

SCHOOL BOARD WORKSHOP

GADSDEN COUNTY SCHOOL BOARD
 MAX D. WALKER ADMINISTRATION BUILDING
 35 MARTIN LUTHER KING, JR. BLVD.
 QUINCY, FLORIDA

March 10, 2026

3:00 P.M.

The workshop was open to the public and electronically recorded.

The following Board members were present: Mr. Leroy McMillan, Chairman; Ms. Cathy S. Johnson; Ms. Stacey S. Hannigon; Mr. Steve Scott; and Mr. Charlie D. Frost. Also present were Mr. Elijah Key, Superintendent and Secretary to the Board; Mrs. Deborah Minnis, Attorney for the Board; and others.

1. Call to Order

The workshop was called to order by the Chairman, Mr. Leroy McMillan, at 3:00 p.m.

2. Opening Prayer

The opening prayer was led by Mr. Charlie D. Frost.

3. Pledge of Allegiance

Recited in unison.

4. Update on FEMA Projects

Mrs. Bruner stated that Mr. Jeremy Landry and Mr. Joshua Bennett from Rostan were on the call. Mrs. Bruner stated that Rostan's representative will share with the Board an update on the FEMA projects. She stated that the information contained a summary of the project, and at the bottom of the page there is a key to show the definition of the abbreviation; SOW is a scope of work, DOB is a duplication of benefits, HMP is Hazard Mitigation Proposal.

Mr. Bennett and Mr. Landry shared with the Board a summary of the following FEMA projects.

#103018 – Gadsden Elementary Magnet School (NOT 428)

PROJECT SUMMARY

CRC GROSS (FEMA SOW total)	\$867,396.96
Total 406 HMP Cost (Mitigation SOW total)	\$47,746.70
Total Insurance Reduction	-\$639,511.90
CRC Net Cost	\$275,631.70
Federal Cost Share (75%)	\$206,723.78
Non-Federal Cost Share (25%)	\$68,907.93

FEMA COST SUMMARY BY PROJECT

FEMA SOW Total Cost	\$867,369.96
HMP SOW Total Cost	\$47,746.70

INSURANCE SUMMARY BY PROJECT

FEMA INSURANCE REDUCTION	\$639,511.96
INSURANCE PAYMENT RECEIVED	\$2,311,835.06
O&M REQUIREMENT	\$867,369.96

PROJECT SUMMARY INSURANCE ALIGNMENT

CRC GROSS (FEMA SOW total)	\$867,396.96
Total 406 HMP Cost (Mitigation SOW total)	\$47,746.70
Total Insurance Reduction	-\$2,311,835.06
CRC Net Cost	-\$1,396,691.40

Federal Cost Share (75%) = \$0 in funding

Non-Federal Cost Share (25%) = Gadsden School District for 100% cost share

PLAN OF ACTION

Insurance proceeds received and verified exceed the total project cost by \$1,396,691.40.

Withdrawal project from FEMA funding which will remove any future O&M Requirements.

#77059 – Stewart Street Elementary School & Greensboro Elementary School (NOT 428)

PROJECT SUMMARY

CRC GROSS (FEMA SOW total)	\$307,995.00
Total 406 HMP Cost (Mitigation SOW total)	\$66,799.82
Total Insurance Reduction	-\$11,664.00
CRC Net Cost	\$363,130.82

Federal Cost Share (75%) \$272,348.12

Non-Federal Cost Share (25%) \$90,782.71

FEMA COST SUMMARY BY PROJECT

FEMA SOW Total Cost \$307,995.00

HMP SOW Total Cost \$66,799.82

INSURANCE SUMMARY BY PROJECT

FEMA INSURANCE REDUCTION \$11,664.00

INSURANCE PAYMENT RECEIVED \$136,648.84

O&M REQUIREMENT \$38,070.00

PROJECT SUMMARY INSURANCE ALIGNMENT

CRC GROSS (FEMA SOW total)	\$307,995.00
Total 406 HMP Cost (Mitigation SOW total)	\$66,799.82
Total Insurance Reduction	-\$136,648.84
CRC Net Cost	\$238,145.98

Federal Cost Share (75%) \$178,609.49

Non-Federal Cost Share (25%) \$59,536.50

GDS OPTIONS FOR MOVING FORWARD

Submit an amendment to align FEMA's insurance reduction with validated insurance payment received. This will decrease the CRC net cost amount to \$238K.

