2.37	\$ 59,141	\$ 48,489,677	\$ 229,320	0.59	\$ 135,299	\$ 1,405
GCSC	\$ -	3.29	\$ -	\$ 23,487,664	0.37	\$ 86,904	\$ 1,218,767	2.37	\$ 28,885	\$ 24,706,431	\$ 115,789	0.78	\$ 90,316	\$ 934
HCC	\$ -	3.29	\$ -	\$ 84,758,074	0.37	\$ 313,605	\$ 1,685,161	2.37	\$ 39,938	\$ 86,443,235	\$ 353,543	0.57	\$ 201,520	\$ 2,102
IRSC	\$ -	3.29	\$ -	\$ 57,787,497	0.37	\$ 213,814	\$ 4,171,767	2.37	\$ 98,871	\$ 61,959,264	\$ 312,685	0.67	\$ 209,499	\$ 2,153
LSSC	\$ 30,000	3.29	\$ 987	\$ 21,296,570	0.37	\$ 78,797	\$ 446,030	2.37	\$ 10,571	\$ 21,772,600	\$ 90,355	0.64	\$ 57,827	\$ 608
MDC	\$ -	3.29	\$ -	\$ 236,014,100	0.37	\$ 873,252	\$ 18,906,600	2.37	\$ 448,086	\$ 254,920,700	\$ 1,321,339	0.55	\$ 726,736	\$ 7,364
NFC	\$ -	3.29	\$ -	\$ 7,866,098	0.37	\$ 29,105	\$ 365,825	2.37	\$ 8,670	\$ 8,231,923	\$ 37,775	0.73	\$ 27,575	\$ 294
NWFSC	\$ 133,262	3.29	\$ 4,384	\$ 22,381,741	0.37	\$ 82,812	\$ 631,969	2.37	\$ 14,978	\$ 23,146,972	\$ 102,174	0.63	\$ 64,370	\$ 675
PBSC	\$ 23,120	3.29	\$ 761	\$ 86,169,218	0.37	\$ 318,826	\$ 4,100,081	2.37	\$ 97,172	\$ 90,292,419	\$ 416,759	0.63	\$ 262,558	\$ 2,697
PHSC	\$ -	3.29	\$ -	\$ 28,284,084	0.37	\$ 104,651	\$ 1,352,684	2.37	\$ 32,059	\$ 29,636,768	\$ 136,710	0.62	\$ 84,760	\$ 884
PeSC	\$ 42,176	3.29	\$ 1,388	\$ 31,603,902	0.37	\$ 116,934	\$ 1,352,690	2.37	\$ 32,059	\$ 32,998,768	\$ 150,381	0.71	\$ 106,770	\$ 1,106
PoSC	\$ 9,000	3.29	\$ 296	\$ 37,000,000	0.37	\$ 136,900	\$ 925,000	2.37	\$ 21,923	\$ 37,934,000	\$ 159,119	0.75	\$ 119,339	\$ 1,235
SJRSC	\$ 10,403	3.29	\$ 342	\$ 23,504,536	0.37	\$ 86,967	\$ 1,592,541	2.37	\$ 37,743	\$ 25,107,480	\$ 125,052	0.85	\$ 106,294	\$ 1,092
SPC	\$ -	3.29	\$ -	\$ 78,376,775	0.37	\$ 289,994	\$ 7,915,813	2.37	\$ 187,605	\$ 86,292,588	\$ 477,599	0.67	\$ 319,991	\$ 3,247
SF	\$ -	3.29	\$ -	\$ 56,953,302	0.37	\$ 210,727	\$ 2,941,723	2.37	\$ 69,719	\$ 59,895,025	\$ 280,446	0.81	\$ 227,161	\$ 2,321
SSC	\$ 12,254	3.29	\$ 403	\$ 56,827,730	0.37	\$ 210,263	\$ 2,384,530	2.37	\$ 56,513	\$ 59,224,514	\$ 267,179	0.71	\$ 189,697	\$ 1,956
SFSC	\$ -	3.29	\$ -	\$ 14,974,232	0.37	\$ 55,405	\$ 1,548,186	2.37	\$ 36,692	\$ 16,522,418	\$ 92,097	1.00	\$ 92,097	\$ 2,512
SCFMS	\$ -	3.29	\$ -	\$ 37,735,378	0.37	\$ 139,621	\$ 924,833	2.37	\$ 21,919	\$ 38,660,211	\$ 161,539	0.70	\$ 113,078	\$ 1,174
TCC	\$ -	3.29	\$ -	\$ 48,663,978	0.37	\$ 180,057	\$ 4,141,053	2.37	\$ 98,143	\$ 52,805,031	\$ 278,200	0.69	\$ 191,958	\$ 1,971
VC	\$ -	3.29	\$ -	\$ 162,330,069	0.37	\$ 600,621	\$ 11,572,799	2.37	\$ 274,275	\$ 173,902,868	\$ 874,897	0.54	\$ 472,444	\$ 4,817
Total	\$ 263,738		\$ 8,677	\$ 1,437,774,477		\$ 5,319,766	\$ 85,963,250		\$ 2,037,329	\$ 1,524,001,465	\$ 7,365,772		\$ 4,786,666	\$ 55,079



OPTIONAL PROGRAMS



Allied Health (Malpractice)

TYPE OF COVERAGE:

Professional liability for acts of students involved in reported curriculums of Allied Health programs. Vicarious liability for faculty and college as result of student acts.

COLLEGE:

There is no college deductible.

INSURANCE CARRIER:

The American Casualty Company of Reading, PA (CNA) will pay claims up to \$2 million per incident / \$5 million aggregate per college.

OTHER:

Policy is on a "per occurrence" basis. Certificate Holders can be added as an Additional Insured for \$50.

Lead Contact: Brandon Gilliam

Student Accident (Education/ Training)

TYPE OF COVERAGE:

Medical accident coverage for students who are injured while participating in reported curriculums. Coverage is EXCESS over other insurance - if no other insurance policy, this coverage will act as primary.

COLLEGE:

There is no college deductible.

CLAIMS:

A-G Specialty Insurance will pay claims. Hartford is the insurance carrier. Initial treatment must be received within 26 weeks of the injury and is subject to a 104 week benefit period. This Policy will pay claims up to \$25,000 for medical expenses (no aggregate) and up to \$25,000 for accidental death and dismemberment subject to a \$2,000,000 aggregate.

OTHER:

Claim form must be submitted within 30 days of incident to A-G Specialty Insurance.

Lead Contact: Brandon Gilliam

Intercollegiate Athletic Accident

TYPE OF COVERAGE:

Medical accident policy for students participating in intercollegiate athletic program(s). Coverage is EXCESS over other insurance – if no other insurance policy, this coverage will act as primary.

COLLEGE:

There is no college deductible.

CLAIMS:

Mutual of Omaha will pay claims. Initial treatment must be received within 90 days of the injury and is subject to a 104 week benefit period. Mutual of Omaha is insurance carrier.

COVERAGE:

Basic policy provides \$25,000 medical per claim (no aggregate) and \$10,000 AD&D aggregate limit of \$1,000,000 (Air accident only). Catastrophic policy provides \$5,000,000 per claim on a lifetime basis with \$25,000 deductible, which is satisfied by the basic policy.

OTHER:

Claim form should be submitted within 30 days of the injury.

Lead Contact: Brandon Gilliam



ALLIED HEALTH & STUDENT ACCIDENT



Allied Health & Student Accident Allocations

2025 ALLIED HEALTH ENROLLMENT

College Name	BC	CC	CCF	CFK	DSC	EFSC	FGC	FSWSC
Total Student Enrollment Count	1,946	157	889	275	1,873	1,624	649	1,592
Additional Insureds	6	1	0	3	4	0	0	0
Total Enrollment Premium (\$8.56 each)	\$16,657.76	\$1,343.92	\$7,609.84	\$2,354.00	\$16,032.88	\$13,901.44	\$5,555.44	\$13,627.52
Total Additional Insured Premium (\$50 each)	\$300.00	\$50.00	\$0.00	\$150.00	\$200.00	\$0.00	\$0.00	\$0.00
FIGA Fee	\$167.36	\$13.50	\$76.46	\$23.65	\$161.09	\$139.67	\$55.82	\$136.92
Grand Total	\$17,125.12	\$1,407.42	\$7,686.30	\$2,527.65	\$16,393.97	\$14,041.11	\$5,611.26	\$13,764.44

2025 ALLIED HEALTH ENROLLMENT

College Name	FSCJ	GCSC	HCC	IRSC	LSSC	MDC	NFC	NWFSC
Total Student Enrollment Count	1,861	773	1,411	1,085	404	4,462	171	685
Additional Insureds	1	1	0	0	0	3	1	0
Total Enrollment Premium (\$8.56 each)	\$15,930.16	\$6,616.88	\$12,078.16	\$9,287.60	\$3,458.24	\$38,194.72	\$1,463.76	\$5,863.60
Total Additional Insured Premium (\$50 each)	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$150.00	\$50.00	\$0.00
FIGA Fee	\$160.05	\$66.48	\$121.35	\$93.31	\$34.75	\$383.75	\$14.71	\$58.91
Grand Total	\$16,140.21	\$6,733.36	\$12,199.51	\$9,380.91	\$3,492.99	\$38,728.47	\$1,528.47	\$5,922.51

2025 ALLIED HEALTH ENROLLMENT

College Name	PBSC	PHSC	PeSC	PoSC	SJRSC	SPC	SFC	SSC
Total Student Enrollment Count	2,405	849	1,135	681	456	2,232	730	1,089
Additional Insureds	0	0	0	0	1	2	0	0
Total Enrollment Premium (\$8.56 each)	\$20,586.80	\$7,267.44	\$9,715.60	\$5,829.36	\$3,903.36	\$19,105.92	\$6,248.80	\$9,321.84
Total Additional Insured Premium (\$50 each)	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$100.00	\$0.00	\$0.00
FIGA Fee	\$206.84	\$73.02	\$97.61	\$58.57	\$39.22	\$191.96	\$62.78	\$93.66
Grand Total	\$20,793.64	\$7,340.46	\$9,813.21	\$5,887.93	\$3,992.58	\$19,397.88	\$6,311.58	\$9,415.50

2025 ALLIED HEALTH ENROLLMENT

College Name	SFSC	SCFMS	TSC	VC	Total Enrollment Students
Total Student Enrollment Count	542	588	2,903	678	34,145
Additional Insureds	0	5	0	0	28
Total Enrollment Premium (\$8.56 each)	\$4,639.52	\$5,033.28	\$24,849.68	\$5,803.68	
Total Additional Insured Premium (\$50 each)	\$0.00	\$250.00	\$0.00	\$0.00	
FIGA Fee	\$46.61	\$50.57	\$249.67	\$58.31	
Grand Total	\$4,686.13	\$5,333.85	\$25,099.35	\$5,861.99	296,617.81

2025 STUDENT ACCIDENT (Non-Athletic)

* Nonparticipating colleges *NPC*	BC	CC	CCF	CFK	DSC	EFSC	FGC	FSWSC	GCSC
TOTAL STUDENT ENROLLMENT COUNT	3404	333	4204	471	2105	2845	0	2059	1822
PREMIUM (4.25 per Student)	\$14,467.00	\$1,415.25	\$17,867.00	\$2,001.75	\$8,946.25	\$12,091.25	\$0.00	\$8,750.75	\$7,743.50

2025 STUDENT ACCIDENT (Non-Athletic)

* Nonparticipating colleges *NPC*	HCC	IRSC	LSSC	MDC	NFC	NWFSC	PBSC	PHSC	PeSC
TOTAL STUDENT ENROLLMENT COUNT	2811	1999	1128	3871	285	1684	1416	2635	1780
PREMIUM (4.25 per Student)	\$11,946.75	\$8,495.75	\$4,794.00	\$16,451.75	\$1,211.25	\$7,157.00	\$6,018.00	\$11,198.75	\$7,565.00

2025 STUDENT ACCIDENT (Non-Athletic)

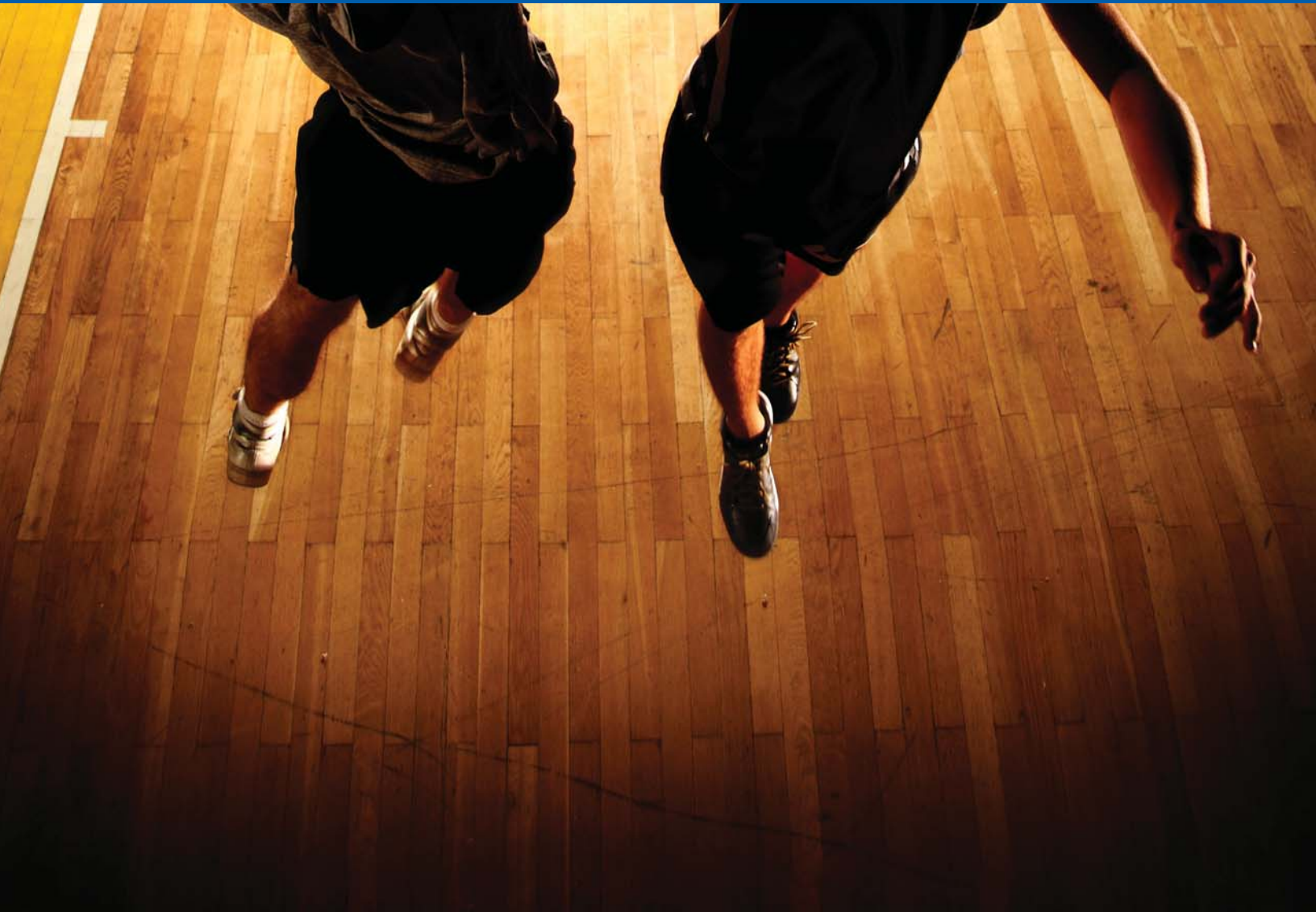
* Nonparticipating colleges *NPC*	PoSC	SJRSC	SPC	SFC	SSC	SFSC	SCFMS	TSC	VC
TOTAL STUDENT ENROLLMENT COUNT	1125	1001	2349	855	5133	855	853	3990	2283
PREMIUM (4.25 per Student)	\$4,781.25	\$4,254.25	\$9,983.25	\$3,633.75	\$21,815.25	\$3,633.75	\$3,625.25	\$16,957.50	\$9,702.75

2025 STUDENT ACCIDENT (Non-Athletic)

* Nonparticipating colleges *NPC*	ENROLLEMENT TOTAL STUDENTS
TOTAL STUDENT ENROLLMENT COUNT	53296
PREMIUM (4.25 per Student)	\$226,508.00

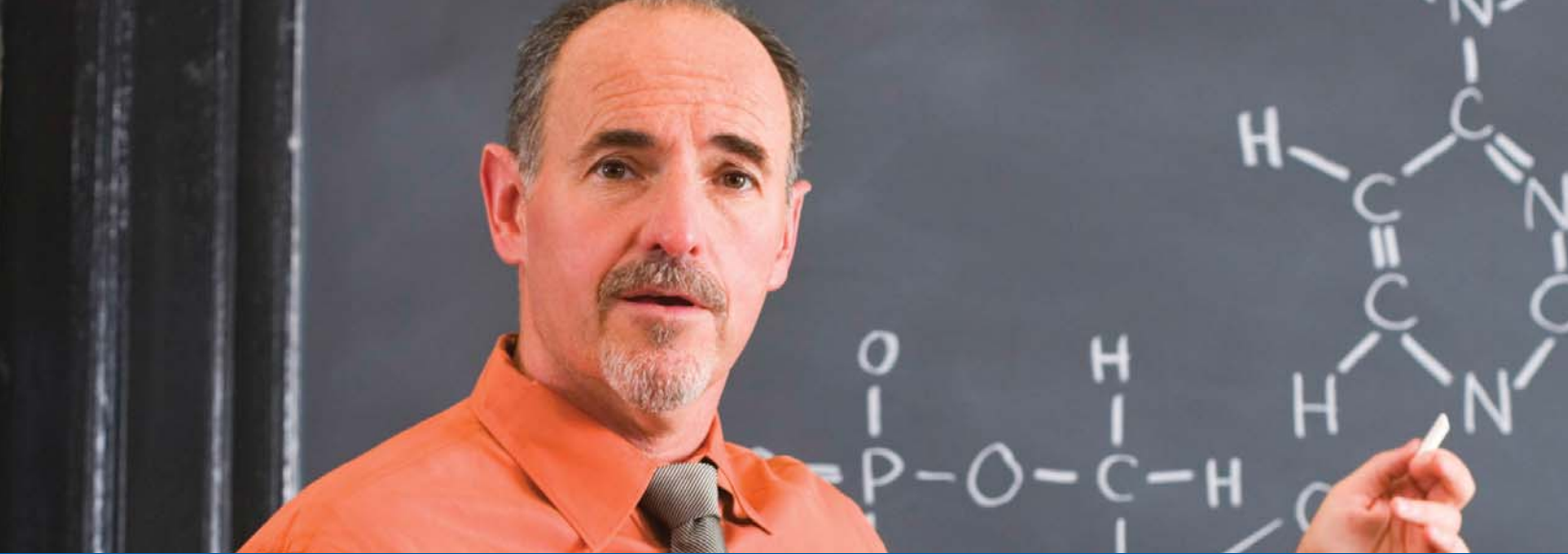


INTERCOLLEGIATE ATHLETIC ACCIDENT



2025 - 2026 Intercollegiate Athletics

School	2025 Allocation based on 60% Claim Weight		Catastrophic Premium
	Basic Premium	Difference (2025 - 2024)	
Chipola College	\$181,705	\$36,668	\$7,475
College of Central Florida	\$35,842	-\$18,953	\$7,475
Daytona State College	\$93,166	-\$37,431	\$7,475
Eastern Florida State College	\$152,500	-\$2,966	\$7,475
Florida Southwestern State College	\$35,706	\$17,979	\$7,475
Gulf Coast State College	\$161,238	\$77,074	\$7,475
Hillsborough Community College	\$32,783	-\$14,341	\$7,475
Indian River State College	\$56,761	-\$3,500	\$7,475
Lake-Sumter State College	\$14,799	-\$5,429	\$7,475
Northwest Florida State College	\$115,698	-\$3,285	\$7,475
Palm Beach State College	\$30,787	-\$24,323	\$7,475
Pasco-Hernando State College	\$32,968	-\$6,573	\$7,475
Pensacola State College	\$125,965	-\$34,651	\$7,475
Polk State College	\$47,969	\$18,302	\$7,475
St Johns River State College	\$50,598	-\$5,369	\$7,475
Saint Petersburg College	\$40,169	-\$3,283	\$7,475
Santa Fe College	\$71,151	\$678	\$7,475
Seminole State College of Florida	\$21,974	-\$12,144	\$7,475
South Florida State College	\$9,191	-\$583	\$7,475
State College of Florida, Manatee	\$25,173	\$6,456	\$7,475
Tallahassee Community College	\$72,730	-\$1,912	\$7,475
TOTAL	\$1,408,873	-\$17,586	\$156,975



EMPLOYEE BENEFIT PLANS FUNDING



P&C Fund Balance Options:

Transfer the remaining EBP fund balance to the P&C fund balance to cover future losses (catastrophic hurricanes, fires, liability, etc.)

- FCSRMC Property Deductible: 5% of each damaged building, with a \$20M minimum.
- In 2024, FCSRMC experienced over \$24M in retained property losses.
- Transferring to the P&C fund balance lowers the risk of special assessments in the future.

Other Options:

Risk Management Manual - September 2024 Revision

Risk Management Employee Benefit Plans Program Participation

Page 27 - PROGRAM CANCELLATION

- In the event this program is terminated, the Consortium shall be responsible for all claims incurred during the period of the program.
- A college participating in the program on the date of termination shall be responsible for all claims incurred on or after 12:01 a.m. on the day following the date of termination.
- Funds remaining in the program after all liabilities have been met shall be returned on a pro-rata basis to all colleges participating at the time of discontinuance.
 - Is the “pro-rata basis” calculated using each college’s participating *employee* headcount?
 - Is it based on participating *member* headcount?
 - Is it calculated based on the percentage of total “premium” revenue paid by each college, and if so, over what period of time?
- **Cumulative MLR** – A cumulative medical loss ratio (MLR) over a ten-year period will be calculated for each college to determine the dollars returned at the college level. Note that using the MLR methodology necessitates that a look-back period be as long as reasonably possible (ten years satisfies this need), as otherwise the smaller colleges could be disproportionately (and maybe unfairly) impacted. Colleges with less time in the pool than the ten-year period will be evaluated based on their actual time in the pool; note that this works in this instance, as all colleges with fewer than ten years in the program are large enough to achieve full credibility with the time they have participated.
- **Blended Method:** Use a 50/50 weighting of the results of a pro-rata distribution and the cumulative MLR to determine the distribution amount by college.

