Agenda
Selection of Superintendent Finalists
Updated 8.8.2025

August 12, 2025
School Board of Manatee County
Regular Board Meeting - 9:00 AM
Walter Miller School Support Center
Board Room

Times Indicated are Approximate

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA

1. Approval of the Agenda Amendments - added after publishing

4. APPROVAL OF MINUTES

1. Approval of the Minutes of the July 15, 2025 Special School Board Meeting, and July 22, 2025 School Board Meeting

5. PUBLIC COMMENTS (UP TO 30 MINUTES)

Public comment is not an open forum to discuss matters unrelated to education, to support or oppose candidates for public office, or to engage in commercial speech attempting to sell a service or product to the School Board or public. Also, public comment is not a forum to attack individual school system employees or Board Members. Any such complaints should be submitted in writing to the Superintendent for appropriate handling. Finally, this is not a forum for addressing issues involving individual students. Because of privacy concerns, such issues should be submitted in writing to the Superintendent for appropriate handling. Each speaker is allowed three minutes to address the Board. Speakers must stand at the podium and not approach the dais.

This is a business meeting of the School Board and the public expects that we conduct it in an orderly, efficient, effective and dignified manner. We request that speakers keep this in mind when making your comments. We also request that the audience keep that in mind and not demonstrate approval or disapproval of what a speaker has said by clapping or booing. The Board appreciates the public's input and will listen attentively, consider each comment, and usually will not respond, enter into debate, or answer questions during comments on agenda items or during the public comments section.

PUBLIC INPUT INSTRUCTIONS:
1. Before you begin speaking, please provide any handouts to the Agency Clerk.
2. Please identify yourself only by your full name for the record.
3. You have no more than three minutes to speak. Please stop speaking when the bell rings.

4. Florida Law requires all citizens to conduct themselves in an orderly fashion at public meetings.
5. **WARNING:** Any individual who interferes with the expeditious or orderly process of a School Board meeting, will be subject to removal from the meeting pursuant to Section 1001.372(3) Florida Statutes at the discretion of the Chair. Orderly fashion is deemed as, at a minimum (1) no profanity (2) no vulgar language (3) no discourteous, disrespectful, or disparaging conduct.

6. NEW BUSINESS - added after publishing

1. Approval of Seventh Amendment to Agreement for Purchase and Sale of Property North River Ranch School Site and Noncash Charitable Contributions Tax Form - Added after publishing

7. NEW BUSINESS (NO SUPERINTENDENT RECOMMENDATION)

1. Board Discussion and Vote Regarding Superintendent Finalists

8. SUPERINTENDENT REMARKS

9. BOARD COMMENTS

10. ADJOURNMENT

AGENDA ITEM NO. 3.1

School Board of Manatee County
August 12, 2025 - Regular Board Meeting
Action Item

Title
Approval of the Agenda Amendments - *added after publishing*

Executive Summary
The Chair finds good cause to amend the agenda to include:

Agenda amended Friday August 8, 2025, to **add** agenda section New Business and all items contained therein.

This item aligns with the District's Strategic Plan Goal(s) which state(s):

Ready To Grow | Goal 7
Promote our schools and District as remaining highly competitive and uniquely designed to produce top-notch graduates, great neighbors, and responsible citizens

Recommendation
The Superintendent recommends the approval of the agenda amendments.

Financial Impact
No financial Impact

Contact
Submitting Department: School Board

AGENDA ITEM NO. 4.1

School Board of Manatee County
August 12, 2025 - Regular Board Meeting
Action Item

Title
Approval of the Minutes of the July 15, 2025 Special School Board Meeting, and July 22, 2025 School Board Meeting

Executive Summary
Approval of the Minutes of the July 15, 2025 Special School Board Meeting, and July 22, 2025 School Board Meeting

This item aligns with the District's Strategic Plan Goal(s) which state(s):

Ready To Grow | Goal 7
Promote our schools and District as remaining highly competitive and uniquely designed to produce top-notch graduates, great neighbors, and responsible citizens

Recommendation
Approval of the Minutes of the July 15, 2025 Special School Board Meeting, and July 22, 2025 School Board Meeting

Financial Impact
No Financial Impact.