OPTION 1: Validate HMP SOW has been completed.

OPTION 2: Amend project to remove HMP SOW and associated funds.

Submit all associated vendor procurement, invoices, insurance documentation, proof of payment, etc. to FEMA for validation, reimbursement (if not already received).

ACTION ITEMS	
GDS	Provide documentation regarding potential duplication of benefits (Hardening Grant; Security Grant; Restart Grant)
ROSTAN	Draft Amendment Request
GDS	Review and Sign Amendment request letter
ROSTAN	Complete FEMA's Contracted Work Summary Form
GDS	Sign FEMA's Contracted Work Summary Form
ROSTAN	Compile all vendors supporting documentation including procurement items, invoices, proofs of payment, etc.
ROSTAN	Submit fully executed CWS form and all supporting documentation to FDEM for review and/or release of payment.

#77055 – Chattahoochee, Warehouse, Greensboro (428 PROJECT)

PROJECT SUMMARY

CRC GROSS (FEMA SOW total)	\$3,873,299.00
Total 406 HMP Cost (Mitigation SOW total)	\$2,246,873.99
Total Insurance Reduction	-\$2,732,833.60
CRC Net Cost	\$3,387,339.39
Federal Cost Share (75%)	\$2,540,504.54
Non-Federal Cost Share (12.5%)	\$423,417.42
Non-Federal Cost Share (12.5%)	\$423,417.42

FEMA COST SUMMARY BY PROJECT

FEMA SOW Total Cost	\$3,873,299.00
HMP SOW Total Cost	\$2,246,873.99

INSURANCE SUMMARY BY PROJECT

FEMA INSURANCE REDUCTION	\$2,732,833.60
INSURANCE PAYMENT RECEIVED	\$3,522,813.56
O&M REQUIREMENT :	Please review #77055

Gretna Elementary is no longer eligible due to the district no longer owning it.

REQUIRED AMENDMENTS

An amendment will be required to:

1. Remove Gretna DIs and associated funds from project. GDS no longer owns property.
2. Align FEMA's anticipated insurance reduction with validated insurance proceeds received. This will result in a decrease of \$788K to the CRC Net Cost.

PROJECT SUMMARY

GRETNA REMOVAL & INSURANCE ALIGNMENT

CRC GROSS (FEMA SOW total)	\$2,401,852.44
Total 406 HMP Cost (Mitigation SOW total)	\$1,328,342.85
Total Insurance Reduction	-\$2,692,537.61
CRC Net Cost	\$1,037,657.68
Federal Cost Share (75%)	\$730,378.26
Non-Federal Cost Share (12.5%)	\$121,729.71
Non-Federal Cost Share (12.5%)	\$121,729.71

FEMA COST SUMMARY BY PROJECT

FEMA SOW Total Cost	\$2,401,852.44
HMP SOW Total Cost	\$1,328,342.85

INSURANCE SUMMARY BY PROJECT

FEMA INSURANCE REDUCTION	\$1,426,924.04
INSURANCE PAYMENT RECEIVED	\$2,692,537.61
O&M REQUIREMENT :	#77055 in Rostan Packet.

REQUIRED AMENDMENT

GDS Options to Move Forward:

Option 1: Complete all HMP SOWs as written. Use non HMP FEMA funds for other eligible work including renovations on the Maintenance building.

Option 2: Request to remove HMP SOWs and associated funds for all DIs. With other alignments, this will cause the project to be zero dollars.

#103015 – Carter Parramore Campus (NOT 428)

PROJECT SUMMARY

CRC GROSS (FEMA SOW total)	\$2,928,514.24	
Total 406 HMP Cost (Mitigation SOW total)	\$1,084,820.96	
Total Insurance Reduction	-\$2,669,098.74	
CRC Net Cost	\$1,344,236.46	
Federal Cost Share (75%)		\$1,008,177.35
State Cost Share (12.5%)		\$168,029.56
FEMA COST SUMMARY BY PROJECT GDS Cost Share (12.5)		\$168,029.56

FEMA COST SUMMARY BY PROJECT

FEMA SOW Total Cost	\$2,928,514.24
HMP SOW Total Cost	\$1,084,821.41

INSURANCE SUMMARY BY PROJECT

FEMA INSURANCE REDUCTION	\$2,669,098.74
INSURANCE PAYMENT RECEIVED	\$2,234,009.99
O&M REQUIREMENT: #103015 in Rostan Packet	

GDC OPTIONS FOR MOVING FORWARD:

An amendment is required to align FEMA's anticipated insurance reduction with the validated insurance proceeds received. This adjustment increases the overall project total by \$435,088.75.