FCSRMC

FLORIDA COLLEGE SYSTEM RISK MANAGEMENT CONSORTIUM

June 17 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Dr. Tonjua Williams, President



SUBJECT: Personnel Report

Approval is sought for the following recommended personnel transactions:

HIRE Budgeted Administrative & Professional			
Name	Title	Department/Location	Effective Date
Blinkhorn, Allyson	Social Media Manager	Marketing & Strategic Comm	4/28/2025
Deonarinesingh, Sarah	Assistant Dean	Ethics TS	5/19/2025
Nguyen-Vo, Lan	Mgr, PS Stud Syst Dev	Information Technology	3/31/2025
O'rorke, Jaelyn K	Reference & Instruction Librn	Learning Resources	4/28/2025

TRANSFER/PROMOTION Budgeted Administrative & Professional			
Name	Title	Department/Location	Effective Date
Beach Zarobinski, Emma	Career & Academic Advisor	Associate Provost Office HC	5/3/2025
Biferie, William D	Career & Academic Advisor	Counseling & Advisement SPG	5/17/2025
Reynolds, Eric T	Operational Tech Analyst	Information Technology	4/12/2025
Sintes, Nicholas M	Executive Student Svcs Dir	Financial Assistance Services	4/26/2025
Smith, Shilo M	Assoc Dir, Learning Rs	Learning Resources	5/10/2025

HIRE Budgeted Career Service			
Name	Title	Department/Location	Effective Date
Benson, John G	Materials Mgmt Assistant	Facilities Services SPG	5/19/2025
Buddemeier, Laura A	Student Support Advisor	Financial Assistance Services	4/21/2025
Byrne Peterson, Siobhan M	Administrative Svcs Specialist	Collegiate High School -Tarpon	4/7/2025
Crisci, Sara M	Administrative Svcs Specialist	Emergency Medical Services HC	4/21/2025
Delle Fave, Joseph	Security Officer	Campus Security CL	5/19/2025

Finch, Ian K	Sr Tech Support Specialist	Information Technology Systems	4/8/2025
Gonzalez, Alfredo	Sr Administrative Svcs Assist	Associate Provost Office AC	4/7/2025
Hart, Brianna M	Administrative Svcs Specialist	Provost Office CL	3/31/2025
Hull, Ja'Lynn E	Student Support Specialist	Provost Office TS	4/28/2025
Martinez, Sofia	Sr Materials Mgmt Specialist	Asset Management	4/7/2025
McHugh, Jett A	Sr Administrative Svcs Assist	Admissions & Central Records	3/31/2025
Rivera, Luis Daniel	Facilities Specialist	Maintenance Services CL	4/21/2025
Tedder, Mckayla R	Instruct Support Specialist	Learning Resources	4/7/2025
Vigilante, Micheal A	Sr Tech Support Specialist	Desktop Software Support	5/5/2025
Zien, Livia L	Instructional Supp Specialist	Learning Resources	5/12/2025

TRANSFER/PROMOTION Budgeted Career Service			
Name	Title	Department/Location	Effective Date
Bowman, Luke	Sr Tech Support Specialist	Desktop Software Support	3/29/2025
Carcich, Michael J	(Acting) Facilities Supervisor	Facilities Construction & Plan	3/29/2025
Dimick, Travis L	Materials Mgmt Assistant	Mail & Distribution	5/3/2025
Henry-Harris, Zechariah	Sr InstructionalSupportSpeclst	Student Services	4/5/2025

RENEWAL CONTRACT Budgeted Administrative & Professional			
Name	Title	Department/Location	Effective Date

FACULTY			
Name	Title	Department/Location	Effective Date

SUPPLEMENTAL Temporary			
Name	Title	Department/Location	Effective Date
Baldwin, William M	Adjunct Faculty	College of Health Sciences	5/19/2025
Bania, Clayton A	Adjunct Faculty	Natural Science CL	4/28/2025
Barnett, Eartha E	Project Deliverable-Flat Amt	Baccalaureate Programs	4/4/2025
Bell, Alan J	Professional Trainer-OPS	Emergency Medical Services HC	5/13/2025
Blinn, David H	Adjunct Faculty, Bach	Business Administration SP	4/9/2025
Bronk, Alana J	Adjunct Faculty, Bach	Baccalaureate Biology	4/14/2025
Buschman, Gregory A	Project Deliverable-Flat Amt	Online Learning and Services	4/26/2025
Butz, Floyd	Project Deliverable-HourlyRate	College of Health Sciences	5/15/2025
Castillo Andino, Franklin R	Project Deliverable-Flat Amt	Workforce & Prof Development	5/13/2025
Cheskidova, Svetlana I	Faculty - supplemental	Mathematics DT	4/15/2025
Colson, Judy C	OPS Career Level 4	Early College/Dual Enrollment	4/14/2025
Crews, Michael J	Project Deliverable-Flat Amt	Learning Resources	4/10/2025
Curran, Ian P	Professional Trainer-OPS	Emergency Medical Services HC	5/13/2025
Delgado, Margaret	Project Deliverable-HourlyRate	Communications CL	4/3/2025

Dodda, Laura	Adjunct Faculty	Natural Science CL	5/19/2025
Dykens, Bradford A	Professional Trainer-OPS	Academic Affairs	4/10/2025
Ernst, Lynn A	Faculty - supplemental	Public Policy & Legal Studies	4/16/2025
Fletcher, Eric A	Adjunct Faculty	Business Administration SP	4/9/2025
Fratus, Earl T	Project Deliverable-Flat Amt	Social & Behavioral Science CL	5/14/2025
Gilleland, Emily C	Adjunct Faculty	Humanities & Fine Arts SE	5/17/2025
Hafer, Leslie S	Faculty - supplemental	Business Administration SP	4/10/2025
Hafer, Leslie S	Faculty - supplemental	Natural Science SPG	4/7/2025
Hughes, Jamie L	Professional, Hourly-OPS	Humanities & Fine Arts SPG	5/16/2025
Janik, Brooke S	Faculty - supplemental	Business Administration SP	4/10/2025
Joyce, Dawn M	Project Deliverable-HourlyRate	Communications SE	4/3/2025
LaCross, Zachary S	OPS Career Level 2	Natural Science CL	4/7/2025
Lambert, David W	Adjunct Faculty, Bach	Business Administration SP	4/9/2025
Lanham, Valerie	Project Deliverable-HourlyRate	Communications TS	4/3/2025
Maisch, Lara L	Project Deliverable-HourlyRate	College of Health Sciences	5/15/2025
Miller, Marie H	Professional, Hourly-OPS	College of Computer & InfoTech	4/3/2025
Moore, Jill C	Project Deliverable-HourlyRate	College of Health Sciences	5/15/2025
Newsom, Tara	Project Deliverable-Flat Amt	Social & Behavioral Science CL	5/14/2025
Palmieri, Melina	Project Deliverable-Flat Amt	Learning Resources	4/3/2025
Pattermann, Bethany	Adjunct Faculty, HTF for HEC	Respiratory Care HC	5/12/2025
Prifti, Bledar	Project Deliverable-Flat Amt	Social & Behavioral Science CL	5/14/2025
Przyborowski, Marta F	Project Deliverable-Flat Amt	Baccalaureate Programs	4/4/2025
Rojas, Leonardo	OPS Career Level 5	Learning Resources	5/19/2025
Smith, Alysha M	Faculty - supplemental	College of Education	5/13/2025
Smith, Tony E	Project Deliverable-HourlyRate	Communications SE	4/3/2025
Stato, Joanne	Professional, Hourly-OPS	Humanities & Fine Arts SE	4/14/2025
Ta, Vy	OPS Career Level 1	Learning Resources	5/12/2025
Taylor, Jeffrey P	Adjunct Faculty	Mathematics CL	4/7/2025
Torres, Genesis	OPS Career Level 5	Learning Resources	5/19/2025
Tuck, Sasha D	Professional, Hourly-OPS	Humanities & Fine Arts SPG	5/16/2025
Vazquez-Rodriguez, Irnis U	OPS Career Level 5	Humanities & Fine Arts CL	5/19/2025
Veeseer-Bobea, Minerva V	Project Deliverable-Flat Amt	Ethics SPG	4/24/2025
Wester, Edison M	OPS Career Level 5	Learning Resources	5/19/2025
Zien, Livia L	Adjunct Faculty	Mathematics SE	4/15/2025

HIRE Temporary			
Name	Title	Department/Location	Effective Date
Bania, Clayton A	Adjunct Faculty, Bach	Natural Science CL	4/28/2025
Barnett, Branden	Adjunct Faculty	Human Services HC	4/14/2025
Bronk, Alana J	Adjunct Faculty	Natural Science CL	4/7/2025
Brooks, Melissa J	Professional Trainer-OPS	Workforce & Prof Development	4/28/2025
Colson, Judy C	OPS Career Level 4	Early College/Dual Enrollment	4/14/2025
Cronley, Mary	Adjunct Faculty	Humanities & Fine Arts CL	4/7/2025

Durden, Emily A	Adjunct Faculty	Human Services HC	4/14/2025
Giardino, Carl	Professional Trainer-OPS	Criminal Justice AC	3/31/2025
Johnson, Lisa	OPS Career Level 3	Provost Office TS	4/28/2025
Kallin, Karen M	Adjunct Faculty	Mathematics CL	4/21/2025
Loring, Sonya R	Adjunct Faculty	Mathematics CL	5/19/2025
Lucas, Ayana	Professional Trainer-OPS	Workforce & Prof Development	5/5/2025
Memic, Maida	Adjunct Faculty, HTF for HEC	Respiratory Care HC	4/28/2025
Meyer, Amanda	Adjunct Faculty	Communications CL	5/12/2025
Mora, Ninascka E	Adjunct Faculty, HTF for HEC	Respiratory Care HC	5/12/2025
Morton, Alexander S	Professional Trainer-OPS	Criminal Justice AC	4/28/2025
Mount, Jason M	Professional Trainer-OPS	Workforce & Prof Development	5/5/2025
Nickorick, Kevin R	Adjunct Faculty	Building Arts CL	4/14/2025
Pham, Tuan T	Adjunct Faculty	Natural Science CL	4/14/2025
Popescu, Adrian	Adjunct Faculty	Natural Science CL	5/19/2025
Santos, Hugo T	Adjunct Faculty, Bach	College of Education	4/7/2025
Slavkin, Christina	Adjunct Faculty	Natural Science TS	4/7/2025
Stato, Joanne	Professional, Hourly-OPS	Humanities & Fine Arts SE	4/14/2025
Taylor, Jeffrey P	Adjunct Faculty	Mathematics CL	4/7/2025
Weinstein, Marc H	Adjunct Faculty, HTF for HEC	Emergency Medical Services HC	4/28/2025
Whiting, Emilia M	OPS Career Level 2	Natural Science SE	4/14/2025
Ziccharella, Laetitia	Professional Trainer-OPS	Workforce & Prof Development	4/7/2025

Darryl Wright-Greene, Chief Human resources and Talent Officer, bringing the actions forward, recommends approval.

GNS - 05.22.2025

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Executive/Administrative/Managerial and Professional Annual Contract Recommendations (2025-26)

Approval is sought for the following recommended personnel transactions concerning Administrative and Professional appointments, which shall be enforced via contracts for employment.




Belinthia Berry, Dean, Workforce and Corporate Relationships; Mia Conza, Vice President Legal and Compliance; Janette Hunt, Vice President, Finance and Business Operations, Patrick Rinard, Vice President, Information Technology, Mark Strickland, Interim Vice President, Student Affairs; Jesse Turtle, Vice President, Institutional Advancement & Foundation Executive Director; Darryl Wright-Greene, Chief Human Resources and Talent Officer; and Tonjua Williams, President, recommend approval

** Resubmitted to reflect updates made to the chart.*

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Faculty Continuing Contract and Annual Appointment Review Process
(Information)

The Deans addressed a number of factors associated with each faculty member as part of the decision-making process for faculty appointments. From §6A-14.0411, Fla. Admin. Code, these factors include:

- Quantifiable measured effectiveness in the performance of faculty duties;
- Continuing professional development;
- Currency and scope of subject matter knowledge;
- Relevant feedback from students, faculty and employers of students;
- Service to the department, College, and community;
- Student Success (such as demonstrated or documented learning gains, course completion rates, graduation and/or certification rates, continued success in subsequent and additional courses or education pursuits, job placement rates)

From Article 8 of the Collective Bargaining Agreement between SPC and UFF, these factors include:

- Self-assessment
- Formal review of course materials
- Formal observation
- Review of student feedback
- Faculty instructional strategies
- Optional peer observation
- Professional development and growth plan
- Contributions outside the classroom to the College

For continuing contract, at least five years of satisfactory service during a period not in excess of seven years are considered, per §6A-14.0411, Fla. Admin. Code.


One faculty member is recommended for continuing contract starting the 2025-2026 academic year, and four faculty are recommended for annual appointments for the 2025-2026 academic year.

Matthew Liao-Troth, Vice President, Academic Affairs

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Faculty Appointment Recommendations

Approval is sought for the following recommended personnel transactions concerning faculty appointments, which shall be enforced via the Collective Bargaining Agreement between SPC and UFF, the Rules and Procedures of the College, and the laws of the State of Florida.

Recommend continuing contract, contingent upon the successful completion of satisfactory service in the current contract year.

Name	Title	Effective Date
Fratus, Earl	Associate Professor	8/1/2025

Recommend annual appointment, contingent upon the successful completion of satisfactory service in the current contract year.


Name	Title	Effective Date
Boros, Lisa	Assistant Professor	8/1/2025 - 7/31/2026
Jasper, Brenda	Assistant Professor	8/1/2025 - 7/31/2026
Largent, Lindsey	Assistant Professor	8/1/2025 - 7/31/2026
Powers, Chrissy	Assistant Professor	8/1/2025 - 7/31/2026

Tonjua Williams, President and Matthew Liao-Troth, Vice President for Academic Affairs, recommend approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Dr. Tonjua Williams, President 

SUBJECT: Naming Opportunities at SPC Palladium

Approval is sought for the following naming opportunities at The Palladium at St. Petersburg College in recognition of the generous contributions made by the following individuals:

Bud and Fran Risser

- Contribution: \$1,000,000
- Naming Recognition: Risser Family Foundation Main Stage (Hough Hall)

Alfred T. May

- Contribution: \$100,000
- Naming Recognition: Al May Parking Lot

Susan Hough Henry

- Contribution: \$50,000
- Naming Recognition: Executive Director's Office (in honor of Paul Wilborn)

Frederic E. McCoy II. & Barbara McCoy

- Contribution: \$50,000
- Naming Recognition: Frederic E. McCoy II. & Barbara McCoy Lobby Bar

Francis & Gertrude Levett Foundation

- Contribution: \$50,000
- Naming Recognition: The Francis & Gertrude Levett Foundation Box Office

Hal Freedman and Willi Rudowsky

- Contribution: \$20,000
- Naming Recognition: Lobby Men's and Women's Restrooms

David and Rebecca "Becky" Ramsey

- Contribution: \$20,000
- Naming Recognition: The David and Becky Ramsey Sound Station

John and Janet Ferguson

- Contribution: \$20,000
- Naming Recognition: The John and Janet Ferguson Technical Office

Frank E. Duckwall Foundation

- Contribution: \$15,000
- Naming Recognition: Duckwall Foundation Workshop

Board of Trustees Rule #6Hx23-6.14 provides guidance on naming St. Petersburg College Facilities. The intent of the rule is to allow the College to honor and recognize significant contributions to the College by an individual either through extraordinary service and/or philanthropic giving. The corresponding procedure to the above rule provides guidance on a committee process to consider recommendations before the President's review. The following college-wide committee was created to consider this naming opportunity at the Palladium:


- Thomas Kidwell, Trustee
- Jesse Turtle, VP, Institutional Advancement & Executive Director of the Foundation
- Keron Jean-Baptiste, Provost, SPC Downtown, Midtown
- Paul Wilburn, Executive Director, Palladium
- Helen French, Development Associate, Palladium

Thomas Kidwell, Trustee and Tonjua Williams, President, and the above-named committee members recommend approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Lowe's Foundation Gable Grant: Electrical Trades Advancement Program (ETAP):
Electrical Education and Certification

Confirmation is sought for a proposal that was submitted, subject to Board of Trustees' approval, to Lowe's Foundation, by St. Petersburg College for the Electrical Trades Advancement Program (ETAP): Electrical Education and Certification grant. Permission is also sought to accept an estimated \$137,850 in funding over a 24-month period for this proposal, if awarded, and enter into any amendments, extensions, or agreements as necessary, within the original intent and purpose of the grant.

The Lowe's Foundation is developing a community of skilled tradespeople to build and revitalize our homes, communities, and infrastructure for the future. This national grant program directly supports community and technical colleges and community-based nonprofit organizations to recruit, train and prepare 50,000 new job-ready tradespeople to help fill the skilled trades gap. As part of St. Petersburg College's strategic plan of better lives, better jobs, better communities, this proposal will partner with a local outreach organization to recruit adult learners from certain geographic areas to acquire valuable skills and improve their career prospects in our area's strong construction and manufacturing economy.

The estimated period of performance will be from July 1, 2025, through June 30, 2027. The total project budget is projected to be \$137,850 over a 24-month period. See attached Information Summary for additional information.

Matthew Liao-Troth, Vice President, Academic Affairs; Mia Conza, Vice President, General Counsel & Compliance; and Natavia Middleton, Dean, Natural Science and Engineering, recommend approval.

Attachment
gms050525

**BOT INFORMATION SUMMARY
GRANTS/RESTRICTED FUNDS CONTRACTS**

Date of BOT Meeting: June 17, 2025

Funding Agency or Organization: Lowe’s Foundation

Name of Competition/Project: Gable Grant/Electrical Trades Advancement Program (ETAP): Electrical Education and Certification

SPC Application or Sub-Contract: SPC Application

Grant/Contract Time Period: **Start:** 7/1/2025 **End:** 6/30/2027

Administrator: Natavia Middleton

Manager: Andres Cardenas-Valencia

Focus of Proposal:

The Lowe’s Foundation Gable Grants directly support community and technical colleges, community-based nonprofit organizations, and national nonprofit partners with strong local presence to recruit, train and prepare potential skilled tradespeople to build and revitalize homes, neighborhoods, and infrastructure for the future. The Lowe’s Foundation Gable grant initiative expands the entry level workforce needed for good jobs at a family supporting wage in the manufacturing and construction industry workforce. SPC’s proposal will promote a community focused Electrician Helper-Electronics Aide Certification program. This college credit certificate is designed to help students enter the workforce with definable skills and knowledge in DC and AC circuits, digital circuits, and solid-state devices to meet the growing demand for skilled electrical workers in the Greater Tampa Bay area.

The program equips students with the essential knowledge and skills to perform effectively as electrical helpers and prepares students for entry-level employment in the electrical industry. It is designed for adult learners seeking career change, high school graduates interested in the electrical trades, individuals seeking to upgrade their skills and advance their careers, and unemployed or underemployed individuals seeking in-demand skills.

This two-year program will primarily fund student scholarships, stipends and retention incentives for program completion. Additionally, program supplies, outreach materials and faculty deliverables will be funded.

Budget for Proposal:

(Only Major categories—This is an estimated budget description based on expected funding and services. Specific budget categories may vary as the funding amount and/or services change.)

Personnel	\$	2,560
Fringe	\$	590
Travel	\$	1,000
Supplies	\$	5,000
Printing and Dissemination	\$	2,000
Marketing and Communications	\$	5,000
Indirect Costs	\$	1,950
Participant support	\$	<u>119,750</u>
Total Budget	\$	137,850

Funding:

Total proposal budget: (includes amount requested from funder, cash and in-kind matches listed below)

\$ 137,850

Total amount from funder:

\$ **137,850**

Amount/value of match: \$0

Cash: N/A

In-kind: N/A

Required match or cost sharing:

No Yes

Voluntary match or cost sharing:

No Yes

Source of match/cost sharing:

N/A

Negotiated indirect cost:

N/A

(Fixed) administrative fee:

N/A

Software/materials:

N/A

Equipment:

N/A

Services:

N/A

Staff Training:

N/A

FTE:

N/A

Other:

N/A

College Values, Strategic Initiatives and Activities Addressed:

Value(s):

1. Community Focus
2. Growth and Empowerment
3. Belonging


Strategic Initiative(s):

1. Strengthening our Communities
2. Driving Economic Advancement

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Florida Department of Education – Strengthening Career and Technical Education for the 21st Century Act (Perkins V)

Confirmation is sought for a grant proposal, submitted subject to Board of Trustees' approval, to the Florida Department of Education by St. Petersburg College for the Strengthening Career and Technical Education for the 21st Century Act (Perkins V) funds to continue Career and Technical Education programs. Permission is also sought to accept an estimated \$1,408,282 in funding over a one-year period for this proposal, if awarded, and enter into any amendments, extensions, or agreements as necessary, within the original intent and purpose of the grant.

Perkins V funding provides for Postsecondary Career and Technical programs, allowing St. Petersburg College to provide services to students enrolled in Associate in Science degrees, Applied Technology Diplomas, College Credit Certificates and Career Certificate Programs.

The funding provides support for personnel to identify, enroll and assist students in the College's Career and Technical education programs including career readiness and job placement and internship services; supports interpreting services and assistive technology; develops CTE curriculum and articulated outreach and funds minor equipment and supplies. Additionally, funding supports staff development activities to improve CTE programs, integrating academic and technical education, articulation of technical programs between Pinellas County Schools and SPC, and improvement of services to special population students.

The grant is renewable July 1 of each year through a formula-driven basis; the funding requested may change when final allocations are awarded by the state. The number of certain students enrolled in Associate in Science Degree and Certificate programs determines the allocation. SPC applied under one category: Postsecondary Programs.

The estimated period of performance will be from July 1, 2025, through June 30, 2026. Based on the award history, SPC is anticipating an award of \$1,408,282 over the one-year period.

Belinthia Berry, Dean, Workforce Development; and Mia Conza, Vice President, General Counsel & Compliance, recommend approval.

