

January 20, 2026

Memorandum from President Murdaugh

The District Board of Trustees of
Tallahassee State College
444 Appleyard Drive
Tallahassee, FL 32304

The following meeting Agenda and items requiring approval by the District Board of Trustees is provided for your use at the Tuesday, January 20, 2026 Board Meeting.

The meeting will be held at the TSC Center for Innovation, 350 South Duval, Tallahassee, FL. 32301, at 2:30 p.m.

Should you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Murdaugh", with a stylized flourish at the end.

Jim Murdaugh, Ph.D.
President

Agenda
District Board of Trustees
Tallahassee State College
Center for Innovation
350 South Duval St.
Tallahassee, FL 32301
Tuesday, January 20, 2026
Business Meeting & Workshop – 2:30 PM

CALL TO ORDER

- i. Moment of Silence
- ii. Pledge of Allegiance

COMMENTS

- i. Board Chair
- ii. Board Members
- iii. President

APPROVAL OF MINUTES

- 1. 2025 November Board Minutes
Approve minutes as presented.

INFORMATION AND NEWS ITEMS

UNFINISHED BUSINESS

PRESENTATIONS

NEW BUSINESS

Approval of Consent Agenda

The consent agenda format is an organization process for meetings that allows the governing board to focus their time and attention on action items that require more elaboration, information, and/or discussion. The intent of the consent agenda is to support the efficiency and effectiveness of the meeting.

If a trustee has a question or plans to cast a negative vote regarding a specific recommendation, then the trustee/trustees need to acknowledge their intention to the Chair. This action item will be considered in the regular order of business as an individual action item.

Those action items that the trustees plan to approve without further question or discussion will remain on the consent agenda. Upon the final determination of the consent agenda, a motion, second to the motion, and unanimous approval of the Board of Trustees is needed to approve the action items. Upon approval of the consent agenda, the Board of Trustees will proceed with the remainder of the agenda.

- 2. Human Resource Report
- 3. Attorney Invoices – Bryant Miller Olive (November 2025)
Authorize payment of invoices as presented.

TSC Foundation

- 4. TSC Foundation Update
Presented as an information item only.

Administrative Services

- 5. Fund Analysis - December
For information only, no Board action required.
- 6. Construction Status Report
Presented as an information item only.
- 7. Architect Renewal – Year 4 of 4
Approve renewal recommendation for final year four of four for architectural contracts.
- 8. Property Exchange with the School Board of Leon County
Board approval of the property surplus and Exchange Agreement.

9. Sponsored Programs – Provider

Authorize funding for the awards and contracts as presented.

PUBLIC COMMENT

WORKSHOP- Amanda Clements, Vice President of Communications and Marketing.

PRESIDENT’S REPORT

NEXT MEETING DATE

February 16, 2026

Location: **Main Campus-Administration Building**

ADJOURNMENT

**Minutes
District Board of Trustees
Tallahassee State College
Florida Public Safety Institute
75 College Drive
Havana, FL 32333
Monday, November 17, 2025
Business Meeting & Workshop 2:30 PM**

CALL TO ORDER

On Monday, November 17, Chair Eugene Lamb called the Tallahassee State College District Board of Trustees meeting to order at 2:30 p.m.

Chair Lamb asked everyone to stand for a moment of silence and the Pledge of Allegiance.

Members Present: Chair Eugene Lamb, Vice Chair Frank Messersmith, Trustees Monesia Brown, Christian Caban, Jonathan Kilpatrick, Karen Moore, and Monte Stevens.

Others Present: President Jim Murdaugh, Tricia Rizza, Janet Hartman Nyla Davis, Calandra Stringer, Renae Tolson, Shelly L. Bell, Hope Childree, Rashaud Haywood, Kalynda Holton, Amanda Clements, Eddie Arnold, Camden Smit, Jason Fowler, Steve Nettles, Brendie Hawkins, Bobby Jones, Anna Morgan, Riley Landy, Heather Mitchell, Cerissa Fondo, Sheri Rowland, Barbara K Wills, Bill Spiers, Michael Trim, Donmetrie Clark, Angela Long, and Bertie Culbreath.

TRUSTEE COMMENTS

I. Chair Remarks:

Chair Lamb shared that he attended the Trustee Fly-In held at the Capitol and the Association of Community Colleges Trustees (ACCT) conference.

II. Trustee Remarks:

- a. Trustee Kilpatrick shared that the Tallahassee Science Festival was well-organized and well-attended. He attended a President's Leadership Institute event and noted the impressiveness of the cohort.
- b. Trustee Stevens remarked that it was an especially rewarding time of year to serve as a trustee, with commencement approaching next month.

- c. Trustee Moore noted that the ACCT conference was a valuable opportunity to learn from peers from other colleges. She also attended the Association of Florida Colleges (AFC) conference, which was well attended by many TSC employees.
- d. Vice Chair Messersmith also attended the ACCT conference and congratulated the College for being named the number one best value college in Florida and the number two best value college in the nation by Research.com.
- e. Trustee Brown echoed the comments of the other trustees. She attended the President's Leadership Institute and noted the strong leadership represented in the cohort, including reflections on purpose, commitment to the College, and the community.
- f. Trustee Caban noted the many positive developments and awards over the past month, which continue to reflect well on the leadership and team at TSC. He expressed his pride in all that TSC is accomplishing.

III. President's Remarks:

President Murdaugh congratulated Trustee Karen Moore on becoming the incoming board chair for the Florida Chamber Foundation. He also shared that *Florida Trend* magazine recognized Trustee Moore as a Florida icon. He thanked Vice President Shelly Bell for leading another successful Worlds of Work (WOW) event, which hosted 3,500 students from our region. He highlighted the remarkable effort by Dr. Anthony Jones, Dean of the Library and Learning Commons, in organizing the 14th annual Tallahassee Science Festival.

Dr. Murdaugh announced that TSC was selected as one of the top 200 institutions in the initial round of the Aspen Community College Prize, and the team is currently working on the award application. He noted the College's recognition by Research.com as the number one best value college in Florida and the number two best value college in the United States. The college's Forensics Team earned first place in overall team sweepstakes at the 32nd annual Autumn in the Mountains Invitational.

He thanked Vice President Amanda Clements for her help with the op-ed article in the *Tallahassee Democrat* regarding the College's economic impact on the region. He asked Dr. Camden Smit, Chief of Staff, to distribute copies of the Economic Impact Study - Executive Summary.

APPROVAL OF MINUTES

1. 2025 October Minutes

Approve Minutes as presented.

MOTION: Trustee Stevens
Motion passed unanimously.

SECOND: Trustee Caban

INFORMATION AND NEWS ITEMS

Amanda Clements, Vice President of Communications, shared recent media coverage for the College.

Highlights included:

- Eagle Ballpark renovations.
- Celebrity Chef, Manheet Chauhan headlining Cleaver & Cork.
- Trustee Moore featured as an icon in the *Florida Trend*.
- Worlds of Work
- Tallahassee Science Festival event coverage.
- Aspen Top 200 recognition.
- Dr. Murdaugh's Op-Ed in the Tallahassee Democrat.
- Broadcast clips featured Worlds of Work, Aspen Institute recognition, and the Tallahassee Science Festival.

UNFINISHED BUSINESS

None.

PRESENTATIONS - No presentations

NEW BUSINESS

Approval of Consent Agenda

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elaboration, information, and/or discussion. The intent of the consent agenda is to support the efficiency and effectiveness of the meeting.

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2. Attorney Invoices – Bryant Miller Olive (October 2025)

3. Human Resource Report

Motion to Approve Consent Agenda

MOTION: Trustee Moore

SECOND: Trustee Stevens

Motion passed unanimously.

TSC Foundation

4. TSC Foundation Update

Presented as an information item only.

Administrative Services

5. Policy Manual Changes

Approve revision of College policies as presented.

MOTION: Trustee Moore

SECOND: Trustee Stevens

Motion passed unanimously.

6. Fund Analysis - October

For information only, no Board action required.