Option 1: Complete the project as currently written for all DIs, including the HMP scope of work.

Option 2: Request an alternate project to remove HMP SOW from all DIs. Request for all funds to go towards improving the gym and cafeteria.

#103021 – Shanks Middle School (NOT 428)

PROJECT SUMMARY

CRC GROSS (FEMA SOW total)	\$4,946,056.81	
Total 406 HMP Cost (Mitigation SOW total)	\$1,603,871.33	
Total Insurance Reduction	-\$4,677,291.60	
CRC Net Cost	\$1,872,636.54	
Federal Cost Share (75%)	\$1,404,477.41	
Non-Federal Cost Share (12.5%)	\$234,079.57	
Non-Federal Cost Share (12.5%)	\$234,079.57	

FEMA COST SUMMARY BY PROJECT

FEMA SOW Total Cost	\$4,946,056.81
HMP SOW Total Cost	\$1,603,871.33

INSURANCE SUMMARY BY PROJECT

FEMA INSURANCE REDUCTION	\$4,677,291.60
INSURANCE PAYMENT RECEIVED	\$4,403,269.34
O&M REQUIREMENT : #1030215 in Rostan Packet.	

REQUIRED AMENDMENT

1. Align FEMA's insurance reduction with validated insurance payment received. This will result in a \$205K increase.
2. Reconcile and align duplication of benefits which will remove the associated SOWs and funds from the project that were reimbursed through the Restart Grant.

3. Withdrawal DI#248395 - Bldg. #3 (Classrooms & Computer Labs) due to insurance proceeds and Restart Grant proceeds exceeding total obligated amount for DI.

The Board was reminded that the gym is the only part of Shanks that will remain once the New school is built.

SUPPLEMENTAL INFORMATION

COST SUMMARY W/INSURANCE, DOB ALIGNMENT, W/D OF DI

CRC GROSS (FEMA SOW total)	\$4,922,738.68
Total 406 HMP Cost (Mitigation SOW total)	\$1,597,776.13
Total Insurance Reduction	-\$2,607,983.24
Duplication of Benefits Reduction	-\$567,000.00
CRC Net Cost	\$3,345,531.57

Federal Cost Share (75%)	\$2,509,148.68
State Cost Share (12.5%)	\$418,191.45
Non-Federal Cost Share (12.5%)	\$418,191.45

FEMA COST SUMMARY BY PROJECT

FEMA SOW Total Cost	\$4,922,738.68
HMP SOW Total Cost	\$1,597,776.13
Duplication of Benefits – Restart Grants	\$567,000.00
FEMA Insurance Reduction	\$4,677,291.60
Insurance Payment Received	\$2,607,983.24

COST SUMMARY EXAMPLE – OPTION 2 Removing HMP SOW

CRC GROSS (FEMA SOW total)	\$4,922,738.68
Total 406 HMP Cost (Mitigation SOW total)	\$0.00
Total Insurance Reduction	\$2,607,983.24
Duplication of Benefits Reduction	-\$567,000.00
CRC Net Cost	\$1,747,755.44

Federal Cost Share (75%)	\$1,310,816.58
Non-Federal Cost Share (12.5%)	\$218,469.43
Non-Federal Cost Share (12.5%)	\$218,469.43

GDS OPTIONS MOVING FORWARD

Option 1: Complete the project as written for each DI, including the HMP scope of work.

Option 2: Request an alternate project which includes removing the HMP SOW and associated funds for all DIs. The remaining eligible funds will be requested to be used for an alternate project for DI 248399 - gym

The Electronic of the HMP report will be provided to the Board,

Ms. Hannigon stated that when several of these projects gave the district the option to complete them, which means the district expanding dollars at the same time federal DM was saying we're not even looking at that stuff right now. She asked the question, at the board meeting, members are going to be voting on options which includes completing projects to later go back and request reimbursement. She asked at what juncture after the Board approve one of the projects for completion at the end of the month, do the Board move on these projects now or wait until we hear from the federal government before making a move?