Contact
Initiating Department: School Board

Attachments:
July 15, 2025, Special Meeting Minutes
July 22, 2025, Regular Meeting and Public Hearing Minutes

Minutes
July 15, 2025
Special Meeting - 1:00 PM
Manatee County School District
215 Manatee Avenue West
Bradenton, FL 34205
www.manateeschools.net

Times Indicated Are Approximate

1) CALL TO ORDER

Attendee Name	Status
Kevin Chapman, Superintendent Joseph Ranaldi, Deputy Superintendent of Operations Derek Jensen, Deputy Superintendent of Instructional Services Rachel Sellers, Deputy Superintendent of Business Services Chad Choate, Chairman Cindy Spray, Vice-Chairman Heather Felton, Board Member Charles Kennedy, Board Member Richard Tatem, Board Member Stephen Dye, Board Attorney Kevin Pendley, General Counsel	Present

Chair Choate called the Special Meeting to order at 1:01 P.M.

2) PLEDGE OF ALLEGIANCE

Chair Choate led the recitation of the Pledge of Allegiance.

3) APPROVAL OF THE AGENDA

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Heather Felton
SECONDER:	Cindy Spray
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

4) PUBLIC COMMENTS

5) NEW BUSINESS

5.1. Approval of the Appointments, Promotions Reappointments, Reassignments, Resignations, Retirements, Suspension, Terminations, and Transfers

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Cindy Spray
SECONDER:	Heather Felton
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

Superintendent Chapman provided an overview of the Human Resources (HR) employment details attached to the special meeting HR item. The Board held discussion.

5.2 Motion to Approve the Memorandum of Understanding Between the Willie Taggart Family Foundation, Inc. and the School Board of Manatee County to Provide Before-School and/or After-School Programs at Lincoln Memorial Middle School During the 2025-206 School Year

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Charles Kennedy
SECONDER:	Heather Felton
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

Mr. Willie Taggart of the Taggart Family Foundation and Ms. Khayla Dorsey, Executive Director of the Taggart Family Foundation, provided a presentation to the Board included the following:

- Welcome and Acknowledgment
- Foundation Overview
- Core Program Pillars
- Program Highlights and Impact
    - Phase One – Pilot Programs
    - Phase Two – Community Center Development
    - Phase Three – Full Program Implementation
- Partnership Request
- Closing & Call to Action
- Question & Answer

The Board held discussion, and each Board member spoke regarding their excitement of this developing partnership.

6) ADJOURNMENT

Chair Choate adjourned the Special Meeting at 1:33 P.M.

_____

Chad Choate, III
Chairman

NOTICE

Any person who desires to appeal any decision made by the School Board with respect to any matter considered at the above-mentioned meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal may be based. School Board meetings are held in accessible locations. Auxiliary aids will be provided, upon written request received at least 48 hours prior

to the meeting, to participants with disabilities.

Minutes
July 22, 2025
Regular Meeting and Public Hearing – 5:30 PM
Manatee County School District
215 Manatee Avenue West
Bradenton, FL 34205
www.manateeschools.net

Times Indicated Are Approximate

1) CALL TO ORDER

Attendee Name	Status
Mr. Derek Jensen, Acting Superintendent / Deputy Superintendent of Instructional Services Rachel Sellers, Deputy Superintendent of Business Services Joseph Ranaldi, Deputy Superintendent of Operations Chad Choate, Chair Cindy Spray, Vice-Chair Heather Felton, Board Member Charles Kennedy, Board Member Richard Tatem, Board Member Stephen Dye, Board Attorney Kevin Pendley, General Counsel	Present

Chair Choate called the Meeting to order at 5:31 PM.