7. Construction Status Report

Presented as an information item only.

8. Annual SREF Fire, Sanitation and Casualty Inspection

Approve the annual SREF Fire, Sanitation and Casualty Inspection reports in accordance with Florida Statutes.

MOTION: Trustee Caban
Motion passed unanimously.

SECOND: Trustee Brown

9. Certificate of Final Inspection – TCA (AC) Bldg#08 – Renovations

Approve the attached Certificate of Final Inspection, Office of Educational Facilities (OEF) Form 209, authorizing final payment to RAM Construction & Development, LLC, for the Main Campus TCA (AC) Bldg#08 – Renovations project.

MOTION: Trustee Brown
Motion passed unanimously.

SECOND: Trustee Stevens

10. Architect Invoices

Authorize payment of architectural invoice(s) as presented.

MOTION: Trustee Moore
Motion passed unanimously.

SECOND: Trustee Caban

PUBLIC COMMENT

None.

WORKSHOP-Chair/Vice Chair Election Process

Dr. Tricia Rizza, Associate Vice President, Academic Affairs, facilitated a discussion on potential revisions to the process for electing the Board chair and vice chair. Chair Lamb asked for the preferred option to be placed on the agenda for voting at the January 20, 2026, board meeting.

PRESIDENT'S REPORT

Upcoming Events

- Fall Luncheon for students: November 20 from 12-2 p.m. in the SU Ballroom. Student Affairs will be giving out meal bags for Thanksgiving.
- Thanksgiving holiday campus closure: November 27 and 28.
- Veterans Cord and Coin Ceremony: Wednesday, December 3, at 1 p.m.
- Healthcare Professionals Fall 2025 Pinning Ceremony: Wednesday, December 3, at 5:30 p.m. in Turner Auditorium, honoring graduates in EMS (60), Radiological Technology (25), and BSN (10).
- Fall Commencement: Thursday, December 4, at 6 p.m. Commissioner Anastasios Kamoutsas will serve as the commencement speaker.
- Classified Staff Holiday Luncheon: Wednesday, December 17, 11:30 a.m. in the Student Union.
- Winter Break campus closure: December 17, at 1 p.m. until Monday, January 5.

NEXT MEETING DATE

Tuesday, January 20, 2026

Location: **Center for Innovation, 350 South Duval,
Tallahassee, FL**

ADJOURNMENT 3:50 p.m.

Eugene Lamb
Chair

Jim Murdaugh, Ph.D.
President

January 20, 2026

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Human Resource Report

Item Description

This item requests Board approval for personnel actions.

Overview and Background

The College brings forth a request to approve appointments, separations and outside employment.

Past Actions by the Board

Personnel actions are taken to the District Board of Trustees monthly. The Board has not addressed this item previously.

Funding/ Financial Implications

This item is funded by the 2025-2026 Operating Budget.

Recommended Action

Approve the report as presented.

Original Appointments - Executive, Administrative, Managerial & Professional

Name	Position	Department	Effective Date	
DeNitra Ngwobia Ukpo	Director, Student Financial Services	Student Financial Services	December 1, 2025	

Original Appointments - Classified Staff

Name	Position	Department	Effective Date	
Burgen Schwartz	Landscape & Turf Management Instructor	Workforce Development	November 3, 2025	
Reace Kaleko	Librarian Information Specialist	Library Services	November 4, 2025	
Alysha Gutierrez-Tapia	Graphic Designer	Communications and Marketing	November 10, 2025	
Jessica Couch	Healthcare Instructor	Workforce Development	November 14, 2025	
Kylie Yeagley	Administrative Assistant	Wakulla Environmental Institute	November 17, 2025	
Mackenzie Lane-Lightfoot	Librarian Information Specialist	Library Services	November 17, 2025	
Diksha Jangra	Assessment Analyst	Institutional Research	November 17, 2025	
Chris Barnum	Sustainability Specialist	Facilities	December 1, 2025	
Allison Powell	Administrative Assistant	Healthcare Professions - Dental	December 1, 2025	
Tamia Bruton	Administrative Assistant	Science and Mathematics	December 1, 2025	
John Hall	Landscaper	Facilities	December 1, 2025	
Bri VanBergen	Assistant Production Coordinator	Communications and Humanities - Theatre	December 1, 2025	
Madeleine Kelly	Enrollment Communications Representative	Enrollment Communications Center	December 1, 2025	
Edmund Concepcion	Welding Technologies Instructor	Workforce Development	December 1, 2025	
Robert Joseph	Innovation Hub Coordinator	Learning Commons	December 3, 2025	
Tommy Watkins	Custodial Services Specialist	FPSI Facilities	January 5, 2026	
Sadie Crapps	Enrollment Communications Representative	Enrollment Communications Center	January 5, 2026	
Debra Jahns-Nelsen	Manager of Accounting	Financial Services	January 5, 2026	

Original Appointments - Faculty

Name	Position	Department	Effective Date	
Sarah McCarty	Nursing Clinical Faculty	Healthcare Professions - Nursing	November 3, 2025	
Malcolm Hunter	Biological Science Faculty	Science and Mathematics	January 5, 2026	
Melissa Wells	Elementary Education Faculty	Academic Affairs - Education	January 5, 2026	

Original Appointments - Contracts & Grants

Name	Position	Department	Effective Date	
Keandra Farmer	Career Development Specialist	DOC - 100 Hour - SFRC	November 3, 2025	
Jazzmin Swager	Career Development Specialist	DOC - 100 Hour - Santa Rosa C.I.	November 3, 2025	
Shermanda Ramsay	Career Development Specialist	DOC - 100 Hour - Columbia C.I.	November 3, 2025	
Jacinth Cousins	Career Development Specialist	DOC - 100 Hour - Union C.I.	November 3, 2025	
Dariel Price-Williams	Career Development Specialist	DOC - 100 Hour - Apalachee C.I.	November 7, 2025	
Unique Hanford	Career Development Specialist	DOC - 100 Hour - Sago Palm C.I.	November 7, 2025	
Nancy Shelton	Career Development Specialist	DOC - 100 Hour - Zephyrhills C.I.	November 7, 2025	
Jennifer Corey	Mathematics Regional Coaches	DOE - Regional Mathematics Program	December 1, 2025	
Julie Leofanti	Mathematics Regional Coaches	DOE - Regional Mathematics Program	December 1, 2025	
Devon Sobut	Mathematics Regional Coaches	DOE - Regional Mathematics Program	December 1, 2025	
James Brown	Program Specialist I	DOE - Charter Schools II	December 3, 2025	
Johnnie Pennick Jr.	Program Outreach Specialist, Teen Traffic Safety	FDOT - Teen Traffic Safety	December 8, 2025	
Jessica Beckford	Mathematics Regional Coaches	DOE - Regional Mathematics Program	January 5, 2026	
Amanda Price	Mathematics Regional Coaches	DOE - Regional Mathematics Program	January 5, 2026	
Mildred Bretz	Career Development Specialist	DOC - 100 Hour - Florida State Prison	January 5, 2026	

Seeking to Hold Political Office Requests (All Employees)

Name	Position	Department	Effective Date	Prior Position
<i>None to Report</i>				

Drop Retiree Participants (All Employees)