Mrs. Bruner stated that the first option on all the projects is doing it exactly as listed, with all the DI's. She stated that so far most of the projects we've talked about is reducing the DI's down to one or two very specific projects. She stated that if that is the option that the Board takes on one or two projects, then we have to start the bidding process. She stated that when the bidding process starts, if we find out differently from the federal government or it looks like it's not going to be beneficial to the district to continue, the process can be stopped and not pursue it. She stated that would have to be brought back to the Board for their decision.

Mr. Jeremy Landry stated that all of the projects are obligatory. He stated that the funding has been allocated. He stated that FEMA will have to eventually reimburse the process and that will be just getting the amendments aligned with the projects. He stated that the options will be reducing most of these projects by the insurance allocation. He stated that everything will have to coordinate through the Florida Department of Emergency

Management with the amendment request. He stated that any type of project change must have a written request. He stated that before all of that is done, it will have to be presented to the Board once the approvals come or changes are reflected. He stated that one note is that the money has already been obligated and it is not necessarily sitting there, but no worry about going through the process. He stated that basically there will not be any reimburse unless the program is not followed properly.

Mr. Key stated that the gym is the last project and part of the reason for that is to ensure that funding is there. He stated that there are some things that we must cut back. He stated that cutting back is going to be on the gym side, not the regular school. He stated that additional funding helps do some of the things that we want to do.

Mr. McMillan stated that the Board is depending on Mr. Joshua Bennett to get us good sound information. He stated that the Superintendent will present the information to the Board in the form of an agenda item so that we can make a decision on it. He stated that the Board need to be well educated on these things and by providing the options that will help us a lot.

Mr. Key stated that there is somewhere between \$11 to \$13 million dollars. He stated that we would have to pay for these things and get reimbursed. He stated that we don't have the \$13 million to fulfill all these projects. He stated that the restart grant which was about \$5 million went to the same type of things, repairing these buildings, which happened immediately after Hurricane Michael, January of 2020. He stated that there was some insurance money that was never used. He stated that the \$6 million from the restart grant was used for some of the repairs.

Mrs. Bruner stated that there was only one project with ultimate flexibility. She stated that even with the flexibility, we must tell FDM and FEMA up front what we're doing. She stated that we just cannot get the money and can do whatever we want with it. She stated that we must give them very specific projects. She stated that when we put this up on the Board agenda, it must have very specific projects, and very specific dollar amounts.

5. Educational Items by the Superintendent

Mr. Key stated that he appreciates Mrs. Bruner for all the hard work she is doing and have done for the district. He stated that FEMA is complicated. He stated that we're going to continue to fight to make sure that the finance department keeps moving forward and keep getting the praise that we hear from the Department of Education, as well as every auditor that has been coming through our doors. He stated we want to continue because we understand that finance drives this district. He stated that without the finances there are limited things that we could do. He stated that we are currently working on surveying, trying to get survey data from the community as well as parents and teachers regarding James Shanks Middle School students for the next school year. He stated that Crossroad Academy Charter School, high school varsity basketball team won the State Championship. He stated that the Board has been invited to attend the celebration honoring the boys' basketball team on Friday, from 4:00 to 8:00 on Friday, March 13 in front of the CEDO building located at 20 E Washington Street. He stated that a proclamation from the School Board will be done for the Basketball Team.

6. School Board Requests and Concerns

Mr. McMillan stated that he read the newspaper stating that the Board was divided. He stated that he doesn't think that the Board is divided and there are times when we don't agree. He stated that he read in the newspaper that we were going to sell 20 acres of swampy property down in Greensboro or somewhere off Telogia Creek Road, and the proceeds would be used to support the district. He stated that has not been said. He stated that he contacted someone at Florida Future Farmers of America's Association about this issue and they recommended that we sell the property and give the proceeds to The Future Farmers of America Chapter at Gadsden County High School, that's what was said. He stated that he did not appreciate them saying the proceeds would be used to support the district. He stated that this will be on the agenda for approval at the next Board meeting to sell the property. He stated that he would make a recommendation to take the money from the sale of the property to be put into an interest-bearing account for the FFA Chapter at Gadsden County High School to operate on the interest earned.

Mr. Key stated that the next K-8 community meeting will be held on Wednesday, April 15, 6:00 p.m. at George W. Monroe Elementary School.

7. The workshop adjourned at 4:55 p.m.