Attachment
gms050525

**BOT INFORMATION SUMMARY
GRANTS/RESTRICTED FUNDS CONTRACTS**

Date of BOT Meeting: June 17, 2025

Funding Agency or Organization: Florida Department of Education

Name of Competition/Project: Strengthening Career & Technical Education for the 21st Century (Perkins V)

SPC Application or Sub-Contract: SPC Application

Grant/Contract Time Period: **Start:** 7/1/25 **End:** 6/30/26

Administrator: Belinthia Berry

Manager: Marie Couch

Focus of Proposal:

Under the Perkins V grant, the College applies for funding for Postsecondary Career and Technical Education Programs, which include Associate in Science degrees, Applied Technology Diplomas, College Credit Certificates, and Career Certificate Programs. This provides funding for services to assist certain populations enroll in and/or complete Postsecondary Career and Technical Education programs, enhance Postsecondary Career and Technical Education programs, provide for SPC faculty to participate in training programs related to improving Postsecondary Career and Technical Education programs, integrating academic and vocational education, and cooperating with Pinellas County Schools to develop strategies for a seamless continuum of services and transition from secondary through postsecondary education.

In addition to funding staff to oversee and administer the grant activities, the award will continue to support staff working directly with students interested in or currently pursuing Career and Technical Education (CTE) programming through support for students with accessibility needs, training for staff and faculty, and other targeted supports.

Further promoting student success, the Perkins V grant is used to purchase classroom and event supplies that promote CTE programs such as textbook lending libraries, study guides for industry certifications, program supplies, etc. With a focus on job preparedness and placement, Perkins V funding allows SPC to offer industry certification and state licensure test preparation services. Additional expenditures such as travel to workforce and pathway related conferences are also supported through Perkins V.

Budget for Proposal:

(Only Major categories—This is an estimated budget description based on expected funding and services. Specific budget categories may vary as the funding amount and/or services change.)

Personnel (Salary & Benefits)	\$ 1,218,627
Travel & Professional Development	\$ 25,000
Materials & Supplies	\$ 39,955
Other: Industry Certification Fees & Preparation for Testing	\$ 100,000
Vendor	\$ 7,800
Indirect (5%)	<u>\$ 15,000</u>
Total	\$ 1,408,282

Funding:

Total proposal budget: (includes amount requested from funder, cash and in-kind matches listed below)

\$ 1,408,282

Total amount from funder:

\$ 1,408,282

Amount/value of match:

Cash: N/A

In-kind: N/A

Required match or cost sharing:

No Yes

Voluntary match or cost sharing:

No Yes

Source of match/cost sharing:

N/A

Negotiated indirect cost:

up to 5% (Total Administrative and Indirect Costs for Post-Secondary Vocational Programs category)

(Fixed) administrative fee:

N/A

Software/materials:

N/A

Equipment:

N/A

Services:

N/A

Staff Training:

N/A

FTE:

N/A

Other:

N/A

College Values, Strategic Initiatives and Activities Addressed:

Value(s):


Student Success
Community Focus

Strategic Initiative(s):

Deliver Excellence in Teaching & Learning
Drive Economic Advancement

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College
FROM: Tonjua Williams, Ph.D., President 
SUBJECT: Path Education, Inc. - Five-Year Agreement

Approval is sought to enter into a five (5) year Agreement with Path Education, Inc. (“Pathify”) to provide the College’s student engagement platform, including student, prospect, alumni, and faculty/staff portals, as well as integrated tools designed for creating connection and interaction within the platform, facilitating student success, creating a seamless and uninterrupted flow of information and access to students, and a streamlining processes through a digital wallet.. The total estimated cost over the five (5) year term is \$776,299, with a not to exceed amount of \$800,000. This additional fund allows for minor overages such as consulting or additional license expansion. The Agreement will commence on June 29, 2025, and continue through June 29, 2030.

Background:

Pathify serves as a central engagement hub for students and the broader College community, connecting users with essential services, communications, and support systems. This renewal builds on St. Petersburg College’s successful implementation and adoption of the platform and expands access to additional user groups and features.

Cost Breakdown:

The not to exceed amount for this Agreement is \$800,000 with an estimated total cost over five (5) years for the Agreement of \$776,299 as follows:

- Year 1 Total: \$143,326
- Year 2 Total: \$149,059
- Year 3 Total: \$155,021
- Year 4 Total: \$161,222
- Year 5 Total: \$167,671

This Agreement includes discounted pricing ranging from 5% to 21% off the list price annually. Payments will be made via invoice on a net-30 basis at the start of each contract year.

Patrick Rinard, Vice President, Information Technology; Mia Conza, Vice President, General Counsel & Compliance, recommend approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President



SUBJECT: Microsoft Campus Agreement – Students, Staff, Faculty & Administrative

Approval is sought to amend the College’s existing agreement with Microsoft (approved by the Board June 20, 2023) to provide additional funding for advanced Microsoft software licensing and services. The current agreement is for the period September 1, 2023 through August 31, 2026; however, additional funding is needed, in the amount of \$232,000 for the adoption of advanced platforms such as the MS artificial intelligence CoPilot engine and Microsoft (MS) Fabric data analytics platform for all students, faculty, and staff. Maintaining these services is critical to supporting academic innovation, administrative efficiency, and data-driven decision-making across the College. Based on the foregoing, the not to exceed amount for the agreement through August 31, 2026 is \$1,519,200.

The not to exceed amount will cover potential changes to all the College’s student/staff/faculty user counts during the agreement term and changes to the count and type for other Microsoft administrative products such as MS Teams Voice, MS artificial intelligence CoPilot engine, MS Azure cloud services, and MS Fabric.


The College currently has an agreement to use Microsoft Office software on any College-owned computer, including work at home rights for students, faculty and staff. The agreement will continue to allow St. Petersburg College students to run the same software at home as used in College classrooms and computer labs.

Patrick Rinard, Vice President Information Technology/CIO; John Goodfellow, Executive Director, IT Infrastructure; and Mia Conza, Vice President, General Counsel & Compliance, recommend approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Technology Refresh

Approval is sought to purchase laptops, desktops, servers, network equipment and other ancillary technology as part of the College’s comprehensive technology refresh program. These purchases will be made before June 30, 2026, at an amount not to exceed \$3,000,000 and are crucial to ensure that St. Petersburg College continues to provide a cutting-edge and efficient technology environment for our students, faculty, and staff.

Key areas of focus will be classroom technology, conference room technology, technology in the College’s large meeting spaces (e.g., Community Rooms at Midtown & Gibbs Campus, and Board Room at EPI), laptops for faculty and staff, and infrastructure servers, routers, and switches.

The benefits of the technology refresh include:

- **Improved Performance:** Upgrading to the latest computer models will significantly enhance processing speeds and overall system performance.
- **Enhanced Security:** Newer computers come equipped with advanced security features, reducing vulnerabilities and ensuring a more secure computing environment.

The College will negotiate prices with a number of technology vendors with a proven track record of delivering high-quality, reliable products and excellent customer support, including, but not limited to, Dell, Apple, Palo Alto, and Command Corp, to meet institutional needs.

The proposed budget for this phase of the computer refresh program will not exceed \$3,000,000. This budget allocation includes the cost of computers, necessary peripherals, licensing, and any associated installation or configuration services. Individual purchases associated with this refresh that exceed \$65,000 will also be reported to the Board via quarterly reports.

Patrick Rinard, Vice President, Information Technology; Steve Moody, Director, Technical Support Services; and Mia Conza, Vice President, General Counsel & Compliance, recommend approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Dr. Tonjua Williams, President



SUBJECT: Capital Improvement Plan (CIP) for FY 2026-2027 through 2028-2029

Approval is sought from the Board of Trustees for the FY 2026-2027 Capital Improvement Plan.

The Capital Improvement Plan (CIP) is the process through which the College requests and receives construction allocations from the Public Education Capital Outlay (PECO) Fund. Each community college, college and university are required to annually submit an updated three-year plan for its capital outlay needs based upon the 5-year Educational Plant Survey. This CIP is based upon our current 5-Year Educational Plant Survey effective June 29, 2023.

Projects must be recommended and approved by the Board of Trustees and a state-validated Educational Plant Survey or Amendment to be included on the annual CIP to obtain Public Education Capital Outlay (PECO), Facilities Enhancement Challenge Grant (FECG), Capital Outlay & Debt Service (CO&DS) and State Board of Education Bond (SBE Bond) funding.

The deadline to submit the CIP to the Division of Florida Colleges is July 1, 2025. The CIP information will then be tabulated, submitted and approved by the State Board of Education, to be included in the 2027-28 Capital Outlay Legislative Budget Request.

The CIP is divided into three categories:

Renovation – the general upgrade of an existing facility with no change in use (e.g. new lighting, carpeting, roof, heating, ventilating and air conditioning, and compliance with the Americans with Disabilities Act) and site improvements.

Remodeling – the changing of an existing facility by rearrangement of space, use (e.g. offices to classrooms), or any changes that impact existing.

New Construction – Design and Construction of new facilities. This also includes site acquisition.

Janette Hunt, Vice President, Finance and Business Operations and Adam Colby, Associate Vice President, Facilities Planning and Institutional Services recommends approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President



SUBJECT: **Spot Survey #3, Version 7 Recommendation #15.003**, Downtown Collegiate High School Consolidation Remodel (Site # 15)

Approval is requested for an amendment to the current Educational Plant Survey for St. Petersburg College, dated June 29, 2023, adding Recommendation #15.003, Downtown Collegiate High School Consolidation Remodel, located at 244 2nd Avenue, St Petersburg, Florida 33701 (Site# 15), as required by Section 1013.31, Florida Statutes.

Janette Hunt, Vice President, Finance and Business Operations; and Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; recommends approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: **Spot Survey #3, Version 11 Recommendation #2.011, TSS Office Remodel - BT, Bldg. # 44 (Site # 2)**


Approval is requested for an amendment to the current Educational Plant Survey for St. Petersburg College, dated June 29, 2023, adding Recommendation #2.011, TSS Office Remodel - BT, Bldg. # 44, located at 2465 Drew Street, Clearwater, Florida 33765 (Site # 2), as required by Section 1013.31, Florida Statutes.

Janette Hunt, Vice President, Finance and Business Operations; and Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; recommends approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: **Spot Survey #3, Version 12 Recommendation #2.012**, Bookstore Remodel - SS, Bldg. # 33 (Site # 2)

Approval is requested for an amendment to the current Educational Plant Survey for St. Petersburg College, dated June 29, 2023, adding Recommendation #**2.012**, Bookstore Remodel - SS, Bldg. # 33, located at 2465 Drew Street, Clearwater, Florida 33765 (Site # 2), as required by Section 1013.31, Florida Statutes.

Janette Hunt, Vice President, Finance and Business Operations; and Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; recommends approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: **Spot Survey #3, Version 9 Recommendation #3.008**, Lineworker Program Remodel, Bldg. # 6 (Site # 3)

Approval is requested for an amendment to the current Educational Plant Survey for St. Petersburg College, dated June 29, 2023, adding Recommendation #3.008, Lineworker Program Remodel, Bldg. # 6, located at 6605 5th Avenue North, St Petersburg, Florida 33710 (Site # 3), as required by Section 1013.31, Florida Statutes.

*Recommendation #3.008 is a substitution for Survey #3, Version 1 Recommendation #3.006

Janette Hunt, Vice President, Finance and Business Operations; and Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; recommends approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: **Spot Survey #3, Version 10 Recommendation #1.003**, Pearson Testing Center Remodel, Bldg. # 703 (Site # 1)

Approval is requested for an amendment to the current Educational Plant Survey for St. Petersburg College, dated June 29, 2023, adding Recommendation #1.003, Pearson Testing Center Remodel, Bldg. # 703, located at 14025 58th Avenue North, Largo, Florida 33760 (Site # 1), as required by Section 1013.31, Florida Statutes.

Janette Hunt, Vice President, Finance and Business Operations; and Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; recommends approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President



SUBJECT: **Spot Survey #3, Version 8 Recommendation #3.007**, EMT Program Remodel, Bldg. # 5 (Site # 3)

Approval is requested for an amendment to the current Educational Plant Survey for St. Petersburg College, dated June 29, 2023, adding Recommendation #3.007, EMT Program Remodel, Bldg. # 5 Remodel, located at 6605 5th Avenue North, St Petersburg, Florida 33710 (Site # 3), as required by Section 1013.31, Florida Statutes.


*Recommendation #3.007 is a substitution for Survey #3, Version 1 Recommendation #3.003

Janette Hunt, Vice President, Finance and Business Operations; and Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; recommends approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: **Spot Survey #3, Version 13 Recommendation #16.004**, Nursing Program Remodel, (Site # 16)

Approval is requested for an amendment to the current Educational Plant Survey for St. Petersburg College, dated June 29, 2023, adding Recommendation #16.004, Nursing Program Remodel, located at 1300 22nd Street South, St. Petersburg, Florida 33712 (Site # 16), as required by Section 1013.31, Florida Statutes.

Janette Hunt, Vice President, Finance and Business Operations; and Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; recommends approval.

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Lease Agreement with Tekmara—Bay Pines STEM Center

Approval is sought for a Lease Agreement with Tekmara to allow for its use of rooms BP116, BP106, and common areas, including the outdoor water lagoon area (the “Agreement”), at the Bay Pines STEM Center. The Agreement will commence on July 1, 2025, and is anticipated to continue through June 30, 2030. The Agreement includes the option to renew the lease for an additional five (5) years. **This authorization includes authority for the President to enter into any amendments, extensions or renewals of the foregoing Lease, including, but not limited to, changes to the lease period and space utilized.**

In exchange for the use of the space at BayPines STEM Center, the College will be compensated at a rate of \$23 per square foot for a total monthly rate of \$2,740.83. As part of the Agreement, Tekmara agrees to provide educational opportunities and collaboration with the College and provide unique opportunities for students, faculty, and staff. In addition, Tekmara will have a right of first refusal if the College decides to dispose of the property.

The attached Lease Agreement is being provided to the Board as required by Florida Statutes, Chapter 1013.15 Lease, rental, and lease-purchase of educational facilities and sites, Section (1):

Prior to entering into or execution of any such lease, a board shall consider approval of the lease or lease-purchase agreement at a public meeting, at which a copy of the proposed agreement in its final form shall be available for inspection and review by the public, after due notice as required by law.

Janette Hunt, Vice President, Finance and Business Operations; Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; and Mia Conza, Vice President, General Counsel and Compliance, recommend approval.

Attachment

LEASE
BETWEEN
TEKMARA
AS TENANT
AND
ST. PETERSBURG COLLEGE
AS LANDLORD

COMMERCIAL LEASE

THIS LEASE made and entered into this ____ day of _____, 2025 (the "Effective Date"), by and between the **Board of Trustees St. Petersburg College**, a political subdivision of the state of Florida, herein designated "Landlord" (Board of Trustees, St. Petersburg College, P.O. Box 13489, St. Petersburg, Florida, 33733), and **Tekmara** whose principal address is 27 North Maybell Avenue, Pinedale, Wyoming 82941 herein designated "Tenant" (Landlord and Tenant collectively, the "Parties" and each a "Party"). In this regard, Landlord does hereby lease and deliver to Tenant, and Tenant does hereby lease, hire, and accept from Landlord, that certain space further described below on such terms and conditions described below:

1. DEFINITION

- A. Building.** The term "Building" means all that certain land and all buildings, improvements, equipment and facilities now or hereafter erected thereon known as the Bay Pines STEM Center located in the County of Pinellas, State of Florida as more particularly depicted on **Exhibit "A"** attached hereto and by this reference made a part hereof, as same may be altered, expanded or reduced by Landlord from time to time.
- B. Common Areas.** The term "Common Areas" means those areas, facilities, utilities, improvements, equipment and installations in the Building which are from time to time designated by Landlord for the nonexclusive use or benefit of Landlord and Tenant of the Building, their employees, students, agents, licensees and other invitees.

2. PREMISES

As used herein, the term "Premises" means the leased space utilized by Tenant, which includes the following areas, as more particularly depicted in **Exhibit "B"** attached hereto:

- A.** Room BP116 comprising approximately 1,140 square feet of floor area together with all fixtures and improvements associated therewith; and
- B.** Room BP106 comprising approximately 290 square feet of floor area together with all fixtures and improvements associated therewith.

The Premises are located at 4723 Bay Pines Terrace, St. Petersburg, Florida 33708. Tenant shall have the use of the Premises and the Building together with the non-exclusive license to use the Common Areas, including the hallways, restrooms, outdoor water lagoon area, outdoor classroom area, and parking lot, subject to the terms of this Lease and the Rules and Regulations as Landlord may currently have in effect or hereinafter in its sole discretion unilaterally adopt.

Tenant acknowledges and agrees that the approximate square footage described herein is accurate and shall apply for all purposes whatsoever, and waives the right to dispute the square footage of the Premises. The Tenant shall have the option to lease additional space within the Bay Pines STEM Center (the "Expansion Space"), subject to availability, the terms and conditions set forth herein, and Landlord's required approvals.

3. TERM

- A. The term of this Lease (herein called "Lease Term") shall commence on approximately the **1st day of July, 2025** (the "Commencement Date"). The Lease Term shall expire at 5:00 p.m. on **the 30th day of June, 2030** (the "Termination Date"). The Commencement Date may be modified where mutually agreed upon. The Tenant shall have the option to renew this Lease for an additional five (5) years (the "Renewal Term"). To exercise this option, the Tenant must provide written notice to the Landlord at least six (6) months prior to the expiration of the initial term, and Tenant shall not be in Default (as hereinafter defined) under this Lease. The Renewal Term shall be on the same terms and conditions as the initial term, except that the rent for the Renewal Term shall be adjusted to the then-current market rate.
- B. Landlord and Tenant stipulate and agree that they shall each be bound by the terms and conditions of the Lease, and such terms and conditions are in full force and effect, as of the Effective Date.
- C. Landlord will be deemed to have delivered possession of the Premises to Tenant on the Commencement Date. Tenant acknowledges that neither Landlord nor its agents or employees have made any representations or warranties as to the suitability or fitness of the Premises for the conduct of Tenant's business or for any other purpose, nor has Landlord or its agents or employees agreed to undertake any alterations or construct any Tenant improvements to the Premises except as expressly provided in this Lease. If for any reason Landlord cannot deliver possession of the Premises to Tenant on the Commencement Date, this Lease will be void, and Landlord will not be liable to Tenant for any resultant loss or damage.
- D. If Tenant is permitted entry to the Premises prior to the Commencement Date for the purpose of installing fixtures or any other purpose permitted by Landlord, at Landlord's sole and exclusive discretion, the early entry will be at Tenant's sole risk and subject to all the terms and provisions of this Lease as though the Commencement Date had occurred, except for the payment of Rent, which will commence on the Commencement Date. All rights of Tenant under this Paragraph 2(D) will be subject to the requirements of all applicable Building codes, zoning requirements, and federal, state, and local laws, rules, and regulations, so as not to interfere with Landlord's compliance with all laws. Landlord has the right to impose additional conditions on Tenant's early entry that Landlord, in its reasonable discretion, deems appropriate, including without limitation an indemnification of Landlord and proof of insurance, and will further have the right to require that Tenant execute an early entry agreement containing those conditions prior to Tenant's early entry.

4. MONTHLY RENT

- A. Throughout the Term of this lease, Tenant will pay Monthly Rent to Landlord as rent for the Premises. Monthly Rent will be paid in advance on or before the first

day of each calendar month of the Term. If the Term commences on a day other than the first day of a calendar month or ends on a day other than the last day of a calendar month, then monthly rent will be appropriately prorated by Landlord based on the actual number of calendar days in such month. If the Term commences on a day other than the first day of a calendar month, then the prorated monthly rent for such month will be paid on or before the first day of the Term. Monthly Rent will be paid to Landlord, without written notice or demand, and without deduction or offset, in lawful money of the United States of America at Landlord's address, or to such other address as Landlord may from time to time designate in writing. In the event Landlord shall at any time or times accept said rent (or other payments) after it shall become due and payable, such acceptance shall not constitute a waiver of any of Landlord's rights hereunder or excuse such delay or delays on subsequent occasions.

- B. The monthly base rent for the lease term shall be **Two Thousand Seven Hundred Forty and 83/100 Dollars (\$2,740.83)** per month, plus applicable sales tax ("Monthly Base Rent"). The Monthly Base Rent shall be subject to an annual increase of three percent (3%) or CPI-U, Tampa-St. Petersburg-Clearwater, whichever is higher, on each anniversary of the Commencement Date.
- C. In the event Tenant's Monthly Rent and/or Additional Rent (as defined in Paragraph 5 of this Lease) payment is received after the fifth (5th) day of the month, Tenant shall promptly pay to Landlord, no later than at the time of the next monthly payment, a late charge in the amount of one hundred dollars (\$100.00). Such charge shall be due and payable without notice or demand, and Tenant agrees it represents a fair and reasonable estimate of the costs Landlord will incur by reason of the late payment by Tenant. The payment of such service charge in no way waives any other rights or remedies of Landlord resulting from a default hereunder. Additionally, interest shall accrue on any money or sum not paid by Tenant within five (5) days of becoming due hereunder (including, without limitation, all Rent as defined below) at the rate of eighteen percent (18%) per annum.

5. OPERATING EXPENSES, TAXES AND INSURANCE:

Tenant shall pay all additional expenses associated with the Building, including but not limited to, any sales tax, tax on rentals, any other charges, taxes, and/or impositions, now in existence or hereinafter imposed, based on the privilege of renting the space leased hereunder or upon the total amount of rental and other fees collected therefore, including but not limited to real estate taxes (if real estate taxes are imposed in the future, Tenant shall pay their pro rata share of such taxes based on square footage), as Landlord may from time to time identify by written notice to Tenant ("Additional Rent") (Monthly Base Rent and Additional Rent collectively, "Rent"). Nothing herein shall, however, be taken to require Tenant to pay any part of any Federal and State Taxes on income imposed upon Landlord.

Tenant understands and agrees that any delay by Landlord in giving notice of Additional Rent shall not impair Landlord's right to collect, nor eliminate Tenant's obligation to pay,

such Additional Rent (as a lump sum or as proportional installments spread across Tenant's monthly payments hereunder, as determined by Landlord at its reasonable discretion). As of the Effective Date, the amount of Additional Rent due each month is \$0.00. Tenant shall at all times carry and maintain such required insurance as provided for in Paragraph 15, herein.