Name	Position	Department	Enrollment Date	End Period
<i>None to Report</i>				

Separations

Name	Position	Department	Effective Date	Separation Type
Kenneth Carolan	Technology Consultant	Information Technology	November 7, 2025	Dismissed
Shan'Trez Ferguson	Career Development Specialist	DOC 100 Hour - Jefferson C.I.	November 7, 2025	Resigned
Shanova Paul	Manager of Accounting	Financial Services	November 7, 2025	Resigned
Kamiah Redding	Healthcare Instructor	Workforce Development	November 10, 2025	Resigned
Lataszziea Hicks	Administrative Assistant	TCA	November 10, 2025	Dismissed
Jenise Russell	Program Specialist IV	DOE - Office of Library Media and Instructional Media	November 28, 2025	Resigned
Tameika Rice	Veterinary Assisting Instructor	Workforce Development	December 2, 2025	Dismissed
Logan Durden	Campus Police Officer	Campus Police	December 7, 2025	Resigned
Falena Sampson	Nursing Clinical Faculty	Healthcare Professions - Nursing	December 9, 2025	Resigned
Shelley Bayless	Foreign Language Faculty	Communications and Humanities	December 9, 2025	End of Contract
Tanjanika Brown	Medical Assisting Faculty	Healthcare Professions	December 9, 2025	Resigned
Yontez Jarrell	Career Development Specialist	DOC 100 Hour - Columbia C.I.	December 10, 2025	Dismissed
Felicia Fowler	Learning Consultant Manager	DJJ Training	December 26, 2025	Resigned
Bret Hammond	Engineering Technology Faculty	Applied Science and Technology	December 31, 2025	Retired
Claude Smith	Florida Civics and Debate Initiative Program Manager	DOE - Education Foundation	December 31, 2025	Resigned
Frank Trombino	Economics Faculty	Applied Science and Technology	December 31, 2025	Retired
Rex Abert	Math Faculty	Science and Mathematics	December 31, 2025	Retired
Wilbert Butler	Biological Science Faculty	Science and Mathematics	December 31, 2025	Retired

Outside Employment Requests (All Employees)

Name	Position	Department	Employer	Position
<i>None to Report</i>				

Seeking to Hold Political Office Requests (All Employees)

Name	Position	Department	Office	Position
<i>None to Report</i>				

Personnel Changes (Promotions, Demotions - All Employees)

Name	Position	Department	Effective Date	Prior Position
Geryl Buchholtz	Coordinator of Enrollment Communications Center	Student Affairs - Enrollment Communications	November 17, 2025	Admissions Navigator
Socorey Denson	Pre-Release Employment Navigator	DOC - 100 Hour - Hamilton C.I.	January 5, 2026	Career Development Specialist

January 20, 2026

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Attorney Invoices – Bryant Miller Olive (November 2025)

Item Description

Request for approval to pay invoices from Bryant Miller Olive, P.A. for legal services provided related to collective bargaining process and related to Faculty labor relations.

Overview and Background

The College engaged Bryant Miller Olive, P.A. for representation during the collective bargaining process.

Past Actions by the Board

The Board of Trustees approved the agreement for these services at the October 17, 2022 Board Meeting.

Funding/ Financial Implications

Funding is budgeted in Fund 1, the Current Unrestricted Fund. The current amount due is \$152.50 for November 2025.

Recommended Action

Authorize payment of invoices as presented.



Barbara K. Wills
Chief Business Officer, Vice President for Administrative
Services
Tallahassee State College
444 Appleyard Drive
Tallahassee, Florida 32304

Invoice Date: November 3, 2025
Invoice No. 86958
Client No. 25480.006

For professional services rendered in connection with Tallahassee
State College - Labor and Employment - UFF Bargaining

Purchase Order No. PO-023898

Statement of Legal Services

			Hours	
10/13/2025	DMH	Review and reply to email from UFF	0.10	
10/13/2025	DMH	Review and reply to email from client	0.10	
10/23/2025	BRR	Review email from client (C. Stringer) regarding next bargaining session	0.10	
10/23/2025	DMH	Review and reply to email from client	0.10	
10/23/2025	DMH	Draft email to UFF	0.10	
10/24/2025	BRR	Exchange emails with client (C. Stringer) (x2) and prepare zoom for pre-negotiations game plan meeting	0.20	
Current Services			0.70	\$152.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Denise M. Heekin	0.40	\$250.00	\$100.00
Beatriz R. Ramirez	0.30	\$175.00	\$52.50

Payments

10/29/2025	Payment	ACH rec'd 10/29/25 Inv 86775, 86776	917.50
			917.50

Tallahassee State College

Invoice Date: November 03, 2025
Invoice No. 86958
Client No. 25480.006

Total Current Work	\$152.50
Previous Balance Due	\$0.00
Balance Due	\$152.50

Please Reference Client Number On Checks And Wire Transfers

Mail Checks to:
1545 Raymond Diehl Road, Suite 300
Tallahassee, FL 32308
850-222-8611 FEIN 59-1315801

Send wire transfers to Capital City Bank, ABA #063100688
for credit to Bryant Miller Olive, Account #2132834901
Thank you for your business

January 20, 2026

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Heather Mitchell
Vice President for Institutional Advancement and Executive Director of the TSC Foundation

SUBJECT: TSC Foundation Update

Item Description

The following is an update of the events planned and initiatives & activities undertaken by the TSC Foundation.

Overview and Background

Attached is a report of funds raised by the TSC Foundation to date for the current fiscal year. The report includes a summary of total funds received, giving summary by designated area, number of donors, and number of gifts.

The Foundation would also like to extend an invitation to DBOT members to the following events:

- January 22 – President’s Circle Reception, 5:30 – 7:00 pm, TSC Student Union
- January 23 – From Classroom to Career: A Breakfast for CEOs, 8:00 - 10:30 a.m., TSC FPAC Room 104
- January 24 – Florida Lottery Mega Event with TSC, 10:00 a.m. – 12:00 p.m., TSC Turner Auditorium
- January 29 – Heroes in Healthcare: The Golden Mirror Awards, 5:30 – 8:00 p.m., TSC Student Union

Past Actions by the Board

The District Board of Trustees receives a Foundation update at every Board Meeting.

Funding/ Financial Implications

There are no Funding/Financial implications arising from this standard monthly report.

Recommended Action

Presented as an information item only.

TSC Foundation - Financial Update FY 25-26

April 1, 2025 - January 6, 2026

		YTD 23/24	YTD 24/25	YTD 25/26
TSC Foundation	Total Received	\$1,324,469.84	\$1,574,442.83	\$1,594,893.76
	Facility Support	\$132,110.10	\$115,280.98	\$153,056.04
	Program Support	\$452,375.24	\$1,252,209.11	\$742,330.15
	Scholarship Support	\$578,348.53	\$763,216.32	\$541,971.00
	Unrestricted Support	\$161,635.97	\$225,052.31	\$157,536.57
	Net Assets	\$225,992,080.33	\$26,602,011.88	\$31,121,639.64

		YTD 23/24	YTD 24/25	YTD 25/26
TSC Foundation	Number of Donors	753	706	615
	Number of Gifts	2828	2998	2991

		YTD 23/24	YTD 24/25	YTD 25/26
TSC Foundation	Total Received for Alumni	\$119,070	\$91,346	\$109,231
	Number of Donors	94	101	89
	Number of Gifts	588	615	572

		YTD 23/24	YTD 24/25	YTD 25/26
\$	Cash	\$1,310,564.84	\$2,355,758.72	\$1,588,993.76
	Gifts in Kind	\$13,905.00	\$0.00	\$5,900.00
	Total Raised - Pledges Received	\$106,239.27	\$176,062.40	\$329,233.43
	Planned Gifts Confirmed	0	1	1
	Planned Gift Amount	\$0.00	\$1,000,000.00	\$0.00
	Grants Applied For			28
	Grants Received			\$20,539,607.00
	Pledges Expected by March 31, 2026			\$344,647.35

The Foundation's Fiscal Year is April - March

January 20, 2026

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Fund Analysis - December

Item Description

This item is to provide the Board a summary of the College's operating revenues and expenses as of 12/31/2025.

Overview and Background

As directed in the Florida College System Accounting Manual, revenues from state appropriations, student tuition and fees, interest earned, and other contributions are recorded and monitored in the College's operating fund (fund 1). Expenditures for direct instruction expenses are also recorded in the operating fund.

In accordance with Florida Statutes (1011.01), the Board of Trustees must approve the College's operating fund budget each fiscal year. The College monitors the operating fund activity to ensure approved budget limits are maintained. Additionally, the Board has requested a report of all purchases over \$100,000, but less than \$325,000. The report for the months of November and December is attached to this item.

Past Actions by the Board

For information only, no Board action required.

Funding/ Financial Implications

The College continues to be in sound financial condition.

Recommended Action

For information only, no Board action required.

Tallahassee State College Fund Analysis
Unrestricted Current Fund
As of December 31, 2025

REVENUE	December Actual	Monthly Budget	YTD Actual	YTD Budget	Annual Budget	% of YTD Budget
Student Fees	\$ 2,225,880	\$ 2,661,292	\$ 26,077,792	\$ 15,967,749	\$ 31,935,498	82%
State Support	311,378	3,869,324	20,358,929	23,215,944	46,431,887	44%
Federal Support	31,031	62,500	268,758	375,000	750,000	36%
Other Revenue	114,680	41,667	2,051,375	250,000	500,000	410%
TOTAL REVENUE	2,682,969	6,634,782	48,756,854	39,808,693	79,617,385	61%
EXPENSES	December Actual	Monthly Budget	YTD Actual	YTD Budget	Annual Budget	% of YTD Expenses
<u>PERSONNEL COSTS</u>						
Administrative	292,312	291,667	1,744,137	1,750,000	3,500,000	50%
Instructional	1,291,609	1,333,333	7,730,791	8,000,000	16,000,000	48%
Non-Instructional	1,634,162	1,541,667	9,729,215	9,250,000	18,500,000	53%
OPS	808,159	625,000	4,431,659	3,750,000	7,500,000	59%
Personnel Benefits	1,525,006	1,259,782	8,514,645	7,558,693	15,117,385	56%
TOTAL PERSONNEL COSTS	5,551,248	5,051,449	32,150,447	30,308,693	60,617,385	53%
<u>CURRENT EXPENSES</u>						
Services	908,246	358,333	3,013,685	2,150,000	4,300,000	70%
Material & Supplies	96,410	283,333	1,889,682	1,700,000	3,400,000	56%
Other Current Charges	388,034	775,000	4,287,468	4,650,000	9,300,000	46%
TOTAL CURRENT EXPENSES	1,392,690	1,416,667	9,190,835	8,500,000	17,000,000	54%
CAPITAL OUTLAY	-	166,667	32,557	1,000,000	2,000,000	2%
TOTAL EXPENSES	\$ 6,943,938	\$ 6,634,782	\$ 41,373,839	\$ 39,808,693	\$ 79,617,385	52%

Purchase Orders from \$100,000 to \$324,999 +

Issued in November & December 2025

Purchase Order	Date Issued	Supplier	Total PO Amount	Description	Approval/Exemption
PO-024683	11/9/2025	Premier Sports Medicine of FL, LLC	148,000.00	Sports medicine management and athletic training services for student athletes.	Exempt from the solicitation process, per FAC 6A-14.0734 (2)(f) - Professional services, including, but not limited to, instructional services, health services, lectures by individuals, attorneys, legal services, auditors, and management consultants.
PO-024708	11/12/2025	Miami Heat Limited Partnership	175,000.00	Advertising and promotional benefits with Miami Heat Basketball.	2 CFR 200.320 (c) (2) for federal awards - Services or commodities available only from a single or sole source.
PO-024709	11/12/2025	Jacksonville Jaguars, LLC	178,250.00	Advertising and promotional benefits with Jacksonville Jaguars Football.	2 CFR 200.320 (c) (2) for federal awards - Services or commodities available only from a single or sole source.
PO-024732	11/17/2025	Orlando Magic, dba Orlando Events Center Enterprises, LLC.	175,000.00	Advertising and promotional benefits with Orlando Magic.	2 CFR 200.320 (c) (2) for federal awards - Services or commodities available only from a single or sole source.
PO-024791	11/26/2025	Florida Institute for Classical Learning, Inc.	225,000.00	Services to develop plan to host a classical education symposium.	3 CFR 200.320 (c) (2) for federal awards - Services or commodities available only from a single or sole source.
PO-024842	12/5/2025	Ad Astra Information Systems	109,864.80	Academic scheduling software (grant funded).	Exempt from the solicitation process, per FAC 6A-14.0734 (2)(f) - Professional services, including, but not limited to, instructional services, health services, lectures by individuals, attorneys, legal services, auditors, and management consultants.
PO-024860	12/10/2025	CareerSource Tampa Bay	240,000.00	Development and delivery of Career Success Workshop Modules (grant funded).	Exempt from the solicitation process, per FAC 6A-14.0734 (2)(f) - Professional services, including, but not limited to, instructional services, health services, lectures by individuals, attorneys, legal services, auditors, and management consultants.

January 20, 2026

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Construction Status Report

Item Description

This item describes the status of various construction, renovation, remodeling and site improvement projects at all TSC locations for the Board of Trustees.

Overview and Background

The attached Construction Status report details the noteworthy construction and renovation projects being undertaken to support the educational mission of the College.

Past Actions by the Board

None.

Funding/ Financial Implications

All construction and renovation projects are funded prior to approval, with most being funded from capital improvement fees.

Recommended Action

Presented as an information item only.

FACILITIES & CONSTRUCTION STATUS REPORT – *DECEMBER 2025 and JANUARY 2026*

MAIN CAMPUS (SITE 1)

TSC PROJECT#	TASK / PROJECT NAME	%COMPLETE	DUE DATE	NOTES / STATUS
PJ-0544	LB Bldg#30 – AHU 9	97%	January 2026	Controls underway
PJ-0291	SM Bldg#18 AHU 5 & 6 Replacements	60%	January 2026	#5 AHU ESD 11/10
PJ-0292	TCA Bldg#08 AHU 1-6 Replacement	25%	January 2026	Install in progress
N/A	TCA Upgrade & Replacement of 5 Dampers	5%	TBD	In house
N/A	Transfer of Parcel(s) Electrical Bldg#16 to LCSB	75%	February 2026	Pending LCS and TSC BOT approval
PJ-0434	Truck Driving Program Expansion/Grant	5%	TBD	Environmental exemption submitted and pending approval
PJ-0592	Centre (CB 9) Ground Floor Renovations	15%	September 2026	Design Scheduled FY 26/27
PJ-0374	State DM - 15KV Electrical Underground Infrastructure	65%	February 2026	Install in progress
PJ-0496	Six Innovation/Maker Spaces in Library Bldg#30	85%	January 2026	Work in progress
PJ-0553	Southern Pipe (GOR #46) Structural Repairs	40%	January 2026	Materials on order with work in progress
PJ-0534	SMA 140 - Classroom Renovations	5%	TBD	TBD
PJ-0527	Replace Campus Bench Seating	75%	January 2026	Underway
N/A	Replace Wooden Handrails	60%	January 2026	In house
PJ-0599	FS Bldg#56 Fire Alarm Upgrades	50%	January 2026	Work in progress
PJ-0530	Roof Repairs at AD Bldg#27	100%	December 2025	Complete
PJ-0421	Roof Repairs at TPP Bldg#11 / DH Bldg#06	100%	December 2025	Complete
PJ-0568	Sidewalk Repairs, Elimination of Trip Hazards	Continuous	On-going	Repaired 1,711 Trip Hazards Replaced 93 sections of Sidewalk Repaired 192' of new curb
PJ-0599	SM 134 New Flooring	98%	January 2026	Work in progress
PJ-0599	New Scoreboard	15%	February 2026	Scoreboard on order

MAIN CAMPUS (SITE 1 CONTINUED)

TSC PROJECT#	SUSTAINABILITY	%COMPLETE	DUE DATE	NOTES / STATUS
N/A	Hydration Stations	Continuous	On-going	Prevented 933,874 Plastic Bottles from going to landfills
N/A	Recycled Plastic Lumber/Furniture	Continuous	On-going	Prevented 4,302,286 Plastic Bags from going to landfills
N/A	CO2 Avoidance	Continuous	On-going	Prevented 46,694 lbs. of CO2 emissions into atmosphere

GADSDEN SERVICE CENTER (SITE 2)