6. LANDLORD SERVICES

- A.** Landlord will maintain, repair, and restore the structure of the Building, including the roof, and any mechanical plumbing problem not related to Tenant's use.

- B.** Landlord will not be in default under this Lease or be liable to Tenant or any other person for direct or consequential damage, or otherwise, for any failure to supply any heat, air conditioning, elevator, cleaning, lighting, security; for surges or interruptions of electricity; or for other services Landlord has agreed to supply during any period when Landlord uses reasonable diligence to supply such services. Landlord will use reasonable efforts to diligently remedy any interruption in the furnishing of such services. Landlord reserves the right to temporarily discontinue such services at such times as may be necessary by reason of accident; repairs, alterations or improvements; strikes; lockouts; riots; acts of God; governmental preemption in connection with a national or local emergency; any rule, order, or regulation of any governmental agency; conditions of supply and demand that make any product unavailable; Landlord's compliance with any mandatory governmental energy conservation or environmental protection program, or any voluntary governmental energy conservation program at the request of or with consent or acquiescence of Tenant; or any other happening beyond the control of Landlord. Landlord will not be liable to Tenant or any other person or entity for direct or consequential damages resulting from the admission to or exclusion from the Building of any person. In the event of invasion, mob, riot, public excitement, strikes, lockouts, or other circumstances rendering such action advisable in Landlord's sole opinion, Landlord will have the right to prevent access to the Building during the continuance of the same by such means as Landlord, in its sole discretion, may deem appropriate, including without limitation locking doors and closing parking areas and other common areas. Landlord will not be liable for damages to person or property or for injury to, or interruption of, business for any discontinuance permitted under this Paragraph 5(B), nor will such discontinuance in any way be construed as an eviction of Tenant or cause an abatement of rent or operate to release Tenant from any of Tenant's obligations under this Lease.

7. USE

- A. Permitted Use.** Tenant shall operate its business within the Premises for the operation of business pertaining to the development of sustainable coastal protection systems using wave and solar-powered sensors under the trade name of Tekmara (and no other trade name), and for no other business or purpose whatsoever without the prior written consent of Landlord, which may be withheld in Landlord's sole and exclusive discretion. Tenant agrees to conduct its business in the manner and according to the generally accepted business principles of the

business or profession in which Tenant is engaged. Tenant shall also have access to the Building's water lagoon area for the purposes of conducting research and underwater and surface activities. Tenant shall ensure that all activities conducted in the water lagoon area comply with applicable laws and regulations and that the water lagoon area is secured at all times.

B. Access Prohibition.

(1) **Authorization and Identification:** Tenant shall provide the Landlord with a list of authorized personnel who are permitted to access the Building or Premises. All authorized personnel must carry proper identification and present it upon request by the Landlord or their representatives.

(2) **Non-Personnel Access Prohibition:** Tenant agrees that no individuals other than the Tenant's authorized personnel shall be permitted to access the Premises or the Building. This includes, but is not limited to, visitors, clients, contractors, and any other non-personnel. Tenant must submit a written request to the Campus Provost at least three (3) business days in advance for approval non-authorized personnel access to the Building or Premises, which approval may be withheld in Landlord's sole and exclusive discretion.

C. Parking. Tenant shall be entitled to use up to three (3) unreserved vehicle parking spaces in the designated parking area. Docking for water vessels at the Building is limited to the vessel delineated on a Lease Addendum. Vehicles and water vessels are prohibited from being parked or anchored at the Building overnight without at least 24-hour prior written consent of Landlord, which may be withheld in Landlord's sole and exclusive discretion.

D. Equipment. Tenant shall maintain an up-to-date list of all equipment located at the Building and in the Premises, including in the water lagoon area. This list shall include detailed descriptions of each item, including make, model, serial number, and any other relevant information. Upon written request by the Landlord, Tenant shall provide the Landlord with the current equipment list within five (5) business days. Tenant shall ensure that the list is accurate and complete at the time of submission.

E. Prohibited Uses. Tenant shall not use or permit the use of the Premises in a manner:

(1) That is unlawful (including, without limitation, any manner that is lawful under Florida law but unlawful under federal law) or violates any ordinance or regulation of any governmental body;

(2) That violates the Rules and Regulations of Landlord as the same may be amended from time to time at Landlord's sole discretion;

(3) That creates damage, waste, or a nuisance;

(4) That overloads the floors or impairs the structural soundness of the

Premises;

- (5) That causes an unreasonable amount of use of any of the services provided in the Building as determined in the sole and exclusive discretion of Landlord;
- (6) That does not cause, nor permit acts which could cause, an increase to the cost of Landlord's insurance policies or the termination of such policies (specifically including, without limitation, Landlord's insurance policies relating to the Premises, the Building, or the use and operation thereof); or
- (7) For any use other than the Permitted Use.

- F. **Security Cameras/Video Recording Prohibited.** Tenant understands, acknowledges, and agrees that Tenant and its agents, employees, and representatives are strictly prohibited from installing any video or audio recording devices in or on the Premises, Building, or any other portion of the Property. Landlord has the exclusive right to install, operate, and access such security systems, including, without limitation, inside the Premises. Landlord shall, upon Tenant's reasonable request and for limited purposes specifically identified by Tenant in writing, grant Tenant supervised access to view security video recordings, to the extent such recordings exist and without creating any obligation on the part of Landlord to capture or maintain such recordings.
- G. **Rules and Regulations.** Tenant shall observe faithfully and comply strictly with the Rules and Regulations attached hereto as **Exhibit "C"** and made a part hereof by this reference and with all other Rules and Regulations (and amendments and modifications to same) that Landlord may from time to time reasonably adopt for the safety, operation, care and cleanliness of the Premises, the Building, or the preservation of good order therein. Landlord shall not be liable to Tenant for any violation of the Rules and Regulations or for the breach of any covenant or condition in any lease by any other tenant of, user of, or person in the Premises. Violation of such Rules and Regulations, after notice and reasonable opportunity to cease or cure, pursuant to Paragraph 19 (F) shall constitute a breach of this Lease.
- H. **Acknowledgment and Compliance with Easement.** Tenant acknowledges the existence of an easement on the Building for the benefit of the neighboring elementary school, specifically for the purposes of school drop-off and pick-up. Tenant agrees to comply with all terms and conditions of the easement, including but not limited to allowing access to the easement during designated school drop-off and pick-up times. Tenant further agrees to not obstruct or interfere with the use of the easement area during designated times. Tenant shall further ensure that any activities conducted at the Building not impede the access to the easement during designated times.

8. **BACKGROUND SCREENING**

As required by The Jessica Lunsford Act [s.21 of Ch.2005-28, L.O.F.], anyone representing a contractor/vendor under contract with the Landlord (1) who will have access to any Collegiate High School premises when students are present, (2) have direct contact with students, (3) or have access to or control of Collegiate High School funds, such personnel are required to be screened at Level 2, to include fingerprinting, statewide criminal and juvenile justice records checks through the Florida Department of Law Enforcement and federal criminal records checks through the Federal Bureau of Investigation. [s. 1012.465, Florida Statutes]. Tenant hereby acknowledges and agrees to abide by the Florida Jessica Lunsford Act (1012.465, F.S.) and obtain, at its own cost, Level 2 clearance of all employees, agents, and subcontractors who (1) have access to school grounds (*i.e.*, the Premises and/or Building) when students are present, (2) have direct contact with students, on or off school grounds, or (3) have access to or control of school funds.

9. TENANT'S WORK

Tenant acknowledges and agrees that it has inspected the Premises and, by executing this Lease, agrees to accept the Premises "AS-IS." Tenant will not make alterations, additions, or improvements in or about the Premises. During the Term of the Lease, should Tenant wish to make alternations, additions, improvements in or about the Building, including the water lagoon area, all such improvements shall be at Tenant's sole expense and Tenant shall be bound by, and agree to adhere to, Landlord's requirements as shown in the attached **Exhibit "D"** of this Lease. Tenant shall submit to Landlord a description of proposed work to be approved in writing by Landlord prior to installation in accordance with the terms of **Exhibit "D"**. Tenant shall submit to Landlord a detailed plan of the space to be approved in writing by Landlord.

10. TENANT'S CARE OF PREMISES

- A.** Tenant will take good care of the Premises and the fixtures and appurtenances therein, and will suffer no active or permissive waste or injury thereof. Tenant shall maintain the Premises in a clean, neat, and orderly condition. Tenant shall be responsible at all time for keeping their leased space clean and shall empty their trash on days when no College instruction is occurring at the Building. Tenant shall be responsible for cleaning the leased space, to include the floors, tables, etc. so as to maintain the Premises and Building in good condition, normal wear and tear excepted. Notwithstanding anything to the contrary herein, upon notice from Landlord, Tenant shall promptly pay Landlord for any repairs paid by Landlord for injury or damage to the Premises or Building caused by the misuse or neglect thereof by Tenant, or by persons permitted on the Premises or Building by Tenant, or by Tenant moving in or out of the Premises.
- B.** Tenant will not make alterations, additions or improvements in the Premises except for the inclusion or placement of decorative items and moveable furniture, and will not do anything to or on the Premises or in and around the Building that will increase the rate of insurance on the Premises or the Building.
- C.** Tenant must submit any requests for alterations or improvements to the Premises or in and around the Building, including the outdoor grounds area, to the Landlord for approval. Landlord retains the sole discretion to determine whether the request

qualifies as an improvement or a repair. All approved improvements must be carried out at the Tenant's expense and in accordance with **Exhibit "D"** of this Lease. Tenant is responsible for all costs associated with the approved improvements, including but not limited to materials, labor, and any necessary permits.

- D.** All alterations or improvements approved by Landlord (i) will be performed by contractors approved by Landlord and subject to conditions specified by Landlord (which may include requiring the posting of a mechanic's or material men's lien bond), and (ii) will require that Tenant obtain all applicable governmental permits and authorizations, and shall comply fully with all applicable laws, ordinances, and governmental regulations and with all applicable requirements of issuers issuing insurance with respect to the Premises, and shall see that any additional hazard relating to construction of the alteration or addition is fully covered by Tenant's comprehensive liability and employee's compensation insurance for the protection of Landlord. All alterations of a permanent nature made or installed by Tenant to the Premises shall become the property of Landlord at expiration of this Lease, but Landlord reserves the right to require Tenant to remove any improvements or additions made to the Premises by Tenant and to repair and restore the Premises to its condition prior to such alteration, additions or improvement. Tenant shall give advance written notice to Landlord through the Campus Provost of any supply deliveries or furnishing deliveries or removals which may require: (a) the use of the elevators or stairwells or (b) blocking or the obstruction of hallways or entrances in the Building.
- E.** If Landlord requires Tenant to remove any or all alterations, additions, fixtures, and improvements that are made in or upon the Premises pursuant to this Paragraph 10 prior to the Termination Date, Tenant will remove such alterations, additions, fixtures, and improvements at Tenant's sole cost and will restore the Premises to the condition in which they were before such alterations, additions, fixtures, improvements, and additions were made, reasonable wear and tear excepted. All property of Tenant remaining on the Premises after expiration of the Lease Term shall be deemed abandoned and shall be property of the Landlord and may be removed, stored, or disposed of by Landlord, in its sole and exclusive discretion.
- F.** All work by or for Tenant related to the installation of Tenant's furnishings, fixtures, or equipment in the Premises, shall be performed in accordance with the requirements as stated in the attached **Exhibit "D"** of this Lease.
- G.** Tenant agrees that all personal property brought into the Premises by Tenant, its employees, licensees and invitees shall be at the sole risk of Tenant, and Landlord shall not be liable for theft thereof or of money deposited therein or for any damages thereto, such theft or damage being the sole responsibility of Tenant.
- H.** Tenant shall indemnify Landlord and hold Landlord harmless from and against every claim or liability arising from any alteration or addition performed by Tenant, including but not limited to bodily injury (including death) and property damages, and including but not limited to mechanic's or similar liens, and shall make such arrangement Landlord may reasonably require to protect the Premises from mechanic's liens or similar liens.

11. MECHANICS' LIENS

Nothing contained in this Lease and no action or inaction by Landlord shall be construed as (i) constituting the consent or request of Landlord, express or implied, to any contractor, subcontractor, laborer, material man or vendor to or for the performance of any labor or services or the furnishings of any materials or other property for the construction, alteration addition, repair or demolition of or to the Premises or Property or any part thereof or (ii) giving Tenant any right, power or permission to contract for or permit the performance of any labor or services or the furnishing of any materials or other property in such fashion as would permit the making of any claim against Landlord in respect thereof or to make any agreement that may create, or in any way be the basis for, any right, title, interest, lien, claim or other encumbrance upon the estate of Landlord in the Premises or Property or any portion thereof. Tenant shall strictly comply with the Mechanics' Lien Law of the State of Florida as set forth in Chapter 713, Florida Statutes. Tenant will pay or cause to be paid all costs and charges for work (a) done by Tenant or caused to be done by Tenant, in or to the Premises, and (b) for all materials furnished for or in connection with such work. Tenant will indemnify Landlord against and hold Landlord, the Premises, and the Building free, clear, and harmless of and from all mechanics' liens and claims of liens, and all other liabilities, liens, claims, and demands on account of such work by or on behalf of Tenant. If any such lien, at any time, is filed against the Premises or any part of the Building, Tenant will cause such lien to be discharged of record within 10 days after the filing of such lien, except that if Tenant desires to contest such lien, it will furnish Landlord, within such 10-day period, security reasonably satisfactory to Landlord of at least 150% of the amount of the claim, plus estimated costs and interest, or comply with such statutory procedures as may be available to release the lien. If a final judgment establishing the validity or existence of a lien for any amount is entered, Tenant will pay and satisfy the same at once. If Tenant fails to pay any charge for which a mechanics' lien has been filed, and has not given Landlord security as described above, or has not complied with such statutory procedures as may be available to release the lien, Landlord may, at its option, pay such charge and related costs and interest, and the amount so paid, together with reasonable attorneys' fees incurred in connection with such lien, will be immediately due from Tenant to Landlord as Additional Rent. Nothing contained in this Lease will be deemed the consent or agreement of Landlord to subject Landlord to liability under any mechanics' or other lien law. If Tenant receives written notice that a lien has been or is about to be filed against the Premises, or that any action affecting title to the Premises has been commenced on account of work done by or for or materials furnished to or for Tenant, it will immediately give Landlord written notice of such notice. At least 15 days prior to the commencement of any work (including but not limited to any maintenance, repairs, alterations, additions, improvements, or installations) in or to the Premises, by or for Tenant, Tenant will give Landlord written notice of the proposed work and the names and addresses of the persons supplying labor and materials for the proposed work. Landlord will have the right to give, record and post as appropriate, notices of non-responsibility or similar notices under any mechanic's lien laws now or hereafter existing, in order to protect the premises against any such liens. This Paragraph 11 shall survive the termination of the Lease.

12. LANDLORD'S RIGHTS

Landlord shall have the following rights exercisable without notice to Tenant (except as expressly provided otherwise) and without being deemed an eviction or disturbance of Tenant's use or possession of the Premises, or giving rise to any claim for offset or abatement of rent:

- A. **Matters Affecting View From Exterior.** To designate or approve prior to installation all types of signs, window shades, blinds, drapes, awnings or other similar items and all internal lighting that may be visible from the exterior of the Premises (either from outside the building or from common areas within the Building). Tenant shall propose any such installations to Landlord in writing thirty (30) days prior to installation, within which time Landlord shall notify Tenant of any corrections or disapprovals.
- B. **Access Changes.** To change the arrangement of entrances, doors, corridors, and other access ways in the Building (including ingress and egress to the Building), provided that no such change shall materially affect access to the Premise.
- C. **Business Hours.** To close the Building or Premises after normal business hours except that Tenant and its employees and invitees shall be entitled to admission, under such regulations as Landlord prescribes for security purposes. Hours and days of operation shall be delineated on a Lease Addendum (**Exhibit "E"**). In the event that the days and hours of operation are requested to be changed by the Tenant, such request must be submitted in writing to the Campus Provost for approval, which may be withheld in Landlord's sole and exclusive discretion. In the event that access to the Building or Premises outside of those delineated on the Lease Addendum is required, Tenant agrees to request access in writing to the Campus Provost for approval at least three (3) business days in advance, which approval may be withheld in Landlord's sole and exclusive discretion. Tenant acknowledges that additional access to the Building or premises outside those delineated on the Lease Addendum may subject Tenant to Additional Rent.
- D. **Emergency Closures.** In the event of an emergency, including but not limited to hurricanes, tornadoes, floods, fires, pandemics, or other acts of God, and other such factors as may adversely impact Landlord's operations, Landlord reserves the right to close the building if it is deemed necessary for safety or repair purposes. During such closures, Tenant shall remain responsible for the full rent amount. Landlord will notify the Tenant as soon as reasonably possible and use reasonable efforts to restore the Premises to a habitable condition.
- E. **Access.** To take any and all reasonable measures, including inspections and repairs to the Premises or to the Building, as may be necessary or desirable for the operation or protection of the Building. Tenant shall allow Landlord access to the Premises for such purposes at reasonable times (which shall include,

without limitation, regular business hours), or at any time and without notice in the event of an emergency.

- F. Keys.** To maintain at all times master keys or pass keys to the Premises. Tenant shall not alter, modify, or change any locks or other security devices without Landlord's written approval, which may be withheld in Landlord's sole and exclusive discretion. Should Landlord grant Tenant approval to modify any lock or security device, Landlord shall be provided with a master key or key pass prior to the installation of any such modification.
- G. Structural Elements.** To install and maintain pipes, ducts, conduits, wires, and other structural elements located in the Premises which serve other parts or other tenants of the Building.

13. ENTRY BY LANDLORD

Landlord, its agents, employees, and contractors may enter the Premises at any time in response to an emergency without notice and at reasonable hours after giving twenty-four (24) hours advance written notice to:

- (1) Inspect the Premises;
- (2) Exhibit the Premises to prospective purchasers, lenders, or tenants;
- (3) Determine whether Tenant is complying with all its obligations in this Lease;
- (4) Supply cleaning service and any other service to be provided by Landlord to Tenant according to this Lease;
- (5) Post written notices of non-responsibility or similar notices; or
- (6) Make repairs required of Landlord under the terms of this Lease or make repairs to any adjoining space or utility services or make repairs, alterations, or improvements to any other portion of the Building; however, all such work shall be done as promptly as reasonably possible and so as to cause as little interference to Tenant as reasonably possible.

Tenant, by this Paragraph 13, waives any claim against Landlord, its agents, employees, or contractors for damages for any injury or inconvenience to or interference with Tenant's business, any loss of occupancy or Quiet Enjoyment of the Premises, or any other loss occasioned by any entry in accordance with this Paragraph 13. Landlord will at all times have and retain a key with which to unlock all of the doors in, on, or about the Premises (excluding Tenant's vaults, safes, and similar areas designated in writing by Tenant in advance and approved in writing by Landlord). Landlord will have the right to use any and all means Landlord deems proper to open doors in and to the Premises in an emergency in order to obtain entry to the Premises, provided that Landlord will promptly repair any damages caused by any forced entry. Any entry to the Premises by Landlord in

accordance with this Paragraph 13 will not be construed or deemed to be a forcible or unlawful entry into or a detainer of the Premises or an eviction, actual or constructive, of Tenant from the Premises or any portion of the Premises, nor will any such entry entitle Tenant to damages or an abatement of Monthly Rent, Additional Rent, or other charges that this Lease requires Tenant to pay.

14. INDEMNIFICATION OF LANDLORD

Except for any injury or damage to persons or property on the Premises that is proximately caused by or results proximately from the gross negligence or willful acts of Landlord, its employees, or agents, Tenant will neither hold nor attempt to hold Landlord, its employees, or agents liable for any and all demands, claims, causes of action, fines, penalties, damages (including consequential damages), liabilities, judgments, and expenses (including without limitation reasonable attorneys' fees) and Tenant will indemnify and hold harmless Landlord, its employees, and agents from and against, any and all demands, claims, causes of action, fines, penalties, damages (including consequential damages), liabilities, judgments, and expenses (including without limitation reasonable attorneys' fees) incurred in connection with or arising from:

- (1) the use or occupancy or manner of use or occupancy of the Building or Premises by Tenant or any person claiming under Tenant;
- (2) any activity, work, or thing done or permitted by Tenant in or about the Premises, the Building, or the Building;
- (3) any breach by Tenant or its employees, agents, contractors, or invitees of this Lease;
- (4) any injury or damage to the person, property, or business of Tenant, its employees, agents, contractors, or invitees entering upon the Premises or the Building under the express or implied invitation of Tenant; and/or
- (5) any injury to any person or persons, including death, resulting at any time therefrom, occurring in or about the Premises or the Building not otherwise caused by, or resulting from, the fault or negligence of Landlord.

Without in any way limiting the above, Tenant agrees to indemnify the Landlord from any and all liability which may arise or be claimed in favor of any persons, for injuries or damages to the person or property of any person arising from Tenant's use of the Premises and for any damage occasioned by or resulting from the breakage, leakage, or obstruction of the water, gas, sewer pipes or of the roof or rain ducts, or any fire sprinkler or other quenching system, or of other leakage or overflow, or from carelessness, negligence or improper conduct on the part of Tenant or the Tenant's employees, subtenant (if any), or agents. The Landlord shall not be liable for any damage, loss or injury by reason of water, rain, fire, storms or accidents or by reason of the acts of any other Tenants, and the Rents shall not be diminished or withheld by reason or account of any such loss or damage.

If any action or proceeding is brought against Landlord, its employees, or agents by reason of any such claim for which Tenant has indemnified Landlord, Tenant, upon written notice from Landlord, will defend the same at Tenant's expense, with counsel determined by Landlord.

Tenant, as a material part of the consideration to Landlord for this Lease, by this Paragraph 14 waives and releases all claims against Landlord, its employees, and agents with respect to all matters for which Landlord has disclaimed liability pursuant to the provisions of this Lease.