TSC PROJECT#	TASK / PROJECT NAME	%COMPLETE	DUE DATE	NOTES / STATUS
PJ-0554	HVAC Course Expansion (CAP Grant)	100%	December 2025	Complete
NEW	Gadsden Service Center Bldg#4	5%	TBD	RFQ 2026-01 A/E Services Posted and Due 1/8/2026
TSC PROJECT#	SUSTAINABILITY	%COMPLETE	DUE DATE	NOTES / STATUS
N/A	Hydration Stations	Continuous	On-going	Prevented 2,689 Plastic Bottles from going to landfills
N/A	CO2 Avoidance	Continuous	On-going	Prevented 134 lbs. of CO2 emissions into atmosphere

FLORIDA PUBLIC SAFETY INSTITUTE (SITE 3)

TSC PROJECT#	TASK / PROJECT NAME	%COMPLETE	DUE DATE	NOTES / STATUS
PJ-0579	Central Utility Plant Boiler Replacement	100%	December 2025	Complete
N/A	Housing Boiler Repairs	15%	January 2026	Researching
N/A	FPSI Stormwater Retention Pond#1	35%	January 2026	In progress
N/A	Dining Hall Outside Air Unit (OAU)	85%	January 2026	Siemens wiring for start-up
TSC PROJECT#	SUSTAINABILITY	%COMPLETE	DUE DATE	NOTES / STATUS
N/A	Hydration Stations	Continuous	On-going	Prevented 309,215 Plastic Bottles from going to landfills
N/A	CO2 Avoidance	Continuous	On-going	Prevented 15,461 lbs. of CO2 emissions into atmosphere

CENTER FOR INNOVATION (SITE 4)

TSC PROJECT#	SUSTAINABILITY	%COMPLETE	DUE DATE	NOTES / STATUS
PJ-0423	State DM - CFI Exterior Envelope (Walls & Windows)	90%	December 2025	Project underway
PJ-0424	State DM - CFI Exterior Staircases	80%	December 2025	Project underway
TSC PROJECT#	SUSTAINABILITY	%COMPLETE	DUE DATE	NOTES / STATUS
N/A	Hydration Stations	Continuous	On-going	Prevented 17,388 Plastic Bottles from going to landfills
N/A	CO2 Avoidance	Continuous	On-going	Prevented 869 lbs. of CO2 emissions into atmosphere

GHAZVINI CENTER FOR HEALTHCARE EDUCATION (SITE 5)

TSC PROJECT#	TASK / PROJECT NAME	%COMPLETE	DUE DATE	NOTES / STATUS
PJ-0579	Chiller Repairs Module #3	5%	January 2026	Reviewing quotes
PJ-0579	Chiller Repairs Module #5	5%	January 2026	Reviewing quotes
TSC PROJECT#	SUSTAINABILITY	%COMPLETE	DUE DATE	NOTES / STATUS
N/A	Hydration Stations	Continuous	On-going	Prevented 70,889 Plastic Bottles from going to landfills
N/A	CO2 Avoidance	Continuous	On-going	Prevented 3,544 lbs. of CO2 emissions into atmosphere

WAKULLA ENVIRONMENTAL INSTITUTE (SITE 6)

TSC PROJECT#	TASK / PROJECT NAME	%COMPLETE	DUE DATE	NOTES / STATUS
PJ-0557	Pole Barn FFE	80%	January 2026	In progress
TBD	AG Pole Barn – Enclose	5%	TBD	On hold
TBD	New WEI Building#3	5%	TBD	Awaiting EDA notification
TBD	WEI Building#2 Repairs	5%	February 2026	A/E Required
TSC PROJECT#	SUSTAINABILITY	%COMPLETE	DUE DATE	NOTES / STATUS
N/A	Hydration Stations	Continuous	On-going	Prevented 8,487 Plastic Bottles from going to landfills
N/A	CO2 Avoidance	Continuous	On-going	Prevented 424 lbs. of CO2 emissions into the atmosphere

END OF CONSTRUCTION STATUS REPORT

January 20, 2026

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Architect Renewal – Year 4 of 4

Item Description

This item requests the final year four of four renewal for the recommended list of Architects previously selected and approved for Architectural Services.

Overview and Background

The District Board of Trustees approved the below six Architectural firms for projects valued at \$4 million dollars or less on January 17, 2023, under RFP 2022-11. The RFP contract terms outline one initial year with the option of extending the term for an additional three, one-year periods for a total four-year contract. TSC Facilities has verified the applicable licensure and insurance for each firm ensuring they continue to meet the criteria for RFP 2022-11.

- Architects| Lewis + Whitlock, PA (ALW)
- BKJ, Inc. (BKJ)
- Clemons, Rutherford & Associates Inc. (CRA)
- DAG Architects, Inc. (DAG)
- Elliot Marshal Innes, PA (EMI)
- Fitzgerald Collaborative Group, LLC. (FCG)

Past Actions by the Board

The Board previously approved these Architects for projects valued at \$4 million or less at the January 17, 2023, District Board of Trustees meeting, with year three of four renewal approved at the January 21, 2025, District Board of Trustees meeting.

Funding/ Financial Implications

Architectural fees are funded by local TSC College funds.

Recommended Action

Approve renewal recommendation for final year four of four for architectural contracts.

January 20, 2026

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Property Exchange with the School Board of Leon County

Item Description

This agenda item requests approval to surplus a parcel of property owned by the College and requests approval of a property exchange with the School Board of Leon County, Florida.

Overview and Background

The College owns a .27 acre parcel of property that is contiguous to the Lively Technical College, owned by the School Board of Leon County, Florida. This property includes a concrete slab and asphalt pathway used by Lively. The College no longer uses this small parcel.

The School Board owns a .22 acre parcel of property that immediately surrounds Building #8, the Tallahassee Collegiate Academy. Acquiring this section will allow improved access and safety.

The School Board of Leon County, Florida approved a resolution to surplus the property under their ownership and approved the Exchange Agreement on December 9, 2025. This executed agreement is provided for approval by the District Board of Trustees of Tallahassee State College.

Funding/ Financial Implications

This is an equal exchange of property of mutual benefit to both the College and the School District and incurs no cost.

Recommended Action

Board approval of the property surplus and Exchange Agreement.

EXCHANGE AGREEMENT

THIS EXCHANGE AGREEMENT ("AGREEMENT") is made this ____ day of _____, 2025, between THE DISTRICT BOARD OF TRUSTEES OF TALLAHASSEE STATE COLLEGE ("TSC"), whose address is 444 Appleyard Drive, Tallahassee, Florida 32304-2895 and the LEON COUNTY SCHOOL BOARD ("LCSB"), whose address is 2757 West Pensacola Street, Tallahassee, Florida 32304. In consideration of the mutual promises set out below, the parties agree as follows:

1. **PROPERTY TO BE EXCHANGED.** TSC agrees to convey to LCSB the real property owned by TSC located in Tallahassee, Florida, as legally described in **Exhibit A** attached hereto and incorporated herein by reference ("Parcel One"), and LCSB agrees to convey to TSC the real property owned by LCSB located in Tallahassee, Florida, as legally described in **Exhibit B** attached hereto and incorporated herein by reference ("Parcel Two") (collectively, the "Parcels" and each individually, a "Parcel"). Each Parcel includes all improvements, easements, appurtenances, and hereditaments pertaining to such Parcel
2. **VALUATION.** The parties intend an even exchange of Parcel One and Parcel Two, without cash equalization payment. The parties agree that the value of each Parcel for purposes of this Agreement is \$5,000.00.
3. **ENVIRONMENTAL SITE ASSESSMENT (ESA).** Each party may, at its option, obtain a Phase I ESA on the Parcel it will acquire (collectively, the "Environmental Reports" and each an "Environmental Report"). TSC shall bear the cost of the Environmental Report for Parcel Two; LCSB shall bear the cost of the Environmental Report for Parcel One. If either party requests that the other procure the Environmental Report on its behalf, the requesting party shall reimburse the procuring party within thirty (30) Calendar Days of invoice. No party is obligated to remediate any condition; however, if an Environmental Report identifies an environmental condition unacceptable to a party, either party may terminate this Agreement with no further liability, except those obligations expressly stated to survive.
4. **SURVEY; BOUNDARY ADJUSTMENT.** LCSB, at its sole cost and expense, shall obtain boundary surveys of the Parcels, which shall also include the proposed metes and bounds descriptions of the Parcels (collectively, the "Surveys" and each a "Survey"). LCSB shall also engage a surveyor and/or consultant and cause the preparation and recording of any and all documentation, including without limitation any applications, affidavits, sketches, legal descriptions, surveys, filings, forms, boundary settlement documentation, technical amendments or other related documentation, necessary to comply with the platting or replatting requirements of the Leon County Subdivision and Site and Development Plan Regulations, as set forth in the Leon County Code of Laws, in connection with the exchange of Parcel One and Parcel Two (the "Boundary Settlement Documentation").
5. **TITLE EVIDENCE; TITLE INSURANCE.**

5.1 Commitments. Within fifteen (15) Business Days after the Effective Date, LCSB shall order a current owner's title insurance commitment (the "Commitment") for each Parcel, issued

by a nationally recognized title insurer, and obtain copies of all exception documents and a title insurer's pro forma policy for each Parcel.

5.2 Policies. At Closing, each conveying party shall cause the recipient to receive an ALTA 2006 (or successor) owner's title insurance policy for the applicable Parcel in the amount of the value under Section 2, insuring fee simple title subject only to Permitted Exceptions (as defined below), with available Florida endorsements reasonably requested by the recipient. Each recipient shall pay the premium for its policy.

5.3 Title Review; Objections. Each recipient shall have fifteen (15) Business Days after receipt of both the applicable Commitment and Survey to deliver written title objections. Matters not timely objected to shall be "Permitted Exceptions."

6. TITLE DEFECTS; CURE; REMEDIES.

6.1 Cure Period. The conveying party shall have thirty (30) Calendar Days after receipt of timely written objections to cure, in which the conveying party may, at its sole cost, attempt to cure any defects rendering title unmarketable (excluding monetary liens created by the recipient).

6.2 Failure to Cure. If not cured within the cure period, the recipient may: (a) accept title as-is and proceed to Closing; or (b) terminate this Agreement as to both parcels, with no further liability except as expressly stated to survive.

6.3 Special Taxes and Liens. The conveying party shall remove at or prior to Closing all mortgages, financing statements, judgment liens, tax liens (other than current non-delinquent taxes and assessments), and other monetary encumbrances created by such conveying party.

6.4 Symmetry. The foregoing applies equally to Parcel One and Parcel Two.

7. "AS IS" CONDITION; DISCLAIMERS.

7.1 "As Is." Each Parcel is conveyed "AS IS, WHERE IS, WITH ALL FAULTS," and each recipient acknowledges it has had or will have the opportunity to conduct such inspections, investigations, Surveys, title review, and Environmental Reports as it deems appropriate.

7.2 No Reliance; No Warranties. Each party disclaims, and the other party acknowledges it has not relied upon, any representation or warranty, express or implied, of any kind or nature whatsoever, including without limitation as to physical condition, environmental condition, fitness for a particular purpose, merchantability, compliance with laws, or acreage, except as expressly set forth herein.

7.3 Survival. The disclaimers in this Section 7 shall survive Closing and are a material part of the consideration.

8. FORM OF CONVEYANCE; RESERVED INTERESTS.

8.1 Deeds. Title to each Parcel shall be conveyed by Special Warranty Deed in recordable form, subject to easements, reservations, restrictions and other interests of record and other Permitted Exceptions, with legal description as set forth in Exhibits A and B, respectively.

8.2 Further Curative Instruments. The conveying party shall execute customary affidavits and gap indemnities reasonably required by the title insurer to issue the owner's policy contemplated by Section 5.

9. PREPARATION OF CLOSING DOCUMENTS. The parties shall cooperate to prepare all customary closing documents, including deeds, transfer declarations, title affidavits, gap indemnities, FIRPTA certifications (if applicable), and closing statements. LCSB's counsel shall prepare initial drafts; each party shall bear its own attorney's fees and costs for review and revisions.

10. TRANSFER TAXES AND RECORDING. The parties believe this exchange qualifies for exemption from Florida documentary stamp tax; each party shall reasonably cooperate to establish such exemption. Recording fees for each deed shall be paid by the recipient of that deed. Each party shall pay to record instruments required to cure title to the parcel it conveys.

11. CLOSING DATE; LOCATION. Closing shall occur on or before March 31, 2026 (the "Closing Date"), at 10:00 a.m. Eastern Time, by through the agent of the title company issuing the title policies, or such other time and place as the parties may agree in writing.

12. CLOSING COSTS.

12.1 Paid by Each Parcel Recipient: (a) its owner's title insurance premium, search fees and endorsements; (b) its share of Survey costs per Section 4 (which provides Survey costs are payable by LCSB only); (c) its recording fees for its deed; (d) costs of its own Environmental Report per Section 3; and (e) its attorneys' fees.

12.2 Paid by Each Conveying Party: (a) satisfaction and release of monetary liens it created; (b) transfer documents customarily executed by sellers; and (c) curative recording costs for defects on its parcel.

12.3 Shared 50%/50%: (a) Boundary Settlement Documentation costs; and (b) escrow/settlement fees of the agent for the title company

12. RISK OF LOSS. Risk of loss or damage to each parcel remains with the conveying party until Closing. If prior to Closing a casualty or condemnation materially impairs value or use of a parcel, the recipient may elect to: (a) proceed to Closing with assignment of any insurance proceeds or condemnation awards (plus a credit for any deductible not funded by the conveying party); or (b) terminate this Agreement, with no further liability except as expressly stated to survive.

13. PRE-CLOSING ENTRY; ASSUMPTION OF RISK; RELEASE; INDEMNITY. From the Effective Date until Closing, each party and its officers, employees, consultants, contractors, agents, and invitees (collectively, "Entry Parties") may enter upon the other party's Parcel for the limited purposes contemplated by this Agreement, including inspections, surveys, Environmental Reports, and due diligence, upon at least two (2) Business Days' prior notice and in a manner that does not unreasonably interfere with operations. Each party is responsible for securing and supervising its Entry Parties and for restoring, at its sole cost, any damage it or its Entry Parties cause to the other party's Parcel. To the fullest extent permitted by Florida law, each party hereby releases the other party and its respective governing board members, officers, and employees from any and all claims, liabilities, losses, damages, costs, and expenses for personal injury (including death) or property damage suffered by the releasing party or its Entry Parties arising out of, relating to, or occurring in connection with the releasing party's or its Entry Parties' entry upon or activities on the other party's Parcel prior to Closing, except to the extent caused by the other party's gross negligence or willful misconduct. To the fullest extent permitted by Florida law, each party (as "Indemnitor") shall indemnify, defend, and hold harmless the other party and its governing board members, officers, and employees (collectively, "Indemnitees") from and against any and all third-party claims, demands, losses, damages, fines, penalties, liabilities, costs, and expenses (including reasonable attorneys' fees) to the extent arising out of or resulting from the Indemnitor's or its Entry Parties' entry upon or activities on the other party's Parcel prior to Closing, including claims for personal injury (including death) or property damage, except to the extent caused by the Indemnitees' gross negligence or willful misconduct. The defense obligation is limited to the extent permitted by Section 768.28, Florida Statutes, and applicable law. Nothing herein shall be construed as the Indemnitor's agreement to indemnify for the Indemnitees' negligence beyond what is permitted by law. Nothing in this Section expands, limits, or waives either party's sovereign immunity or shall be deemed a waiver of either party's sovereign immunity, the monetary limitations set forth in Section 768.28, Florida Statutes, or any other limitations on liability, defenses, immunities, or exclusions provided by Florida law. This Section shall be construed and performed consistent with Section 768.28, Florida Statutes.