15. INSURANCE

- A.** At all times during the Term, Tenant will carry and maintain, at Tenant's expense, the following insurance, with an insurance company that has an A.M. Best rating A VII or better, in the amounts specified below or such other amounts as Landlord may from time-to-time reasonably request, with insurance companies and on forms satisfactory to Landlord:
- (1)** Bodily injury and property damage liability insurance, with a combined single occurrence limit of not less than \$1,000,000. All such insurance will be equivalent to coverage offered by a commercial general liability form, including without limitation personal injury and contractual liability coverage for the performance by Tenant of the indemnity agreements set forth in Paragraph 14 of this lease;
 - (2)** Insurance covering all of Tenant's furniture and fixtures, machinery, equipment, stock, and any other personal property owned and used in Tenant's business and found in, on, or about any leasehold improvements to the Premises in excess of the allowance, if any, in an amount not less than the full replacement cost. Property forms will provide coverage on a broad form basis insuring against "all risks of direct physical loss." All policy proceeds will be used for the repair or replacement of the property damaged or destroyed; however, if this Lease ceases under the provisions of Paragraph 18, Tenant will be entitled to any proceeds resulting from damage to Tenant's furniture and fixtures, machinery, equipment, stock, and any other personal property;
 - (3)** Worker's compensation insurance insuring against and satisfying Tenant's obligations and liabilities under the worker's compensation laws of the State in which the Premises are located, including employer's liability insurance in the limits required by the laws of the State in which the Premises is located; and
 - (4)** If Tenant operates owned, hired, or non-owned vehicles in connection with its use or occupancy of, or business operations at, the Premises, comprehensive automobile liability at a limit of liability not less than \$50,000 combined bodily injury and property damage.

- B. Tenant will maintain registration, liability and personal property insurance on all water vessels at the Building or the Premises. Tenant acknowledges and agrees that Landlord is not responsible for loss or damage to the water vessels or personal property.

The insurance coverages and amounts in this Paragraph 15(A) will be reasonably determined by Landlord. Landlord shall be named as additional insured in all policies, the policy shall contain cross-liability endorsements, and shall be the primary insurance as far as Landlord is concerned. Tenant shall promptly pay when due any and all insurance premiums in connection with any policy or policies of insurance and shall deliver evidence of such insurance to Landlord. Should Tenant fail to furnish evidence of such insurance as provided for in this Lease, Landlord may obtain such insurance and the premiums on such insurance shall be deemed to be Additional Rent to be paid by Tenant to Landlord on demand.

16. REQUIREMENTS OF LAW; FIRE INSURANCE/HAZARDOUS MATERIALS

- A. At its sole cost and expense, Tenant will promptly comply with all laws, statutes, ordinances, and governmental rules, regulations, or requirements now in force or in force after the Lease Date, including without limitation requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. 12101 et seq., with the requirements of any board of fire underwriters or other similar body constituted now or after this date, with any direction or occupancy certificate issued pursuant to any law by any public officer or officers, as well as with the provisions of all recorded documents affecting the Premises, insofar as they relate to the condition, use, or occupancy of the Premises, excluding requirements of structural changes to the Premises or the Building, unless required by the unique nature of Tenant's use or occupancy of the Premises.
- B. For purposes of this lease, "Hazardous Materials" means any explosives, radioactive materials, hazardous wastes, or hazardous substances, including without limitation substances defined as "hazardous substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601-9657; the Hazardous Materials Transportation Act of 1975, 49 U.S.C. §§ 1801-1812; the Resource Conservation and Recovery Act of 1976, 42 U.S.C. §§ 6901-6987; or any other federal, state, or local statute, law, ordinance, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning hazardous materials, waste, or substances now or at any time hereafter in effect (collectively, "Hazardous Materials Laws").
 - (1) Tenant will not cause or permit the storage, use, generation, or disposition of any Hazardous Materials in, on, or about the Premises or the Building by Tenant, its agents, employees, or contractors. Tenant will not permit the Premises to be used or operated in a manner that may cause the Premises or the Building to be contaminated by any Hazardous Materials in violation of any Hazardous Materials Laws. Tenant will immediately advise Landlord in writing at the time Tenant becomes aware of (1) any and all enforcement, cleanup, remedial, removal, or other governmental or regulatory actions instituted, completed, or threatened pursuant to any Hazardous Materials

Laws relating to any Hazardous Materials affecting the Premises; and (2) all claims made or threatened by any third party against Tenant, Landlord, or the Premises relating to damage, contribution, cost recovery, compensation, loss, or injury resulting from any Hazardous Materials on or about the Premises. Without Landlord's prior written consent, Tenant will not take any remedial action or enter into any agreements or settlements in response to the presence of any Hazardous Materials in, on, or about the Premises.

(2) Tenant will be solely responsible for and will defend, indemnify and hold Landlord, its agents, and employees harmless from and against all claims, costs, and liabilities, including attorneys' fees and costs, arising out of or in connection with Tenant's breach of its obligations in this Paragraph 16. Tenant will be solely responsible for and will defend, indemnify, and hold Landlord, its agents, and employees harmless from and against any and all claims, costs, and liabilities, including attorneys' fees and costs, arising out of or in connection with the removal, cleanup, and restoration work and materials necessary to return the Building, Premises and any other property of whatever nature located on or adjacent to the Building to their condition existing prior to the appearance of Tenant's Hazardous Materials on the Premises. Tenant's obligations under this Paragraph 16 will survive the expiration or other termination of this Lease.

C. Tenant will not do or permit to be done any act or thing upon the Building or Premises that would (a) jeopardize or be in conflict with fire insurance policies covering the Premises and fixtures and property in the Premises; (b) increase the rate of fire insurance applicable to the Premises to an amount higher than it otherwise would be for general use of the Premises; or (c) subject Landlord to any liability or responsibility for injury to any person or persons or to property by reason of any business or operation being carried on upon the Premises.

17. CONDEMNATION

If the Premises or any portion thereof shall be taken under power of eminent domain, this Lease shall automatically terminate as of the date of such taking. Tenant hereby assigns to Landlord any award which may be made in such taking, provided however, nothing contained herein shall be deemed to give Landlord any interest in nor require Tenant to assign to Landlord any award made to Tenant for the taking of Tenant's personal property and fixtures, nor for the interruption of or damage to, Tenant's business.

18. DESTRUCTION OF PREMISES

In the event of (a) partial destruction of the Premises or the Building in which the Premises are located during the Lease Term which requires repairs to either the Premises or the Building or (b) the Premises or the Building being declared unsafe or unfit for occupancy by any authorized public authority for any reason other than Tenant's act, use, or occupation, which declaration requires repair to either the Premises or the Building, Landlord shall make the repairs, provided that the damage is such, in Landlord's sole reasonable judgment, that under normal working conditions,

repairs could be made within ninety (90) days, but partial destruction (including any destruction necessary in order to make repairs required by any declaration) shall in no way annul or void this Lease, except that Tenant shall be entitled to a proportionate reduction of rent while such repairs are being made; and such work or repair shall be commenced promptly after the nature of the damage and degree of repair required is determined, any necessary permits from governmental authorities are obtained, and if appropriate, insurance adjustments completed. The proportionate reduction is to be based upon the extent to which the making of repairs shall interfere with the business carried on by Tenant in the Premises. If the damage be such, in nature or extent, that repairs cannot be made within ninety (90) days as aforesaid, either party may terminate this Lease by giving written notice to the other party and if neither party elects to terminate then Landlord shall proceed nonetheless to make same, this Lease continuing in full force and effect and the rent to be proportionately abated, as in this Paragraph provided. Any repairs undertaken by Landlord in accordance with the foregoing shall be substantially completed as soon as practicable. A total destruction (including any destruction required by any authorized public authority) of either the Premises or the Building shall terminate this Lease.

19. EVENTS OF DEFAULT

- A.** Tenant fails to pay when due any Rent and the failure continues for five (5) days following Landlord's notice (which notice shall also be considered any demand required by any Laws). If, however, Landlord gives such a notice of failure to pay Rent two (2) times in any twelve (12) month period, any additional failure to pay any Rent when due within that twelve (12) month period shall be considered a Default, without the requirement of any notice by Landlord;
- B.** Tenant vacates or abandons the Premises;
- C.** This Lease or the Premises or any part of the Premises are taken upon execution or by other process of law directed against Tenant, or are taken upon or subject to any attachment by any creditor of Tenant or claimant against Tenant, and said attachment is not discharged or disposed of within fifteen (15) days after its levy;
- D.** A third party institutes against Tenant or Guarantor, if any, any legal action seeking any relief from its debts under any applicable bankruptcy or insolvency Laws which is not dismissed within Sixty (60) days, or Tenant institutes any legal action seeking such relief, and/or a receiver, trustee, custodian, or other similar official is appointed for Tenant, or for all or a substantial portion of its assets, or Tenant commits any other act indicating insolvency such as making an assignment for the benefit of its creditors;
- E.** Tenant fails to take possession of the Premises on the Commencement Date of the Term; or
- F.** Tenant fails to comply with any other term of this Lease and the failure continues for fifteen (15) days following Landlord's notice. If, however, compliance cannot,

with diligence, reasonably be fully accomplished within that fifteen (15) day period, Tenant shall have an additional period not to exceed fifteen (15) days to fully comply, provided Tenant notifies Landlord of its intention to comply (and specifying in reasonable detail the steps to be taken) and commences compliance within that fifteen (15) day period and thereafter pursues compliance to completion with diligence and provides Landlord with status updates on the progress at least every five (5) days.

20. REMEDIES OF LANDLORD ON DEFAULT OR BREACH BY TENANT

- A.** If a Default occurs, Landlord may, without releasing Tenant from any obligations under this Lease, make any payment or take any action as Landlord may deem necessary or desirable to cure any such Default in such manner and to such extent as Landlord may deem necessary or desirable, and Landlord may do so without demand on, or written notice to, Tenant and without giving Tenant an opportunity to cure such Default. Tenant covenants and agrees to pay to Landlord, within three (3) days after demand, all advances, costs and expenses of Landlord in connection with the making of any such payment or the taking of any such action, including reasonable attorney's fees, together with interest at the rate of eighteen percent (18%) per annum, from the date of payment of any such advances, costs and expenses by Landlord.
- B.** If a Default occurs, the Landlord may, at any time during the continuance of the Default, terminate this Lease by giving written notice to Tenant that this Lease is terminated and Tenant shall immediately quit and surrender the Premises to Landlord but Tenant shall remain liable as provided in this Lease.
- C. Landlord's Remedies.**
 - (1) **Re-entry and Removal of Tenant.** If this Lease is terminated pursuant to Paragraph 20(B) above, then to the extent permitted by applicable law, Landlord's agents or employees may immediately or at any time thereafter re-enter the Premises and remove Tenant, its agents, employees, licensees, and any subtenants and other persons, firms, or corporations, and all or any of its or their property from the Premises, either by summary dispossess proceedings or by any suitable action or proceedings at law or in equity or by force, self-help or otherwise, without being liable to indictment or prosecution of damages therefor, and repossess and enjoy the Premises, together with all alterations, additions, and improvements to the Premises.
 - (2) **Tenant's Liability.** In case of any termination, re-entry, or dispossession by summary proceedings or otherwise, the rents and all other charges required to be paid up to the time of such termination, re-entry, or dispossession, shall be paid by Tenant, and Tenant also shall pay to Landlord all expenses which Landlord may then or thereafter incur for legal expenses, reasonable attorney's fees, brokerage commissions, and all other costs paid or incurred by Landlord as the result of such termination, re-entry, or dispossession, for restoring the Premises to good order and condition and for altering and

otherwise preparing the Premises for reletting. Landlord may (but shall have no obligation), at any time and from time to time, relet the Premises, in whole or in part, for any rental then obtainable either in its own name or as agent of Tenant, for a term that, at Landlord's option, may be for the remainder of the then current term of this Lease or for any longer or shorter period.

- (3) **Damages.** Tenant shall remain liable to Landlord for damages in an amount equal to the Rent and sums which would have been owing by Tenant hereunder for the balance of the Term had this Lease not been terminated, less the net proceeds, if any, of any reletting of the Premises by Landlord after such termination, after deducting all of Landlord's expenses in connection with such recovery of possession or reletting. Landlord shall be entitled to collect and receive such damages from Tenant on the days on which the Rent and amounts would have been payable if this Lease had not been terminated. Alternatively, at the option of Landlord, Landlord shall be entitled to accelerate and declare the entire remaining unpaid Rent for the balance of the Term to be immediately due and payable. The Landlord shall be entitled to recover forthwith from Tenant, as damages for loss of the bargain and not as a penalty, an aggregate sum which, at the time of such termination of this Lease, represents the present value of the aggregate of the Rent and other sums payable by Tenant hereunder that would have accrued for the balance of the Term. Such present value shall be computed by discounting the amount due from Tenant, using a discount rate of Five percent (5%).
- (4) **Waiver of Noncompulsory Counterclaims.** In the event that Landlord commences any proceedings for the recovery of possession of the Premises or to recover for nonpayment of Rent, Tenant shall not interpose any noncompulsory counterclaim in any such proceeding. This may not, however, be construed as a waiver of Tenant's rights to assert such claim in any separate action or actions initiated by Tenant.
- (5) **Remedies Cumulative.** Upon a Default, Landlord shall have all other remedies available at law or in equity. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.
- (6) **No Exhaustion of Remedies.** Upon any Default, Landlord may proceed directly against Tenant or any other party guaranteeing or responsible for the performance or Tenant's obligations under this Lease, including any assignee or subtenant, without first exhausting Landlord's remedies against any other person or entity responsible therefor to Landlord, or any security held by Landlord.
- (7) **Jurisdiction and Venue.** All legal actions relating to this Lease shall be adjudicated in the courts of the State of Florida having jurisdiction in the county in which the Premises is located. Tenant irrevocably consents to the personal and subject matter jurisdiction of those courts in any legal action relating to this Lease or any guaranty of Tenant's obligations under this Lease, and Tenant shall not assert, by way of motion, as a defense or

otherwise, any objection to any such court being the venue of such legal action or claim that such venue is an inconvenient forum for Tenant or any principal of Tenant.

- (8) **Attorneys' Fees.** If Landlord brings an action or proceeding involving the Premises to enforce the Terms hereof or to declare rights hereunder, then Landlord shall be entitled to reasonable attorneys' fees, if it is the Prevailing Party (as hereafter defined) in any such proceeding, action, or appeal thereon. Such fees may be awarded in the same suit or recovered in a separate suit, whether or not such action or proceeding is pursued to decision or judgment. The term "Prevailing Party" shall include, without limitation, a Party who substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment, or the abandonment by the other Party of its claim or defense. The attorneys' fees award shall not be computed in accordance with any court fee schedule, but shall be such as to fully reimburse all attorneys' fees reasonably incurred. In addition, Landlord shall be entitled to attorneys' fees, costs and expenses incurred in the preparation and service of notices of default and consultations in connection therewith, whether or not a legal action is subsequently commenced in connection with such default.

21. LANDLORD'S DEFAULT

Landlord shall in no event be in default in the performance of any of its obligations under this Lease unless and until Landlord shall have failed to perform such obligations within thirty (30) days after receipt of written notice from Tenant of such default, or such additional time as is reasonably required to correct any such default, which notice must specify wherein Landlord has failed to perform any such obligations.

22. CONDITION UPON SURRENDER OF PREMISES

At the end of this Lease, Tenant will promptly quit and surrender the Premises broom-clean, in good order and repair, ordinary wear and tear excepted. If Tenant is not then in default, Tenant may remove from the Premises any trade fixtures, equipment, and movable furniture placed in the Premises by Tenant, whether or not such trade fixtures or equipment are fastened to the Building; Tenant will not remove any trade fixtures or equipment without Landlord's prior written consent if such fixtures or equipment are used in the operation of the Building, or if the removal of such fixtures or equipment will result in impairing the structural strength of the Building. Whether or not Tenant is in default, Tenant will remove such alterations, additions, improvements, trade fixtures, equipment, and furniture as Landlord has requested in accordance with Paragraph 10. Tenant will fully repair any damage occasioned by the removal of any trade fixtures, equipment, furniture, alterations, additions, and improvements. All trade fixtures, equipment, furniture, inventory, effects, alterations, additions, and improvements on the Premises after the end of the Term will be deemed conclusively to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Landlord without written notice to Tenant or any other person and without obligation to account for them. Tenant will pay Landlord for all expenses incurred in connection with the removal of such property, including but not limited to the cost of repairing any damage to the Building or Premises

caused by the removal of such property. Tenant's obligation to observe and perform this covenant will survive the expiration or other termination of this Lease.

23. MISCELLANEOUS

- A. Right of First Refusal:** In the event that the Landlord decides to sell or otherwise dispose of the Building during the term of this Lease or any Renewal Term, the Tenant shall have the right of first refusal to purchase the Building. The Landlord shall provide the Tenant with written notice of the intent to sell, including the terms and conditions of the proposed sale. The Tenant shall have thirty (30) days from the receipt of such notice to exercise the right of refusal upon the same terms and conditions of the proposed sale by providing written notice to the Landlord. If the Tenant does not exercise this right within the specified period, the Landlord may proceed with the sale to a third party under the same terms and conditions.
- B. Revenue Sharing Agreement:** Separate hereto, the parties shall enter into a separate agreement for revenue sharing whereby the Tenant shall pay the Landlord a portion of their revenue generated from the business operations on the Property effective one (1) year from the Commencement Date.
- C. Premises and Building-Related Issues.** Tenant agrees to promptly notify the Landlord in writing via the Campus Provost or their designee of any issues to the Premises or in and around the Building, including but not limited to structural damage, plumbing issues, electrical problems, leaks, or any other maintenance concerns that may arise during the Term of the Lease. Such notification must be made within no later than twenty-four (24) hours of the Tenant becoming aware of the issue. Failure to report these issues in a timely manner may result in the Tenant being held responsible for any additional damages or costs incurred due to the delay in reporting.
- D. Relocation/Redevelopment:** Notwithstanding the foregoing, Landlord shall have the right to redevelop the Building, the Premises, and the Building's surrounding area. Landlord shall give Tenant a minimum of six (6) months' advance written notice of its intent to redevelop ("Redevelopment Notice"). If such redevelopment shall include a business component compatible to Tenant's use, then Landlord agrees to offer to relocate Tenant to a comparable space in the redeveloped building. Should the redevelopment not include a compatible space, or should Tenant not agree within two (2) months after receipt of the notice of Redevelopment Notice to be relocated, either party shall have the right to terminate the Lease. Failure by Tenant to provide a timely response to the Redevelopment Notice, or to agree to be relocated shall be deemed an election not to be relocated.
- E. Educational Opportunities:** Tenant agrees to provide educational opportunities and collaborations with Landlord to enhance and enrich the understanding of, and provide unique opportunities to the students, faculty, and staff of the College. The parties hereby further agree to cooperate during the Term in enhancing the educational opportunities and collaborations and exploring new opportunities which shall benefit the College.

- F. Media:** Tenant shall comply with Landlord's Rules and Regulations (**Exhibit "C"**) regarding media representatives at the Building, including notify Landlord in writing at least three (3) business days in advance of planned visits by media representatives or other media outlets at the Building or Premises. Landlord reserves the right to approve or deny any media access to the Building or Premises.
- G. Internet and Technology Support:** Tenant shall be responsible for providing all internet and technology support services necessary for use at the Premises. Tenant shall not install any equipment, including, but not limited to, internet connection, network infrastructure, and hardware, without prior written approval from Landlord. Tenant must provide Landlord with at least three (3) business days in advance if any required technology support is needed, detailing the support needed and the specific date and time. Tenant acknowledges that internet and technology support may subject Tenant to Additional Rent.
- H. Notices:** Any notice which either party may or is required to give, shall be given by personal delivery, mailing the same, certified mail return receipt requested, postage prepaid, to Tenant or Landlord at the address shown below, or at such other places as may be designated by the parties in writing from time to time. Notices and demands shall be deemed to have been given (i) upon the date of the executed return receipt if sent by certified or registered mail, provided that if delivery cannot be made or if any party shall refuse delivery, notices shall be deemed given when mailed; (ii) upon delivery if personally delivered by Landlord; and (iii) upon posting if posted to the Premises by Landlord.

Landlord: St. Petersburg College
General Counsel's Office, Downtown Center
P.O. Box 13489
St. Petersburg, FL 33733

Tenant: Tekmara
Attn: Todd Kleperis
27 North Maybell Avenue
Pinedale, Wyoming 82941

- I. Holding Over:** Tenant will have no right to remain in possession of all or any part of the Premises after the expiration or earlier termination of the Term. If Tenant remains in possession of all or any part of the Premises after the expiration or earlier termination of the Term, with the express or implied consent of Landlord: (a) such tenancy will be deemed to be a periodic tenancy from month-to-month only; (b) such tenancy will not constitute a renewal or extension of this Lease for any further Term; and (c) such tenancy may be terminated by Landlord upon the earlier of 30 days' prior written notice or the earliest date permitted by law. In such event, monthly Rent will be increased to an amount equal the greater of two times the Monthly Rent payable during the last month of the Term, and any other sums due under this Lease will be payable in the amount and at the times specified in this Lease. In addition to the payment of the

increased Monthly Rent as set forth herein and all Additional Rent, Tenant shall be liable to Landlord for all costs, claims, losses or liabilities (including attorney's fees) which Landlord may incur as a result of Tenant's failure to surrender possession of the Premises to Landlord upon the expiration or earlier termination of this Lease. In no way shall the increased Monthly Rent set forth herein or any other monetary or nonmonetary requirements set forth in this Lease be construed to constitute liquidated damages for Landlord's loss resulting from Tenant's holdover. Such month-to-month tenancy will be subject to every other term, condition, and covenant contained in this Lease.