14. DEFAULT. If TSC defaults under this Agreement, LCSB may waive the default and proceed to closing, or refuse to close and cancel this Agreement with both parties being relieved of all further obligations hereunder, with no further liability except as expressly stated to survive. If LCSB defaults under this Agreement, TSC may waive the default and proceed to closing, or refuse to close and cancel this Agreement with both parties being relieved of all further obligations hereunder, with no further liability except as expressly stated to survive. The remedies set out in this Section are the sole and exclusive remedies for either party's default under this Agreement.

15. BROKERS. Both parties warrant that no persons, firms, corporations or other entities are entitled to a real estate commission or other fees as a result of this Agreement or the subsequent closing.

16. RECORDING. This Agreement, or notice of it, shall not be recorded by either party.

17. ASSIGNMENT. This Agreement may not be assigned without the prior written consent of the other party.

18. TIME IS OF THE ESSENCE. Time is of essence with regard to all dates and deadlines set forth in this Agreement.

19. SEVERABILITY. If any of the provisions of this Agreement are deemed to be unenforceable and the unenforceability of said provisions does not adversely affect the purpose and intent of this Agreement, the enforceability of the remaining provisions of this Agreement shall not be affected.

21. SUCCESSORS AND ASSIGNS. This Agreement binds and benefits the parties and their successors and permitted assigns. Use of the singular includes the plural and all genders as the context requires.

21. ENTIRE AGREEMENT; AMENDMENT. This is the entire agreement concerning the subject matter and supersedes all prior and contemporaneous understandings. Amendments must be in a signed writing by both parties.

22. WAIVER. No waiver is effective unless in writing and signed; no waiver of any breach is a waiver of any other breach.

23. EFFECTIVENESS. This Agreement is not binding until executed by both parties.

24. ADDENDA. Any addendum attached hereto that is signed by the parties shall be deemed a part of this Agreement.

25. NOTICE. All notices must be in writing and delivered personally, by overnight courier, or by email with confirmation of receipt to the addresses on the first page, as updated by notice.

26. SURVIVAL. The covenants, warranties, representations, indemnities and undertakings of the parties set forth in this Agreement shall not survive the closing.

27. 286.23, FLORIDA STATUTES. LCSB's obligations to close are expressly conditioned upon the TSC having delivered to LCSB any written disclosure required by §286.23, Florida Statutes, if any.

28. COUNTERPARTS; ELECTRONIC SIGNATURES; DAYS DEFINED. This Agreement may be executed in counterparts, including by electronic signatures and PDF delivery, each of which is deemed an original and all of which together constitute one instrument. If a performance or delivery date falls on a day other than a Business Day, performance is due on the next Business Day. "Calendar Day" means any day; "Business Day" means Monday through Friday excluding the Holidays listed herein. "Holiday" shall mean New Year's Day, Martin Luther King Jr. Day, Florida Emancipation Day, Memorial Day, Independence Day, Labor Day, Election Day, Veterans Day, Thanksgiving Day, Friday After Thanksgiving, and Christmas Day, with observance rules as stated in the original draft.

30. PUBLIC RECORDS; SOVEREIGN IMMUNITY. The parties acknowledge they are public agencies subject to Florida's public records laws. Each party shall comply with Chapter

119, Florida Statutes, as applicable. Nothing herein is intended as, nor shall be deemed, a waiver of sovereign immunity or of the limitations on liability set forth in Section 768.28, Florida Statutes.

31. THIRD-PARTY BENEFICIARIES; FURTHER ASSURANCES. There are no third-party beneficiaries to this Agreement. Each party shall execute and deliver such further instruments and take such further actions as may be reasonably necessary to carry out the intent of this Agreement, both before and after Closing.

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

[SIGNATURES INTENTIONALLY PLACED ON THE FOLLOWING PAGES]

THE DISTRICT BOARD OF TRUSTEES OF
TALLAHASSEE STATE COLLEGE

By: _____
Name: _____
Title: _____
Date: _____

THE LEON COUNTY SCHOOL BOARD

By:

Name:

Title:

Date:



Marcus Nicolas
LCSB Chair
12/09/28

EXHIBIT "A"

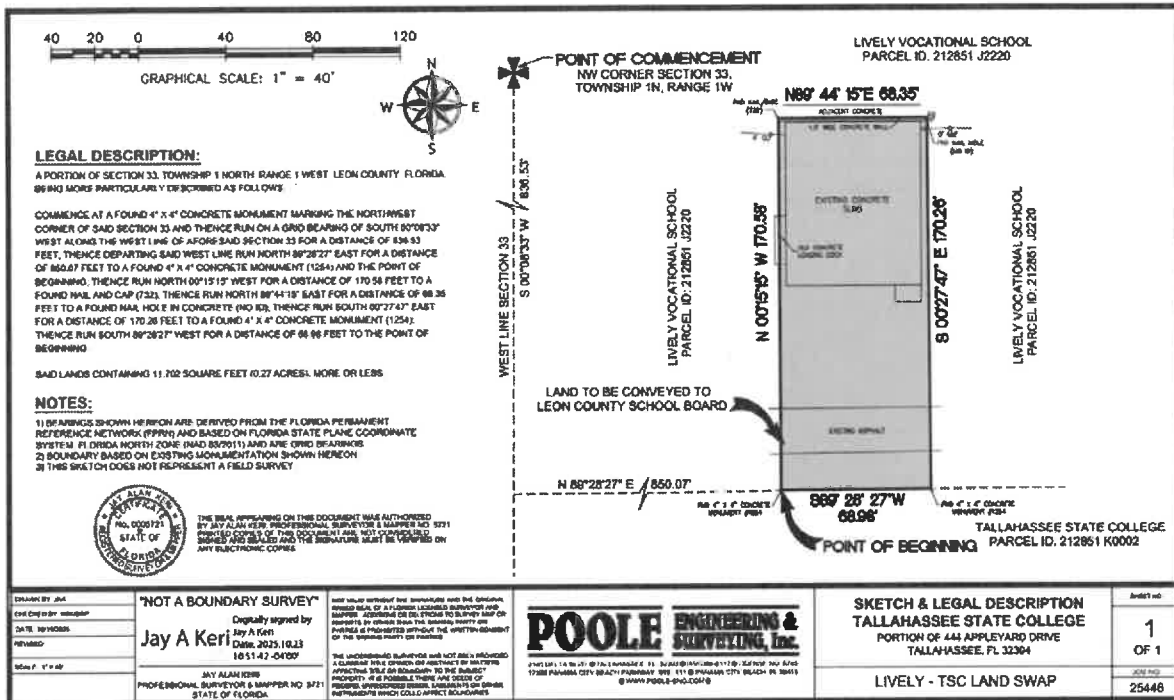
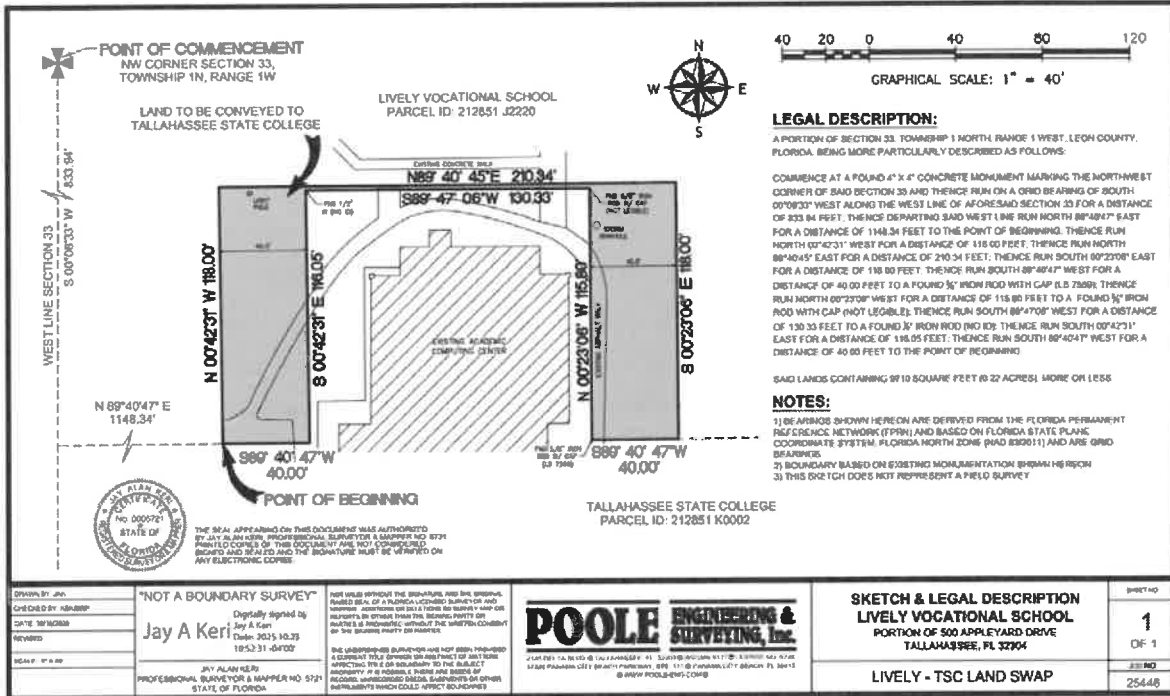