- J. Time:** Time is of the essence of this Lease.
- K. Heirs, Assigns, Successors:** This Lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.
- L. Estoppel Certificate:** Tenant shall execute an estoppel certificate requested by Landlord or any mortgagee of Tenant certifying to all material facts relevant to this Lease and Tenant's possession of the Premises within five (5) business days of request for same. If true, the estoppel certificate will certify that Tenant is in possession of the Premises, that this Lease is unmodified and in full effect (or, if modified, set forth the modifications), confirming through what date rent has been paid, and confirming that to Tenant's knowledge there is no existing default of Landlord or Tenant (or if any default, what is the nature of the default).
- M. Quiet Enjoyment:** Landlord covenants that upon Tenant's paying the Base Rent and any other sums due hereunder and observing and performing all the terms, covenants and conditions of this Lease on its part to be observed and performed, Tenant may peaceably and quietly enjoy the Premises, subject, nevertheless, to the terms and conditions of this Lease.
- N. Accord and Satisfaction:** No endorsement or statement on any check or in any letter accompanying any check in payment of Base Rent or any other sums due from Tenant to Landlord shall be deemed as accord and satisfaction. Landlord may accept such check or payment without being subject to the terms of any such endorsement or statement and without prejudice to Landlord's right to recover the balance of all Base Rent or any other charges due Landlord or Landlord's right to pursue any other remedy provided in this Lease.
- O. WAIVER OF JURY TRIAL:** LANDLORD AND TENANT HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER, ON OR IN RESPECT TO ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT HEREUNDER, TENANT'S USE OR OCCUPANCY OF THE PREMISES, AND/OR CLAIM OF INJURY OR DAMAGES.
- P. Force Majeure:** Landlord and Tenant shall each be excused for the period of any delay and shall not be deemed in default with respect to the performance of any of the non-monetary terms, covenants, and conditions of this Lease when prevented from so doing by a cause or causes beyond its control, which shall include, but shall not be limited to, all labor disputes, governmental regulations

or controls, fire or other casualty, inability to obtain any material or services, acts of God, or any other cause not within its reasonable control; provided, however, that no such event shall excuse Tenant's obligation to timely pay Rent as it becomes due hereunder.

- Q. Relationship of Parties:** The parties are only landlord and tenant and are not partners or in any other business relationship.
- R. Compliance:** Landlord and Tenant shall comply with any and all requirements of the county, municipal, state, federal and other applicable governmental authorities, now in force, or which may hereafter be in force, pertaining to the the Building or the Premises, and shall faithfully observe in the use of the Building and the Premises all municipal and county ordinances, and state and federal statutes now in force or which may hereafter be in force, and all regulations, orders and other requirements issued or made pursuant to any such ordinances and statutes. In addition, Tenant shall provide a fully charged fire extinguisher in Premises.
- S. Assignment and Subletting:** Tenant shall not assign this Lease or sublet any portion of the Premises without prior written consent of the Landlord which may be withheld for any reason in Landlord's sole and exclusive discretion. Any such assignment or subletting without consent shall be void and, at the option of the Landlord, Landlord may terminate this Lease.
- T. Florida Contract:** This Lease has been made under and shall be construed and interpreted under and in accordance with the laws of the State of Florida.
- U. Exhibits:** All exhibits to this Lease are by this provision incorporated into this Lease as a material part hereof.
- V. Broker:** Tenant warrants that it did not have dealings with any broker.
- W. Lease Not To Be Recorded:** Either party's recordation of this Lease or any memorandum or short form of it will be void and a default under this Lease.
- X. Corporate Warranties By Tenant:** If Tenant is a corporation, the parties executing the Lease on behalf of Tenant represent and warrant to Landlord, that:
 - (1) Tenant is a valid and existing corporation;
 - (2) All things necessary to qualify Tenant to do business in the State of Florida have been accomplished prior to the date of the Lease;
 - (3) All franchise and other corporate taxes have been paid to the date of the Lease;
 - (4) All forms, reports, fees and taxes required to be filed or paid by such corporation have been filed or paid;
 - (5) The certified copy of a corporate resolution so stating delivered to Landlord concurrently with the execution of the Lease.

- Y. Interpretation of Lease Provisions:** The Lease shall be construed without regard to the identity of the person who drafted the various provisions hereof. Moreover, each and every provision of the Lease shall be construed as though all parties hereto participated equally in the drafting of the Lease. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable.
- Z. No Waiver:** No waiver of any covenant or condition or the breach of any covenant or condition of the Lease shall be taken to constitute a waiver of any subsequent breach of such covenant or condition, not to justify or authorize the non-observance on any other occasion of the same or any other covenant or condition hereof; nor shall the acceptance of rent or other payment by the Landlord at any time when the Tenant is in default under any covenant or condition hereof be construed as a waiver of such default or of the Landlord's right to terminate the Lease on account of such default; nor shall any waiver or indulgence granted by the Landlord to the Tenant be taken as an estoppel against the Landlord, it being expressly understood that if at any time the Tenant shall be in default in any of its covenants or conditions hereunder, and acceptance by the Landlord of rental or other payment during the continuance of such default or the failure on the part of the Landlord promptly to avail itself of such other rights or remedies as the Landlord may have, shall not be construed as a waiver of such default, but the Landlord may at any time thereafter, if such default continues, terminate the Lease on account of such default in the manner provided for in the Lease.
- AA. Radon Gas:** Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department. This notice is given pursuant to Section 404.056(5), Florida Statutes.
- BB. Joint and Several Liability:** If Tenant is composed of more than one signatory to this Lease, each signatory will be jointly and severally liable with each other signatory for payment and performance according to this Lease. The act of, written notice to, written notice from, refund to, or signature of any signatory to this Lease (including without limitation modifications of this Lease made by fewer than all such signatories) will bind every other signatory as though every other signatory had so acted, or received or given the written notice or refund, or signed.
- CC. Limitation on Recourse:** It is agreed that Landlord (all of its officers, directors, and employees) will not be personally liable for any such judgments. The provisions contained in the preceding sentences are not intended to and will not limit any right that Tenant might otherwise have to obtain injunctive relief against Landlord or relief in any suit or action in connection with enforcement or collection of amounts that may become owing or payable under or on account of insurance maintained by Landlord.

- DD. Severability:** If any provision of this Lease proves to be illegal, invalid, or unenforceable, the remainder of this Lease will not be affected by such finding, and in lieu of each provision of this Lease that is illegal, invalid, or unenforceable a provision will be added as a part of this Lease as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.
- EE. Lien for Rent:** Tenant hereby grants to Landlord a lien on all property of Tenant now or hereafter placed in or on the Premises and such other property shall be and remain subject to such lien of Landlord for payment of all rent and other sums agreed to be paid by Tenant herein or for services or costs relating to the Premises that the Tenant may hereafter agree to pay Landlord. Said lien shall be in addition to and cumulative of the Landlord's lien rights provided by law.
- FF. Entire Agreement/Written Amendment Required:** This Lease, the Exhibits and Addenda, if any, contain the entire agreement between Landlord and Tenant. No promises or representations, except as contained in this Lease, have been made to Tenant respecting the condition or the manner of operating the Premises, the Building, or the Project. No amendment, alteration, modification of, or addition to the Lease will be valid or binding unless expressed in writing and signed by Landlord and Tenant. Tenant agrees to make any modifications of the terms and provisions of this Lease required or requested by any lending institution providing financing for the Building, or any property of Landlord located adjacent or otherwise related thereto, as the case may be, provided that no such modifications will materially adversely affect Tenant's rights and obligations under this Lease.
- GG. Usury Savings Clause.** It is the intent of the parties to conform to and contract in strict compliance with applicable laws concerning usury and permissible rates of interest from time to time in effect. To the extent that any Rent or other payments hereunder are hereinafter characterized by any court of competent jurisdiction as the repayment of principal and interest thereon, this Paragraph 23(CC) shall apply and control, and any such Rent or payments so characterized may be referred to herein as "Interest." In no way, nor in any event or contingency (including, without limitation, prepayment or acceleration of the maturity of any obligation), shall any Interest taken, reserved, contracted for, charged, or received, under this Lease or otherwise, exceed the maximum non-usurious amount permissible under applicable law. If, from any possible construction of any term or provision of this Lease or any other agreement between the parties, Interest would otherwise be payable in excess of the maximum nonusurious amount, any such amount shall be automatically reduced to the maximum nonusurious amount permitted under applicable law, without the necessity of execution of any amendment or new document or agreement. If Landlord shall ever receive anything of value which is characterized as Interest with respect to the obligations owed hereunder or under applicable law and which would, apart from this provision, be in excess of the maximum lawful amount, an amount equal to the amount which would have been excessive interest shall, without penalty, be applied to the reduction of the component of payments deemed to be principal and not to the payment of interest, or refunded to Tenant or any other payor thereof, if and to the extent such amount which would have been excessive

exceeds the component of payments deemed to be principal. The right to demand payment of any amounts evidenced by any of the operative terms of this Lease does not include the right to receive any Interest which has not otherwise accrued on the date of such demand, and Landlord does not intend to charge or receive any unearned Interest in the event of such demand

HH. Counterparts and Electronic Signatures: This Lease may be executed in multiple counterparts, each of which shall be deemed an original agreement and both of which shall constitute one and the same agreement. Each party agrees that this Lease and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

For Landlord: St. Petersburg College

For Tenant: Tekmara

SIGNATURE

Tonjua Williams, Ph.D., College President &
Secretary to the Board of Trustees

SIGNATURE

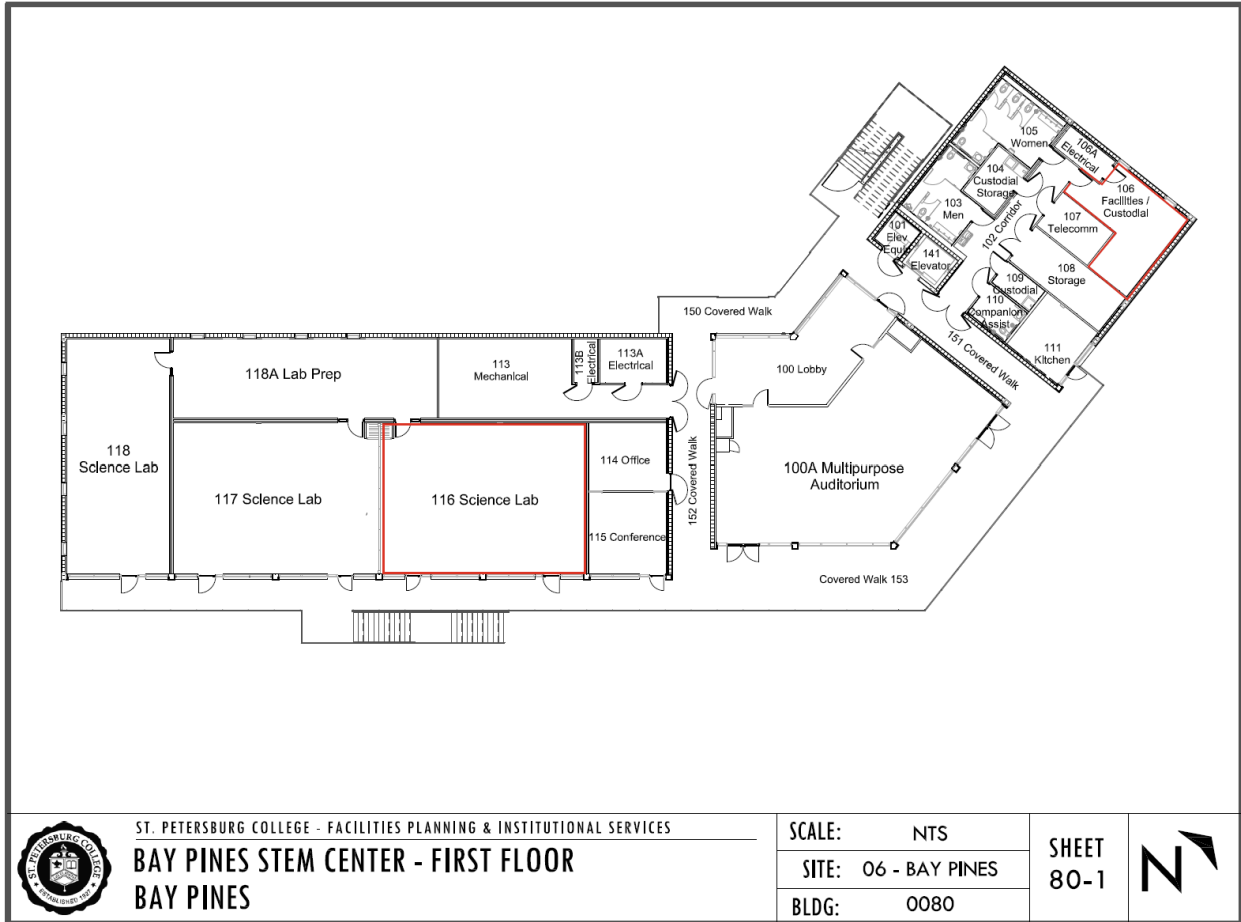
NAME

TITLE

EXHIBIT "A" – LEGAL DESCRIPTION

UPLAND & SUBM LAND DESC AS FROM NW COR OF SE 1/4 RUN E & E'LY 725FT(S) TO S R/W OF BAY PINES BLVD FOR POB TH S75DE 547.3FT TH E 570.77FT TH S 23.49FT TH S56DW 152.74FT TH SW'LY ALG SHORE LINE 1438.55FT TH S10DW ALG CURVE TO LFT ARC 118.9FT RAD 200FT TH S 728.96FT TH N53DW 1298.39 FT TH S86DE 340.13FT TH N55DW 321.6FT TH N34DE 239.66FT TH N45DW 629.9FT TO S R/W OF WELCH CSWY TH NE'LY ALG R/W 1325.05FT TO POB CONT 51.37AC(C)

EXHIBIT "B" – SITE PLAN



ST. PETERSBURG COLLEGE - FACILITIES PLANNING & INSTITUTIONAL SERVICES

BAY PINES STEM CENTER - FIRST FLOOR
BAY PINES

SCALE:	NTS
SITE:	06 - BAY PINES
BLDG:	0080

SHEET
80-1



EXHIBIT "C" – RULES AND REGULATIONS

1. **Rules and Regulations.** Tenant agrees to comply with and observe the rules and regulations set forth below and by Landlord's Rules and College Procedures (<https://web.spcollege.edu/botrules/as>), which may be revised from time to time. Tenant's failure to keep and observe said rules and regulations shall constitute a breach of the terms of the Lease in the manner as if the same were contained herein as covenants. Landlord reserves the right from time to time to amend or supplement said rules and regulations applicable to the Premises. Landlord may waive any one or more of these Rules and Regulations for the benefit of Tenant or any other tenant, but no such waiver by Landlord shall be construed as a waiver of such Rules and Regulations in favor of Tenant or any other tenant, nor prevent Landlord from thereafter enforcing any such Rules and Regulations against any or all of the tenants of the Building. Any condition existing prior to the creation of a rule or regulation shall not be exempt from the operation of future rules or regulation.
2. **Loading.** All loading and unloading of goods, merchandise, supplies and fixtures shall be done only at such times, in the areas, and through the entrances designated for such purposes by Landlord.
3. **Premises and Building-Related Issues.** Tenant agrees to promptly notify the Landlord in writing via the Campus Provost or their designee of any issues to the Premises or in and around the Building, including but not limited to structural damage, plumbing issues, electrical problems, leaks, or any other maintenance concerns that may arise during the Term of the Lease. Such notification must be made within no later than twenty-four (24) hours of the Tenant becoming aware of the issue. Failure to report these issues in a timely manner may result in the Tenant being held responsible for any additional damages or costs incurred due to the delay in reporting.
4. **Drug and Alcohol-Free Campus.** The Tenant acknowledges that Landlord is committed to providing a safe academic and workplace environment in compliance with the provisions of the Federal Drug-Free Schools and Communities Act of 1989 and the Drug-Free Workplace Act of 1988, applicable local, state, and federal laws, rules, and regulations. The unlawful manufacture, sale, possession, use, or distribution of illicit drugs, including drug paraphernalia and prescription medication without a prescription, and/or alcohol by on College premises or as part of any College program or activity is strictly prohibited. The Tenant agrees to comply with the Colleges rules and regulations related to drug and alcohol-free campus and agrees that its failure to keep and observe said rules and regulations shall constitute a breach of the terms of the Lease in the manner as if the same were contained herein as covenants.
5. **Animals.** No animals or pets may be brought on or are permitted to be in the Building or Premises, except Services Animals.
6. **Technology Equipment and Antennas.** Tenant shall be responsible for providing all internet and technology support services necessary for use at the Premises. Tenant

shall not install any equipment, including, but not limited to, internet connection, network infrastructure, hardware, radio, or television antennas, or other similar devices, without prior written approval from Landlord. No aerial antennas or other similar devices shall be erected on the roof or exterior walls of the Premises, or on the grounds of the Building without, in each instance, Landlord's written consent. Any aerial antennas or other similar devices installed without such consent shall be subject to removal at any time without notice.

7. **Noise.** No loudspeakers, television, radio, music or other devices shall be used which cause noise to be heard outside the Premises or which exceed the City's noise ordinance. Tenant shall not make unreasonable noises, cause any vibrations to the Building, create disturbances or odors of any kind which emit from the Premises and which may be disruptive or offensive in anyway whatsoever to other tenants of the Building, their employees, agents, or invitees.
8. **Security.** Tenant assumes full responsibility for protecting Premises from theft, robbery, and pilferage. Except during Tenant's access hours or whenever Tenant is using the Premises or at the Building, Tenant shall keep all doors to the Premises locked and other means of entry secured. Doors shall not be left in a propped open position. Landlord shall not be responsible for any lost or stolen property of any kind from Premises or public areas unless caused by Landlord and then only to the extent that the insurance required under the Lease is insufficient to cover such loss, after applicable deductible.
9. **Expulsion.** Landlord reserves the right to exclude or expel from the Building any person who, in Landlord's judgment, is intoxicated or under the influence of liquor or drugs or who is in violation of any of the Rules and Regulations of the Building.
10. **Plumbing.** The plumbing facilities shall not be used for any other purpose than that for which they are constructed. No foreign substance of any kind shall be thrown in them, and the expense of any breakage, stoppage, or damage resulting from a violation of this provision shall be borne by Tenant. Tenant shall not install any device or equipment to the water lines without Landlord's written approval.
11. **Equipment.** Tenant must obtain Landlord's prior written approval to install any equipment. Tenant may not use any power for operation of any equipment or device other than electricity.
12. **Storage.** The Premises shall not be used as storage or warehouse space for any other business owned and operated by Tenant.
13. **Signs.** No sign, placard, picture, advertisement, name or notice visible from outside the Premises shall be installed or displayed on any part of the interior or exterior of the Building without the prior written consent of Landlord. Landlord shall have the right to remove, at Tenant's expense and without notice, any sign installed or displayed in violation of this rule. All approved signs or lettering on doors and walls shall be printed,

painted, affixed or inscribed at the expense of Tenant by a person approved by Landlord, using materials, and in a style and format approved by Landlord.

14. **Hazardous or Toxic Substances.** Tenant shall not bring any hazardous, toxic, flammable, corrosive, explosive or poisonous substance onto Premises or the Building except as may be contained in common products sold to the general public (such as cleaning products) that are also consistent with Tenant's permitted use and, if such are used, Tenant shall properly dispose of them so as not to contaminate any property on or away from the Building. Tenant shall be responsible for maintaining Safety Data Sheets for all chemicals used for cleaning or other general operations. Tenant shall provide a list of stored chemicals to the Landlord within three (3) business days of Landlord's written request. Tenant shall be solely responsible for any liability arising from the violation of this rule and shall indemnify and hold Landlord harmless, including reasonable attorney's fees, as to such matters.
15. **Trash Disposal:** Janitorial services, including trash disposal, are provided on days when College instruction takes place at the Building. Tenant is responsible for cleaning and trash removal on days without College instruction at the Building.
16. **Exterior Areas.** The exterior areas immediately adjoining the Premises, including the outdoor classroom area, shall be kept clean and free from debris and equipment by Tenant to the satisfaction of Landlord and Tenant shall not place or permit any obstructions in such areas. Tenant shall not install awnings or structures of any kind on the exterior of the Building.
17. **Installations.** Tenant will refer all contractors or installation technicians rendering any service for Tenant for Landlord's supervision and approval before performance of any contractual services including, but not limited to, installation of internet connections, network services, telephones, electrical devices and attachments, and installations of any kind affecting floors, walls, woodwork, trim, windows, ceilings, equipment or other physical portions or services of the Building. Any heavy or unusual item may be installed only with Landlord's prearranged consent. Landlord may designate placement of such items for weight load factors.
18. **No Solicitation.** Tenant shall not solicit business in or hold demonstrations in the parking areas or Common Areas (as defined in the Lease) nor distribute any handbills or other advertising matter to, in, or upon any automobiles located in parking areas or in Common Areas except with prior written consent of the Landlord. Canvassing, soliciting and distribution of handbills or any other written material and peddling in the Building are prohibited, and each tenant shall cooperate to prevent same. Tenant shall not make any room-to-room solicitation of business from other tenants in the Building.
19. **Safety Compliance.** Tenant shall comply with all safety, fire protection and evacuation procedures and regulations established by Landlord or any governmental agency.

20. **Media and Marketing.** Landlord’s Marketing and Strategic Communications Department (the “Department”) will be consulted about and notified in advance of all public relations efforts and media requests involving Tekmara, the Bay Pines STEM Center and St. Petersburg College. Examples include but are not limited to:

- Reviewing, editing and approving press releases about Tekmara, the Bay Pines STEM Center and SPC.
- Approving press conferences or media events about Tekmara, the Bay Pines STEM Center and SPC
- Approving media requests such as filming at the Bay Pines STEM Center.

The Department will review public relations and media requests on a case-by-case basis, has final approval on these items, and reserves the right to deny permission when the request runs contrary to College policies, especially those that protect student privacy.

21. **Filming at the Building.** The College accommodates reasonable requests for journalistic, news-related, non-commercial shooting, although it does reserve the right to deny permission when the request runs contrary to its policies. SPC restricts the use of its land or buildings for non-news and commercial film shoots. Express permission is required, and requests will be considered on a limited, case-by-case basis submitted at least 30 days prior to shooting and in coordination with a sponsoring division, college or other unit.

- Filming must not be disruptive and must be done in accordance with all College policies.
- The project must not create a safety hazard for anyone involved or to the campus community.
- Appropriate releases are required for all individuals appearing on camera. If the back of the person’s head is all that is captured, a release may not be required. A crowd release would still be advised as a catch-all in case the person can argue they have an identifying factor (i.e. pink hair, a mohawk, etc.).
- Various fees may be incurred during film shoots requiring College services, including use of certain facilities and, possibly, security or facilities.
- Facsimile weapons, pyrotechnics, explosives, amplified sound, sound or visual effects and other props that would cause alarm to the campus community are prohibited. Exceptions may be made for training or educational purposes.
- Commercial works that include the SPC’s name, logos or other trademarked images need to be granted a license from the College for use of trademarks.