EXHIBIT "B"



RESOLUTION NO. _____

**RESOLUTION OF THE DISTRICT BOARD OF TRUSTEES OF TALLAHASSEE
STATE COLLEGE, APPROVING THE EXCHANGE OF REAL PROPERTY WITH
THE SCHOOL BOARD OF LEON COUNTY, FLORIDA**

WHEREAS, The District Board of Trustees of Tallahassee State College (“TSC”) have negotiated the terms and conditions of a proposed exchange of real property with the School Board of Leon County, Florida (the “Board”) pursuant to an Exchange Agreement, a copy of which is attached hereto as **Exhibit “1”** (the “Exchange Agreement”); and

WHEREAS, under the Exchange Agreement, TSC agrees to convey to the Board the real property located in Tallahassee, Florida, as legally described in Exhibit A to the Exchange Agreement (“Parcel One”), and the Board agrees to convey to TSC the real property located in Tallahassee, Florida, as legally described in Exhibit B to the Exchange Agreement (“Parcel Two”) (Parcel One and Parcel Two each sometimes being referred to as a “Parcel” and collectively the “Parcels” hereinafter); and

WHEREAS, the parties intend an even exchange of Parcel One and Parcel Two, and for purposes of the Exchange Agreement the value of each Parcel is \$5,000.00; and

WHEREAS, the District Board of Trustees of Tallahassee State College believes it is in the best interests of the public to approve the Exchange Agreement and authorize the conveyance and acquisition of the respective Parcels and the closing of the transactions contemplated thereby for educational purposes;

WHEREAS, the District Board of Trustees of Tallahassee State College intends to authorize the Chair of the Board to execute the Exchange Agreement on behalf of the Board and to execute any and all documentation necessary to close the transaction evidenced by the Exchange Agreement on behalf of the College (the “Transaction”);

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF TRUSTEES OF TALLAHASSEE STATE COLLEGE:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Pursuant to Section 1013.28(1)(a), Florida Statutes, the Board hereby determines that Parcel One is unnecessary for educational purposes as recommended in an educational plant survey and that it is in the best interests of the public for the School Board of Leon County, Florida, to enter into the Exchange Agreement and consummate the Transaction.

SECTION 3. The District Board of Trustees of Tallahassee State College hereby approves the Exchange Agreement and the transactions contemplated thereby (the “Transaction”), including the acquisition of Parcel Two and the conveyance of Parcel One, on the terms set forth in the Exchange Agreement.

SECTION 4. The Chair of the District Board of Trustees of Tallahassee State College, is hereby authorized and directed to execute and deliver the Exchange Agreement on behalf of the District Board of Trustees of Tallahassee State College, and, if the Exchange Agreement is not terminated pursuant to its terms, to execute and deliver all documents, certificates, affidavits, special warranty deeds, FIRPTA certifications (if applicable), closing statements, curative instruments, boundary settlement documentation, and any amendments to adjust the closing date or otherwise effectuate the Transaction that the Chair deems necessary or advisable to carry out the Exchange Agreement and close the Transaction.

SECTION 5. Upon the District Board of Trustees of Tallahassee State College entering into the Exchange Agreement, the President and staff are authorized to take all actions necessary to implement the Exchange Agreement, including ordering title commitments, coordinating surveys, preparing or coordinating boundary settlement documentation to comply with Leon County requirements, and arranging for the issuance of the owner's title policies contemplated by the Exchange Agreement, and, if recommended by staff based on due diligence or otherwise deemed appropriate by the President, to terminate the Exchange Agreement on behalf of the Board pursuant to and in accordance with the termination rights set forth in the Exchange Agreement.

SECTION 7. These Resolutions shall become effective immediately upon their adoption.

ADOPTED at a Regular Meeting this ____ day of _____, 2026.

**THE DISTRICT BOARD OF TRUSTEES
OF TALLAHASSEE STATE COLLEGE**

Chair

ATTEST:

President/Secretary

EXHIBIT “1”
EXCHANGE AGREEMENT

[ATTACH EXCHANGE AGREEMENT]

January 20, 2026

M E M O R A N D U M

TO: Jim Murdaugh, Ph.D.
President

FROM: Barbara Wills, Ph.D.
Vice President for Administrative Services and Chief Business Officer

SUBJECT: Sponsored Programs – Provider

Item Description

This item requests that the Board approve the receipt of funding for the listed projects.

Overview and Background

The following are recommended for approval.

I. Receipt, Amendment, Extension of Resources

1. Amendment -Perkins V-Strengthening Career & Technical Education for the 21st Century Act - Perkins V - Postsecondary Career and Technical Education Programs, Section 132 – AW-000000744

(Strengthening Career & Technical Education for the 21st Century Act - Perkins V - Postsecondary Career and Technical Education Programs, Section 132)

This amendment for a budget increase of \$88,184.00 will increase this Award Budget from \$460,235.00 to \$548,419.00

2. Workforce Development Capitalization Incentive Grant (Cap Grant) 23/25-AW-000000620

(Focused on developing and implementing a work-based learning-focused Semiconductor CTE dual enrollment program aimed at bridging the gap between education and industry while equipping K-12 students with practical skills and experiences to excel as they earn college credits toward their degree.) This amendment for a budget reallocation of \$185,000 from lab equipment, supplies, to minor equipment and standard equipment will maintain this Award Budget at \$3,000,000.

3. Mathematics Regional Directors and Coaches 25/26- AW-000000748

(To address learning loss among all students in all subgroups. These funds are provided to increase the capacity of FDOE to support and reinforce standards implementation, provide sustained professional learning, and contribute to projects that support Florida's priorities for mathematics literacy.)

This amendment for a budget reallocation of \$205,917 will be used to hire event planning services and venue rental throughout the Spring of 2026 along with printing costs and other miscellaneous materials. Funds for these purposes will be used in lieu of Mathematics Regional Coaches and standard employment benefits.

4. Career and Major Exploration with Virtual Reality (VR) - AW-000000778

(We seek to create accessible, interactive web-based tours paired with companion virtual reality videos that place students at the center of career exploration.)

This is a new award in the amount of \$12,123.60.

5. Civics Literacy Captains and Coaches Enhancement 25/26 - AW-000000747

(To address learning loss among all students in all subgroups. These funds are provided to increase the capacity of FDOE to support and reinforce standards implementation, provide sustained professional learning, and contribute to projects that support Florida's priorities for civic literacy.)

This amendment for budget reallocation of \$200 from travel to technology will maintain this Award Budget at \$1,000,000.

Recommended Action

Authorize funding for the awards and contracts as presented.