EXHIBIT "D" – TENANT'S WORK

Tenant's improvements to space shall meet the requirements listed below:

- a. All tenant improvement plans and specifications for the work and for later alterations, additions, substitutions and improvements shall be submitted to the Landlord and preapproved by Landlord in writing.
- b. No Premises work shall be initiated until Tenant shall have procured, so far as the same may be required by law from time to time, all permits, authorizations, reports and/or other necessary action of all municipal agencies and departments of governmental agencies and subdivisions having applicable jurisdiction;
- c. All improvements shall be installed in compliance with all applicable permits and authorizations and building and zoning laws and with all other laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments, departments, commissions, boards and officers, and in accordance with applicable insurance requirements. All construction shall be done in conformity with all health and safety requirements and in a good and workmanlike manner;
- d. Prior to the commencement of any work, and at Landlord's request, Tenant shall, at Tenant's expense, furnish to Landlord a payment and performance bond covering the cost of the work and the performance thereof;
- e. All work shall be performed by duly licensed and qualified contractors and shall be approved by Landlord;
- f. Tenant's work shall not at any time impede, or otherwise interfere with any work being accomplished or performed by Landlord.
- g. In connection with the completion of the work, (i) Tenant shall provide Landlord with sufficient proof that lien waivers have been obtained from all contractors, subcontractors, and material and labor suppliers performing work or providing labor in connection with the work; (ii) Tenant's architect shall have inspected the Premises and certified that the work has been completed in accordance with the approved plans and specifications; (iii) Tenant shall obtain a certificate of occupancy for the Premises, and (iv) Tenant's architect shall have issued a certificate of substantial completion which is in form and content customary in the industry. The general contractor shall be obligated to list as an attachment to the construction contract all contractors and subcontractors to be performing the work. The general contractor, shall be obligated to furnish Landlord with certificates of insurance with an insurance company that has an A.M. Best rating A VII naming Landlord and any other required entities as an additional insured which such policies shall be consistent with the requirements set forth in Paragraph 15;
- h. Landlord may file and record at the time of the execution of this Lease a notice of nonresponsibility or a similar notice as may be provided by law, so that whenever any work shall be undertaken by Tenant on the Premises no mechanic's lien or lien for

materials or labor could attach to or affect the reversionary status or other estate, right or interest of Landlord in and to the Land;

i. All nonfixtures, goods, effects, personal property, business and trade fixtures, machinery and equipment owned by Tenant and installed at Tenant's expense, shall remain the personal property of Tenant and may be removed by Tenant at any time, and from time to time, during the Lease Term provided that any damage caused by such removal can be totally repaired and Tenant, in removing any of such property, does in fact repair all damage to the Premises and the Building caused by such removal;

j. All alterations, additions, substitutions and improvements made and installed by Tenant pursuant to this Exhibit "D", shall be and remain Landlord's property and at no expense to the landlord, except the items referenced in subparagraph (i) of this Exhibit "D".

k. Tenant shall pay or cause to be paid, before delinquency, any and all taxes levied or assessed and which become payable during the Lease Term upon the property of Tenant which is located in the Premises.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

LEASE ADDENDUM

THIS ADDENDUM dated _____, is hereby agreed to and made a part of that certain lease agreement dated _____, by and between the Board of Trustees St. Petersburg College, a political subdivision of the state of Florida, designated "Landlord" and Tekmara, herein designated "Tenant" (the "Lease").

WHEREAS the parties hereto agree to the following terms and conditions, and to amend certain provisions as described herein, in reference to the above-mentioned Lease:

1. Days/Hours of Access.

- A. Regular Access Days/Hours:** Tenant shall have access to the Premises during the following days and hours:
 - i. Thursdays from 9 a.m. to 4 p.m.
 - ii. Fridays from 9 a.m. to 12 p.m.

- B. Exterior Access on Non-Regular Access Days/Hours:** Tenant shall provide written notice to the Landlord via the Campus Provost at least three (3) business days in advance for access to the Building's outdoor area, including the water lagoon.

2. Water Vessels. Docking at the Building is limited to the below-described vessel:

- A. Vessel Name:** _____
- B. Registration Number:** _____
- C. Length Overall:** _____
- D. Type:** _____

All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the day and year written above:

For Landlord: St. Petersburg College

For Tenant: Tekmara

SIGNATURE

Tonjua Williams, Ph.D., College President &
Secretary to the Board of Trustees

SIGNATURE


NAME

TITLE

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Lease Agreement - Florida Department of Education, Division of Vocational Rehabilitation

Approval is sought for a Lease Agreement with the Florida Department of Education, Division of Vocational Rehabilitation to allow for its use of space in the Bilirakis Building on the Tarpon Springs Campus. The period of the Lease will commence on July 1, 2025 and continue through June 30, 2026. This authorization includes the authority for the President to enter into any amendments, extensions or renewals of the foregoing Lease, including, but not limited to, changes to the Lease period and space utilized.

The Base Maintenance Usage Fee during the term of the Lease is \$1,106.95 to be paid to the College quarterly in three (3) payments of \$276.74 and one (1) payment of \$276.73. This fee is based off the current Operational Cost of New Facilities rate of \$8.45 per square foot. The total leased space is 131 square feet.

The attached Lease Agreement is being provided to the Board as required by Florida Statutes, Chapter 1013.15 Lease, rental, and lease-purchase of educational facilities and sites, Section (1):

Prior to entering into or execution of any such lease, a board shall consider approval of the lease or lease-purchase agreement at a public meeting, at which a copy of the proposed agreement in its final form shall be available for inspection and review by the public, after due notice as required by law.

Janette Hunt, Vice President, Finance and Business Operations; Adam Colby, Associate Vice President, Facilities Planning and Institutional Services; and Mia Conza, Vice President, General Counsel and Compliance, recommend approval.

Attachment

SA-721
AGREEMENT BETWEEN
FLORIDA DEPARTMENT OF EDUCATION AND
BOARD OF TRUSTEES OF ST PETERSBURG COLLEGE

The following represents an Agreement (“Agreement”) between the **Board of Trustees of St Petersburg College** (“College”) and the **Florida Department of Education, Division of Vocational Rehabilitation** (“DOE-VR”) and outlines the specific conditions and services to be provided.

Description of DOE-VR and Event

Contacts:

DOE-VR

John Howell, Area 4 Director
 1313 North Tampa Street, Suite 801 Tampa, FL 33602
 (813) 233-3609
 john.howell@vr.fdoe.org

College

Linda Nowicki
 Facilities Planning & Institutional Services Construction
 St. Petersburg College | EpiCenter
 P.O. Box 13489
 St. Petersburg, Florida 33733
 (727) 341-4759
 nowicki.linda@spcollege.edu

Location: Tarpon Springs Campus, 600 E. Klosterman Rd., Tarpon Springs, Florida 34689.

Date	Start Time	End Time	Function	Room	Setup	Agr	Room Rental
07/01/2025– 06/30/2026	8:00am	5:00pm	Monday- Friday	Room 06A	Desk, chair, chair	office guest	The payments would be 3 payments at \$276.74 and 1 payment at \$276.73 paid quarterly

Official Dates and Times:

1. PAYMENT FOR USE OF LOCATION:

DOE-VR shall pay College 3 payments at \$276.74 and 1 payment at \$276.73 per quarter, totaling \$1106.95 for the use of the Location during the Official Dates and Times designated herein. DOE-VR shall pay this sum quarterly in arrears pursuant to Florida law.

2. RESPONSIBILITIES OF THE COLLEGE:

- A. College shall allow DOE-VR to use the Location during the Official Dates and Times as designated herein.
- B. College makes no warranties, whether specified or implied, as to the appropriateness or suitability of the Location designated herein for the use intended by the DOE-VR.

3. RESPONSIBILITIES OF THE DOE-VR:

- A. DOE-VR shall abide by applicable codes of conduct established by the state of Florida and any codes of conduct specified by the College and attached hereto.
- B. DOE-VR shall collect and secure program related possessions and clean up and secure the Location prior to departing from the premises.

4. INDEMNIFICATION:

Neither the College nor the DOE-VR elects to indemnify the other from any claim, suit, judgment, debt, or damages, arising out of performance or failure to perform or negligent or wrongful acts or omissions under this Agreement of any of its employees, servants, or agents acting within the employee's, servant's or agent's office under this Agreement. Neither the College nor the DOE-VR waives its sovereign immunity, except to the extent provided by law. Nothing in this Agreement may be construed as the consent of the College or the DOE-VR to be sued by the other in any matter arising out of this Agreement. This section shall survive the termination of this Agreement.

5. INSURANCE:

DOE-VR is a state agency and will provide a copy of its certificate of self-insurance maintained by the Division of Risk Management.

6. FORCE MAJEURE:

Neither party shall be responsible for failure to perform this Agreement if circumstances beyond their control, including, but not limited to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond the parties' control, makes it illegal or impossible for either party to perform.

7. STATUTORY NOTICES:

If the terms of this Agreement extend beyond the current fiscal year, pursuant to section 287.0582, Florida Statutes, the DOE-VR's performance and obligation to pay under this contract is contingent upon an annual appropriation by the Legislature. Payment, if applicable, shall be governed by Section 215.422, Florida Statutes.

8. NON-AVAILABILITY OF FUNDS:

If the Florida Legislature fails to appropriate or authorize the expenditure of sufficient funds to provide for the continuation of this Agreement or if a lawful order issued in or for any fiscal year during the Official Dates and Times of this Agreement reduces the funds appropriated or authorized in such amounts as to preclude making the payments set out herein, this Agreement shall terminate on the date said funds are no longer available without any termination charges or other liability incurring to DOE-VR. DOE-VR shall provide College with notice not less than thirty (30) days prior to the date of cancellation, if such time is available. Otherwise, prompt notice will suffice.

9. TERM AND TERMINATION:

This Agreement shall commence on July 1, 2025 (the "Effective Date") and shall continue until June 30, 2026. The initial term or any renewal or extension thereof shall hereinafter be referred to as the "Term". This Agreement may be extended for an additional one (1) year term upon the written agreement of both parties.

This Agreement may be terminated by either party, with or without cause, with sixty (60) days advanced written notice.

10. MISCELLANEOUS PROVISIONS:

This Agreement is the entire agreement between the parties, superseding all prior proposals both oral and written, negotiations, representations, commitments and other communications between the parties, and may only be supplemented or changed in writing, signed by an authorized representative of the DOE-VR and the College. No representative of the College has been or is authorized to make any representation which varies from the express terms of this Agreement, though this Agreement may be supplemented or amended in writing.

11. GOVERNING LAW:

This Agreement shall for all purposes be governed by and interpreted in accordance with the laws of the State of Florida. In all cases, the venue shall be in Pinellas County, Florida. With regard to limitation of actions, Section 95.11, Florida Statutes shall govern.

12. CHANGES, ADDITIONS, STIPULATIONS, OR LINING OUT:

Any changes, additions, stipulations or deletions, including being lining out by either party will not be considered agreed to or binding to the other unless such modifications have been initialed and dated or otherwise approved in writing by the other.

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officers to execute and deliver this Agreement as of the above stated Effective Date.

In executing this contract, the Contractor certifies that it is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created pursuant to section 215.473, Florida Statutes. Pursuant to section 287.135(5), F.S., the Contractor agrees the Department may immediately terminate this contract for cause if the Contractor is found to have submitted a false certification or if the Contractor is placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List during the term of the contract.

FLORIDA DEPARTMENT OF EDUCATION

_____ DATE: _____
Title

ST PETERSBURG COLLEGE

_____ DATE: _____
Janette Hunt, Vice President, Finance & Business Operations

**COLLEGE FACILITIES GROSS SQUARE FOOTAGE
AND
OPERATIONAL AND MAINTENANCE COST DATA
Date: March 27, 2025**

COLLEGE	GR SQ FT 2023-24	O&M COST 2023-24	SQ FT COST 2023-24
EASTERN FL	1,860,989	15,082,167	\$8.10
BROWARD	2,521,762	26,002,628	\$10.31
CENTRAL FLORIDA	800,597	8,309,245	\$10.38
CHIPOLA	536,205	3,367,920	\$6.28
DAYTONA	1,684,630	13,770,200	\$8.17
FL SOUTHWESTERN	1,312,210	11,516,245	\$8.78
FSC @ JAX	3,098,456	21,376,752	\$6.90
FLORIDA KEYS	316,359	2,337,720	\$7.39
GULF COAST	698,383	6,836,279	\$9.79
HILLSBOROUGH	1,801,010	15,946,970	\$8.85
INDIAN RIVER	1,509,818	15,586,203	\$10.32
FL GATEWAY	446,682	3,539,515	\$7.92
LAKE-SUMTER	564,342	4,933,776	\$8.74
SCF, MANATEE-SARASOTA	916,288	6,896,483	\$7.53
MIAMI DADE	8,714,972	51,903,563	\$5.96
NORTH FLORIDA	223,676	2,207,208	\$9.87
NORTHWEST FL	1,081,431	6,935,775	\$6.41
PALM BEACH	1,963,702	19,895,808	\$10.13
PASCO-HERNANDO	1,155,091	9,934,185	\$8.60
PENSACOLA	1,310,023	15,083,301	\$11.51
POLK	938,905	9,005,728	\$9.59
ST. JOHNS RIVER	636,056	7,231,033	\$11.37
ST. PETERSBURG	2,527,090	19,916,081	\$7.88
SANTA FE	1,215,572	14,333,978	\$11.79
SEMINOLE	1,449,096	9,921,313	\$6.85
SOUTH FLORIDA	646,401	7,523,137	\$11.64
TALLAHASSEE	1,961,171	9,698,618	\$4.95
VALENCIA	2,511,311	36,041,296	\$14.35
SYSTEM TOTAL	44,402,228	\$375,133,127	\$8.45


*NOTES: 1. INFORMATION FROM CCTCMIS/FCPS RENOVATION REPORT - REMODELING, RENOVATION, MAINTENANCE, REPAIR, AND SITE DEVELOPMENT 2024-25. (ALL PERMANENT OWNED BUILDINGS)
(CCTCMIS, file name FCPSRENO, Run date 04-12-2024)

2. O&M COST IS SHOWN ON THE 2023-24 CA-2 DETAIL REPORT
(PHYSICAL PLANT OPERATIONS)
Source: 2023-24 Consolidated CA-2 Detail YPH and EN FCS website 12.4.24

June 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Accounts Receivable Write-Off

Pursuant to Section 1010.03, Florida Statutes, the College is submitting for approval the accounts receivable write-off list for uncollected receivables recorded prior to June 30, 2023. In each instance, the receivable is at least two years old.

Accounts older than two years are written off as receivables for financial reporting purposes; however, the debt remains outstanding as an obligation for the debtor. The debtors are not allowed to enroll until the debt is paid in full.

Last year, we projected a significant increase in the write-offs due to the College coming off the use of Higher Education Emergency Relief Funds (HEERF) to pay off past due amounts. This year's write-off is substantially below pre-covid years which averaged between \$850,000 and \$1.1 million. In addition, we recovered approximately \$70,000 from the prior year's write-offs. We are expecting a small increase next year of approximately 10%. Approved write-offs for last year (FY22) totaled \$120,109.27.

Accounts to be written off totaling \$536,094.48 are summarized on the following schedule:


Student Tuition/Fees Debt: \$536,094.48

Total \$536,094.48

Janette Hunt, Vice President, Finance & Business Operations; Mike Meigs, Associate Vice President, Financial & Business Services; and Christina Cullers, Director of Student Accounting and Business Systems, recommend approval.

January 17, 2025

MEMORANDUM

TO: Board of Trustees, St. Petersburg College
FROM: Tonjua Williams, Ph.D., President 
SUBJECT: Credit Curriculum

Approval is sought for proposed off-cycle Curricular changes for the Spring/Fall 2025 Academic term.

The proposed curriculum was developed by the Academic Deans and faculty to ensure that the curriculum of St. Petersburg College is current, relevant and in compliance with requirements of the Florida Department of Education.

Matthew Liao-Troth, Vice President for Academic Affairs, recommends approval.

Attachment

The following is a summary of credit curriculum changes for which approval is sought for Spring and Fall 2025 (Terms 0645 and 0655).

Credit Curriculum Updates for Spring and Fall 2025 (0645 and 0655)
Summary of Curriculum Activity in Programs and Courses

NEW/DELETED/MODIFIED PROGRAMS:

<i>Career & Academic Community</i>	<i>New</i>	<i>Modified</i>	<i>Transfer</i>	<i>Deleted</i>	<i>Total</i>
Arts, Humanities, and Design					0
Business					0
Communications					0
Education				1	1
Engineering, Manufacturing, and Building Arts				1	1
Health Sciences and Veterinary Technology		1			1
Public Safety, Public Policy, and Legal Studies					0
Science and Mathematics					0
Social/Behavioral Sciences and Human Services					0
Technology					0
Total	0	1	0	2	3

NEW/DELETED/MODIFIED COURSES:

<i>Career & Academic Community</i>	<i>New</i>	<i>Modified</i>	<i>Revitalized</i>	<i>Deleted</i>	<i>Total</i>
Arts, Humanities, and Design		1			0
Business					0
Communications					0
Education					0
Engineering, Manufacturing, and Building Arts					0
Health Sciences and Veterinary Technology					0
Public Safety, Public Policy, and Legal Studies		1			0
Science and Mathematics					0
Social/Behavioral Sciences and Human Services					0
Technology					0
Total	0	2	0	0	2

Program & Course Updates Effective Spring and Fall 2025 (0645 and 0655)

Note: Closed programs follow a three-year teach-out period and deleted courses follow a five-year teach-out period, unless otherwise indicated.

ARTS, HUMANITIES, AND DESIGN

Course Updates:

Course Prefix & Number	Course Title	Rationale	Term
MUC 2000	Songwriting	MLO is being added, existing MLOs being updated, and course is changing from 2 credits to 3.	Fall 2025
REL 2300/H	World Religions	Course MLOs were updated and approved by DOE under institutional Gen Ed. Course objectives were added to complete the course outline.	Fall 2025

EDUCATION

Program Teach-out:

Program Name	Program Code	Rationale	Term
Secondary Education Mathematics (6-12) BS	MTSED-BS	Due to consistently low enrollment numbers, we have made the difficult decision to close this program, with Spring 2025 being the last term for new enrollment. We are committed to supporting current students in the program and will teach-out the courses necessary for them to graduate in the timeframe expected. LAT = Spring 2025 (645) Web removal = Fall 2025 (655) LTV teach out/deactivation (Meta/PS) = Fall 2029 (715)	Spring 2025 (645)

ENGINEERING, MANUFACTURING, AND BUILDING ARTS

Program Teach-Out:

Program Name	Program Code	Rationale	Term
Production Systems Management AS	PROSYS-AS	Since Fall 2019, the program has not been able to secure the enrollment necessary to make it a viable program. Courses are shared across College of Business and Engineering and Building Arts programs so much of the content will continue to be present through these other program options.	Spring 2025 (645)

LAT = Spring 2025 (0645)
 Web Removal = Fall 2025 (0655)
 LTV teach out = Fall 2029 (0715)
 LTV (PeopleSoft) = Fall 2029 (0715)

HEALTH SCIENCES AND VETERINARY TECHNOLOGY

Program Updates:

Program Name	Program Code	Rationale	Term
Health Services Administration BAS	HSA-BAS	Removing the RESC subplan from Program of Study and Pathway, as CARD-BS has replaced the need for this subplan.	Fall 2025 (655)

PUBLIC SAFETY, PUBLIC POLICY, AND LEGAL STUDIES

Course Updates:

Course Prefix & Number	Course Title	Rationale	Term
PAD 3820	Foundations of Public Safety Administration	Revising language in course objectives to accurately portray course content.	Fall 2025 (655)

Programs

July 10-11th, 2025 @ SPC Seminole Campus

Student Conference

The Inaugural Student Conference offers a unique opportunity for students across the state to gain valuable leadership experience, connect with subject-matter experts, and expand their professional networks. Student-led and student-run, the conference will be hosted by the Institute for Strategic Policy Solutions (ISPS) at St. Petersburg College, for the benefit of the Florida College System.

News

- Board of Directors Updates
 - ISPS will host a [quarterly](#) Board of Directors' meeting on August 11th, 2025.
 - The various working committees of the board will host their quarterly meetings the week prior on August 4th, 2025
- Team Updates
 - ISPS published its [May](#) newsletter.
 - ISPS is in the process of finalizing the audit.
 - ISPS launched the [Economic Fellows Blog](#) on the website with Principal Economists, Jeremy Bess and Patrick Luce.
 - The Spring ISPS Mentorship Cohort highlighted the meaningful connections and progress between Dr. Tom Furlong and Kaitlyn Doukas, as well as Jeff Johnson and Odell August, demonstrating the program's continued impact on fostering leadership and professional growth.
 - Aron Bryce, Statewide Coordinator, and Matthew Lee, Communications Coordinator, will attend the Florida Chamber's 2025 Florida Learners to Earners Workforce Solution Summit.
- Staff Updates
 - Michael Ballard, Student Fellow, was selected as the recipient of the Summer 2025 Honorable Senator Donald Sullivan scholarship.

Kindly follow us on:



Kimberly G. Jackson, Esq.
Executive Director
ISPS

Foundation Report

BOT May 2025 Update

Mackenzie Conlee Receives H. J. Free Nursing Scholarship, Paving the Way for Her Nursing Career

St. Petersburg College student Mackenzie Conlee is one step closer to achieving her dream of becoming a nurse, thanks to the generous support of the H. J. Free Nursing Scholarship. As she enters her final semester, Conlee reflects on the profound impact this financial support has had on her academic journey and future career.



Coming from a small, hardworking family, Mackenzie is proud to be a first-generation college graduate. Like many students balancing academic rigor and financial challenges, she acknowledges that without this scholarship, staying afloat financially during nursing school would have been an ongoing struggle. "Without your generosity, I would have struggled to keep my head above water during this semester, trying to keep myself out of debt," she shared.

Instead, the scholarship has allowed her to fully concentrate on her studies and immerse herself in her passion for nursing. "Because of your donation, I have been able to focus more on my studies, diving deeper into my passion for nursing and helping others," Conlee said. Now preparing to graduate, she can clearly envision herself stepping into the role of a professional nurse and providing care to patients during some of their most vulnerable moments.

Beyond the immediate financial relief, Mackenzie emphasizes the far-reaching impact of the H. J. Free Nursing Scholarship. "Your donation has not only immensely impacted my life, but also all of my future patients' lives, and for that I am extremely grateful," she said.

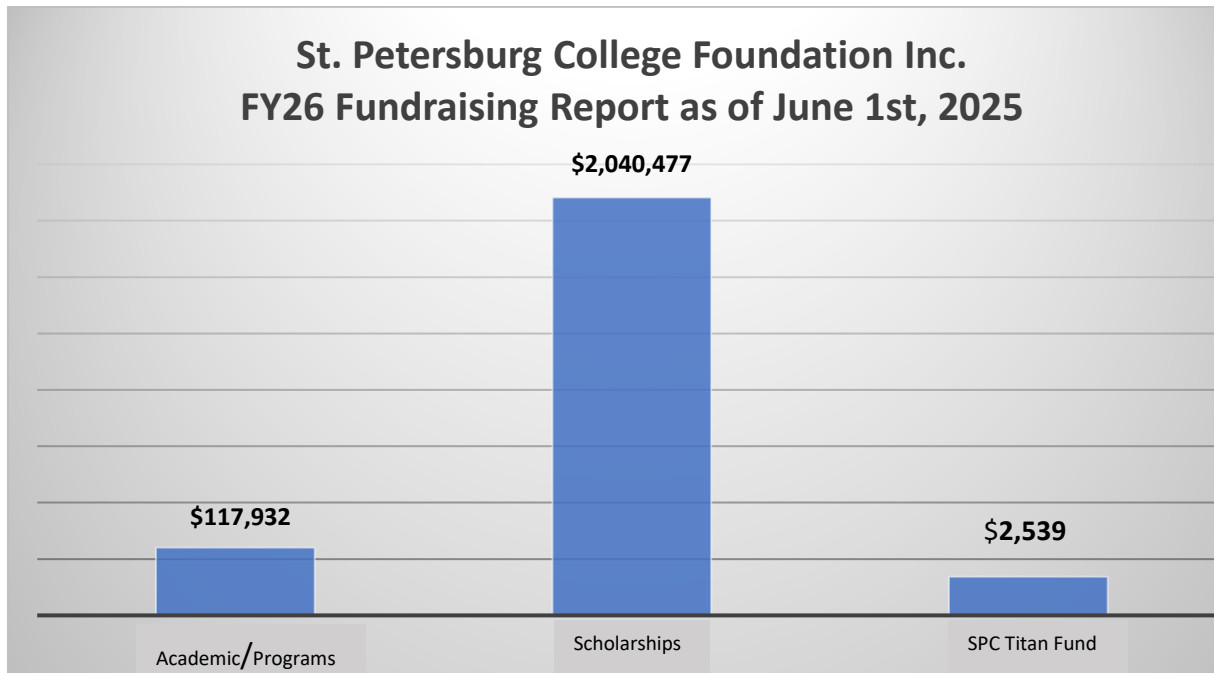
Looking ahead, Mackenzie hopes to pay this generosity forward. Inspired by the support she has received, she is eager to one day help future students pursue their dreams. "I am excited to soon be in a position where I am able to give back to future generations, helping to make their dreams a reality — even if I never meet them."

Mackenzie extends her heartfelt gratitude to Mr. Free and all those who invest in the future of SPC students. Her story serves as a reminder of how meaningful scholarship support can be — not only easing the burden of tuition, but empowering students to focus on their calling and make a lasting difference in the lives of others.

Foundation Report

BOT May 2025 Update

Dashboard



Fund Category	FY26	FY25
Academic/Student Programs	\$ 117,932	\$ 541,413
Scholarships	\$ 2,040,477	\$ 3,123,574
SPC Titan Fund	\$ 2,539	\$ 121,146
Total:	\$ 2,160,948	\$ 3,786,133

Expense Report:

As of June 1st, the Foundation provided the following support to SPC:

- **\$1.7M** in scholarships to SPC students.
- **\$1.8M** in program support, providing support to such programs as
 - Alumni Association
 - Academic Affairs Department
 - African American Male Initiative
 - Athletic Boosters
 - Black Girl Magic Event
 - Business Plan & Elevator Pitch Competition
 - College of Education
 - College of Nursing
 - Dental Hygiene Department
 - Fall Enrollment Initiative
 - Grants Department

- Humanities & Fine Arts Department
- Learning Resources Centers
- College Marketing & Communications
- Mental Health Awareness/Allied Health
- Natural Sciences
- Palladium Theater
- Social Justice Initiative
- SPC Collegiate High School
- Veterinary Technology Program
- Welcome Back Titans Event
- Women on the Way & Keys to Manhood
- Workforce Development

Topic of the Month

- The Annual SPC Day of Giving on September 12th, 2025.

**Leepa-Rattner Museum of Art (LRMA)
June 2025 Report for SPC BOT**

LRMA Highlights

- LRMA is partnering with SPC on three summer camps - a day at the museum with art, tech, tours and hands-on activities: Thurs., 6/5 CAP Summer Camp; Thurs., 6/26 SOS Summer camp; *Thurs., 7/3 College for Kids SPC Summer Camp “Day at LRMA” *may move to 7/10.
- LRMA is planning for a robust Fall season including events surrounding SPC Day at the Tarpon Springs Campus, including Tues., 9/9 A tribute to Helen Gilbert with a gallery dedication and community event with Florida Orchestra at 6-8pm and theatrical collaborations with TheatreFor on 10/29 and Dunedin Community Theater on 11/6.

LRMA Exhibitions

Summer 2025

May 17-July 20, 2025

- ***Rachel Fein-Smolinski: Patient Belongings*** (James W. Mitchell, Jr., Galleries) explores the intersection of medical history, chronic illness, and the structures of Western healthcare through photography, video, and installation.
- ***Saumitra Chandratreya: Tender Urge*** (Center Gallery) offers a quiet meditation on connection, care, and the unseen emotional threads that bind human experience.
- ***Rarely Seen: The Gulf Coast Legacy*** (Lothar and Mildred Uhl Works on Paper Gallery) unveils significant contemporary works collected in the final decades of the Gulf Coast Museum of Art’s history, some of which will be displayed for the first time.

May 22 – June 20, 2025

- ***The dePaul School of Dyslexia Student Art Exhibition*** (Interactive Gallery) showcases the creativity of students from the dePaul School which is a specialized not-for-profit school located in Clearwater. DePaul is dedicated to the education of children with dyslexia and related language-based learning difficulties with the primary goal of enabling these students to achieve academic and personal success.

Looking Ahead:

Fall 2025 (Aug. 9-Dec. 7, 2025): *Jeff Whipple: Past, Present, Future (retrospective exhibition); A Legacy of Her Own: Women of the Gulf Coast.* Exhibition Opening Reception Friday, August 8, 2025, at 6-8pm.

Spring 2026 (Jan. 18-Feb. 15, 2026): *51st Annual International Miniature Art Exhibition; Visual Metaphors PCS High School Student Exhibition* (Jan. 18 - March 15 - Awards Jan. 29); *State of the Digital Arts K-8th Grade Student Exhibition* (March 28-May 3, Awards April 9).

LRMA Education/Programs - Please visit <https://leeparattner.org/calendar/>

- Weekly **Docent tours:** Wednesdays & Sundays at 2 p.m.
- Monthly **Focus Friday lecture series** at 12 p.m.
- Bi-Monthly **ABC Art Book Reading Club.** Partner with Palm Harbor Library, 11:30 am – 1p.m.

Upcoming Special Programs in the Interactive Gallery

- Thurs., June 12 **Reception:** DePaul School Student Art Exhibition Reception, 6-7:30 pm
- Thurs., June 26 **Artist Talk:** Rachel Fein-Smolinski, 6 pm (virtual)
- Thurs., July 17 **Artist Talk:** Saumitra Chandratreya, 6pm (in-person)
- Fri., July 27 **Outreach:** 727 Tech Festival, St. Pete (Recruiting, Innovation Lab, LRMA), 10am-1pm

LRMA in the News

- LRMA will be featured in the September-November issue of Allegiant Airlines in-flight magazine in an article about Tarpon Springs.

June 17, 2025

MEMORANDUM

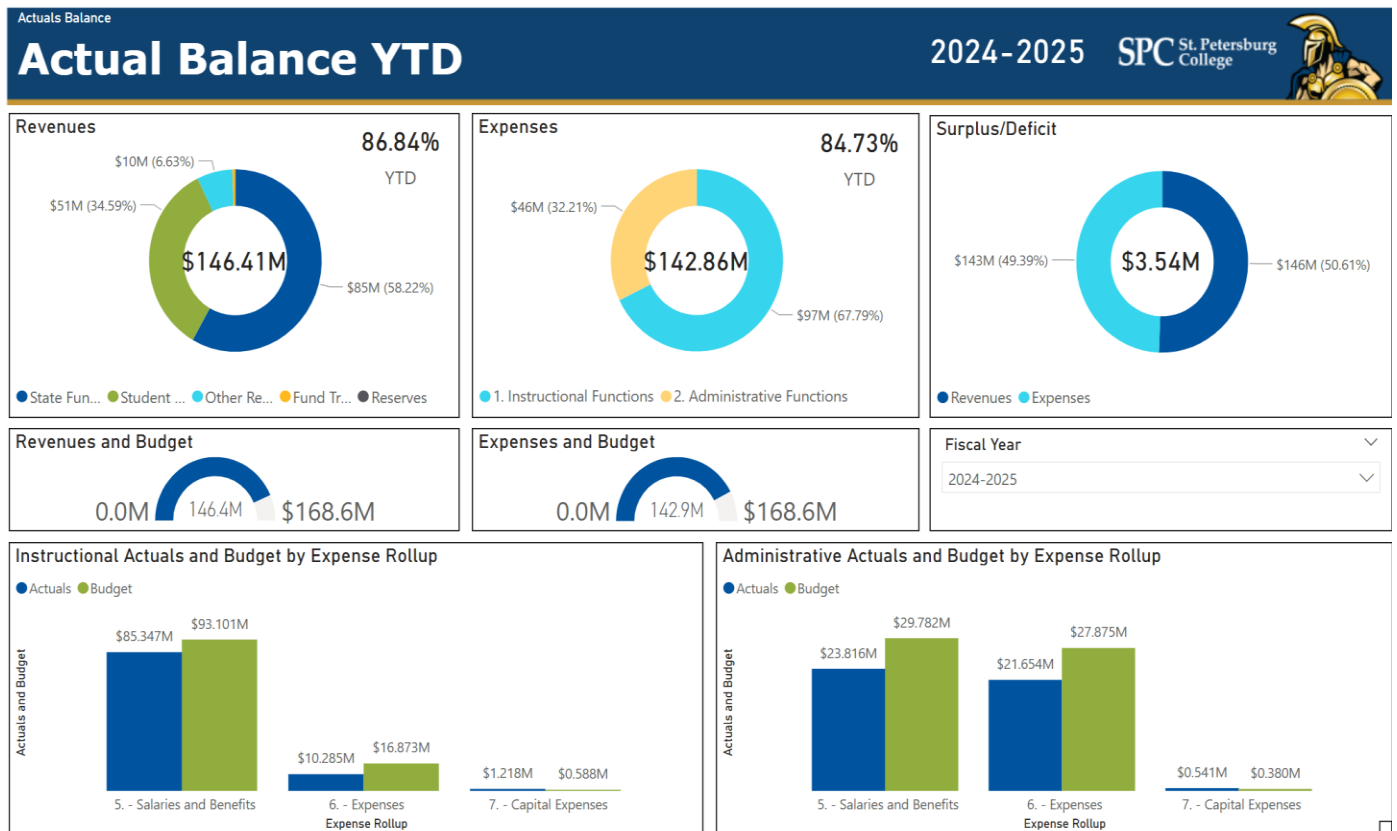
TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Fiscal Year 2024-2025 College General Operating Budget Report with Tuition Revenue

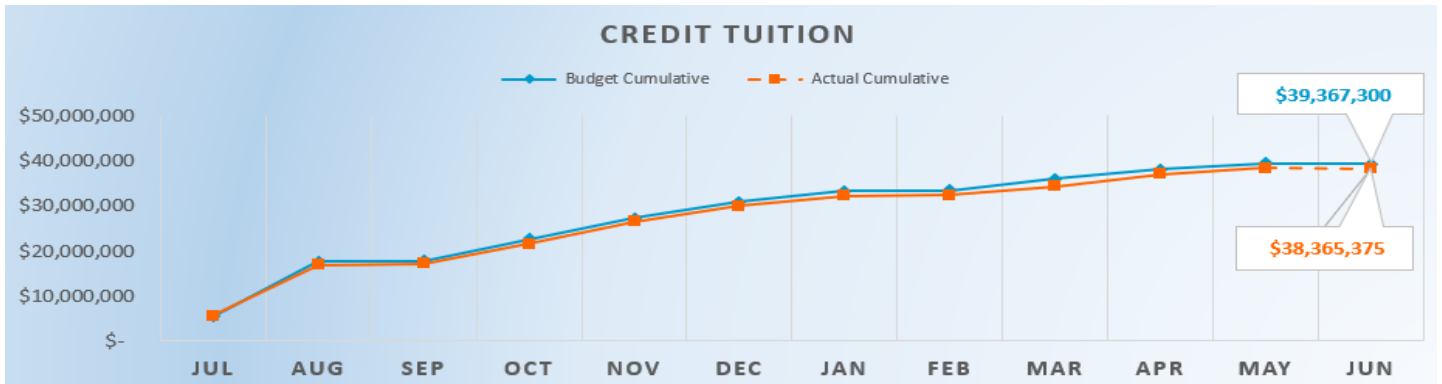
The FY24-25 fund 1 operating budget report through May 31, 2025, is attached.

As of May 31, 2025, the overall revenue was \$146.41M, which represents 86.84% of the operating budget. The overall expense was \$142.86M, which represents 84.73% of the operating budget. Personnel expenses represent 73% of the annual operating budget. As of this report date, personnel expenses total \$109.2M or 70 % of the total budget of personnel expenses. Instructional personnel expenses account for \$85.3M and \$23.9M for Administration personnel expenses. Current and Capital expenses total \$33.66M. The net balance of revenue less expense is \$3.54M, which excludes net pension adjustments.

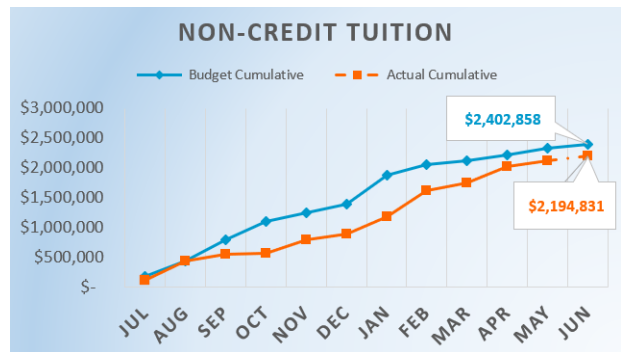


Displayed below are charts for projected tuition revenue. There are three types of tuition revenue: credit tuition, non-credit tuition, and postsecondary adult vocational tuition.

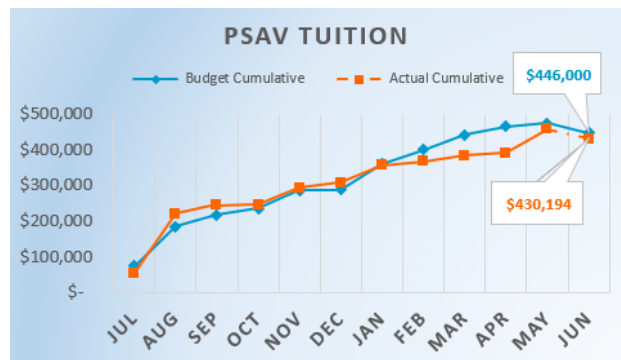
Credit Tuition Revenue – The chart below displays the credit tuition portion of the budget to the actual amount. As of May 31, 2025, the tuition projected is \$1.M below the budgeted amount.



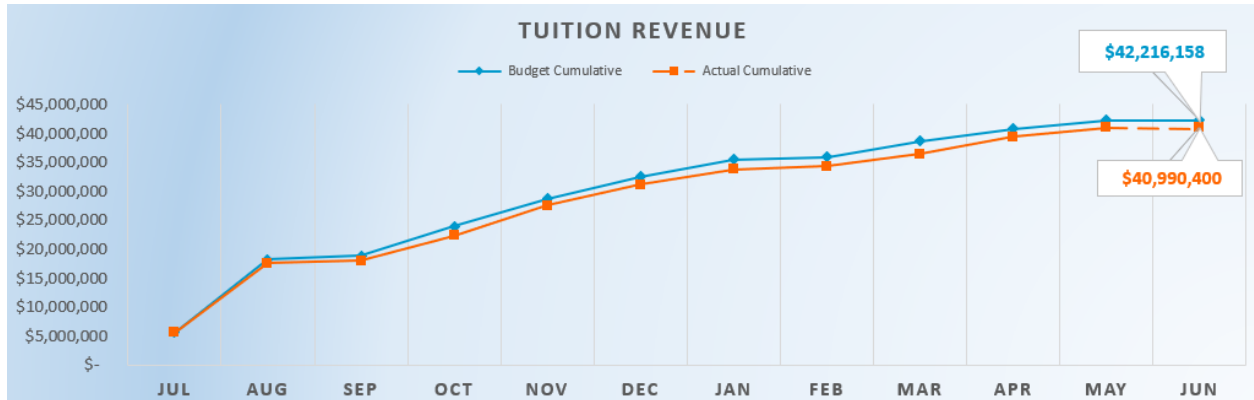
Non-Credit Tuition Revenue – The chart to the right displays the non-credit portion of the budget to the actual amount. As of May 31, 2025, the tuition projected is \$300K below the budgeted amount.



Postsecondary Adult Vocational Tuition Revenue – The chart to the right displays the Postsecondary Adult Vocational (PSAV) portion of the budget to the actual amount. As of May 31, 2025, the tuition projected is \$16K below the budgeted amount.



Total Tuition Revenue - The chart below displays the total operating tuition budget to the actual amount. As of May 31, 2025, the overall tuition projected is \$1.3M below the budgeted amount.



Dr. Hector Lora, Associate Administrative Vice President, Budgeting and Strategic Execution

Attachment



**Operating Budget Report
May 31, 2025**

	Budget		Actual	% of YTD
Revenue				
Student Tuition & Fees	\$ 52,301,642	\$	\$ 50,644,997	97%
State Funding	\$ 95,696,101	\$	\$ 85,231,589	89%
Other Revenues	\$ 8,262,830	\$	\$ 9,708,819	117%
Fund Transfers In	\$ 2,000,000	\$	\$ 819,723	41%
Reserve	\$ 10,338,243	\$	\$ -	0%
Total Revenue	\$ 168,598,816	\$	\$ 146,405,128	87%
Expenses				
Instruction	\$ 59,705,036	\$	\$ 54,265,538	91%
Academic Support	\$ 27,378,014	\$	\$ 23,050,591	84%
Student Support	\$ 23,478,072	\$	\$ 19,534,697	83%
Total Instructional	\$ 110,561,123	\$	\$ 96,850,825	88%
Institutional Support	\$ 30,284,417	\$	\$ 24,497,627	81%
Physical plant Operation and Maintenance	\$ 21,076,866	\$	\$ 18,770,860	89%
Student Financial Assistance	\$ 2,412,847	\$	\$ 2,225,131	92%
Contingency, Transfer, Etc	\$ 4,263,562	\$	\$ 517,357	12%
Total Administrative	\$ 58,037,693	\$	\$ 46,010,975	79%
Total Operating Expenses	\$ 168,598,816	\$	\$ 142,861,800	85%
Balance		\$	\$ -	\$ 3,543,328

*FY2024-25 excludes Net Pension adjustments.

June 17, 2025

M E M O R A N D U M

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President 

SUBJECT: Board of Trustees' Rules

Approval is sought for the following proposed changes to the Rules Manual, which are being submitted for your consideration.

6Hx23-4.492 Johnnie Ruth Clarke Scholarship—The proposed changes to the Rule will repeal the Rule which is no longer applicable.

6Hx23-4.4910 Presidential Scholarship—The proposed changes to the Rule will repeal the Rule which is no longer applicable.

Mia Conza, Vice President, General Counsel & Compliance, recommends approval.

Attachment

~~6Hx23-4.492 JOHNNIE RUTH CLARKE SCHOLARSHIP~~

~~The Board of Trustees authorizes and directs the President to award Johnnie Ruth Clarke Scholarships for eligible high school students in accordance with these Rules, and to establish procedures related to award criteria and process.~~

Specific Authority: ~~1001.64(2) & (4), F.S. 1001.64(4)(a) & (b), F.S.~~

Law Implemented: ~~1001.02, 1001.03, 1011.83, 1009.23, 1009.26, F.S.; SBE Rule 6A-14.054, F.A.C. 1001.64(4)(a) & (b), F.S.~~

History: Adopted - 4/17/86. Amended - 10/16/86, 9/17/87, 2/24/89. Filed - 2/24/89. Effective - 2/24/89, 8/22/91. Filed- 8/22/91. Effective- 8/22/91; 11/17/93. Filed - 11/17/93. Effective - 11/17/93; 3/15/94. Filed - 3/15/94. Effective - 3/15/94; 5/16/95. Filed - 5/16/95. Effective - 5/16/95; 4/20/98. Filed - 4/20/98. Effective - 4/20/98; 9/19/00. Filed - 9/19/00. Effective - Session I, 2001-02.; 2/17/05. Filed – 2/17/05. Effective – Session I, 2005-06; 12/16/08. Filed- 12/16/08. Effective – 12/16/08; 7/17/12. Filed – 7/17/12. Effective – 7/17/12; 6/17/25. To Be Repealed – Upon Board Approval.

6Hx23-4.4910 PRESIDENTIAL SCHOLARSHIPS

~~The Board of Trustees authorizes the President to establish the Presidential Scholarship for graduating high school students achieving academic excellence, and to establish procedures related to criteria and the award process.~~

Specific Authority: ~~1001.64(2) & (4), F.S.~~ 1001.64(4)(a) & (b), F.S.

Law Implemented: ~~1001.64(6) & (8), F.S.; SBE Rule 6A-14.054 F.A.C.~~ 1001.64(4)(a) & (b), F.S.

History: 2/17/05. Adopted – 2/17/05. Effective – Session I, 2005-06; 12/16/08. Filed – 12/16/08. Effective – 12/16/08; 7/17/12. Filed – 7/17/12. Effective – 7/17/12; 6/17/25. To Be Repealed – Upon Board Approval.