2) READING OF THE DISTRICT'S VISION

Chair Choate read the District's Vision.

3) INVOCATION

The invocation was given by Ronnie King

4) PLEDGE OF ALLEGIANCE

Chair Choate led the recitation of the Pledge of Allegiance.

5) APPROVAL OF THE AGENDA

5.1. Motion to Approve Agenda as Amended

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Heather Felton
SECONDER:	Charles Kennedy
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

The Chair finds good cause to amend the agenda to include:

Agenda amended Thursday July 17, 2025, to **remove** agenda section Student Celebrations.

Agenda amended Thursday July 17, 2025, to **add** attachment to Reports and Presentation item *2024-2025 FLDOE School and District Grade Update.*

Agenda amended Thursday July 17, 2025, to **update** attachment of Consent Agenda item *Approval of the Appointments, Change of Assignments, Promotions, Reappointments, Reassignments, Resignations, Retirements, Suspensions, Terminations, and Transfers.*

Agenda amended Thursday July 17, 2025, to **add attachment** to Consent Agenda item *Approval of the Renewal Agreement Between the School Board of Manatee County and YMCA of Southwest Florida Inc., to Provide Before-School and/or After-School Programs for Middle School Students During the 2025-2026 School Year.*

Agenda amended Monday, July 21, 2025, to **add attachment** *K12 UniformAssessmentCalendar2526* **to** Consent Agenda item *Approval of the 2025-2026 Uniform Statewide Assessment Calendar*.

Agenda amended Monday, July 21, 2025, to **add** all attachments **to** New Business (Non-consent) item *Approval to Publish a Notice of Public Hearing to Adopt Tentative Millage Rates and Tentative Budget for Fiscal Year 2025-2026 (General Fund).*

6) APPROVAL OF MINUTES

6.1 Motion to Approve the Minutes of the May 23, 2025, School Board Workshop, May 29, 2025, Special School Board Meeting, June 10, 2025, School Board Meeting and Public Hearing, and June 10, 2025, School Board Workshop

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Cindy Spray
SECONDER:	Charles Kennedy
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

7) REPORTS AND PRESENTATIONS

7.1 Board Discussion with Floria School Boards Association (FSBA) Regarding Superintendent Search

Dr. Bill Vogel, Board Liaison for the Superintendent search, provided an update to the Board members regarding the following topics:

- Community Input update
- Finalist Community Tour
- Interview Schedule / Meet and Greet update
- Request a time for the August 12, 2025, meeting

The Board asked questions and held discussion. After discussion it was agreed by the board the time for the August 12, 2025, meeting would take place at 9:00 am.

7.2 2024-2025 FLDOE School and District Grade Updates

Mr. Derek Jensen, Deputy Superintendent of Instructional Services, provided a presentation regarding the following:

- 2024-2025 FLDOE School and District Grades

- FAST Progress Monitoring
- School and District Grade Components 2024-2025
- 2024-2025 Grading Scale
- 2024-2025 School Grades
- 2024-2025 District Grade
- 2024-2025 School and District Grade Highlights
- Grading Scale Changes for 2025-2026
- Critical Areas of Work
- Instructional Initiatives for 2025-2026

The Board asked questions and held discussion throughout the presentation.

8) PUBLIC COMMENTS (Up to 30 Minutes)

The following public comments were made:

- Jailyn Gentile
- Jack Lowrance
- Paulina Perez
- Diana Victoria Taveras
- Zaire Kekahuna-Samedi

9) Motion to Approve the Consent Agenda

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Cindy Spray
SECONDER:	Heather Felton
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

9.1 Approval of the Appointments, Change of Assignments, Promotions, Reappointments, Reassignments, Resignations, Retirements, Suspensions, Terminations, and Transfers (No Financial Impact) - updated 7/17/2025

9.2 Approval of the New Agreement Between the School District of Manatee County and Sunnah Smiles for Clinical Experience for Manatee Technical College (MTC) Dental Assisting Students for the 2025-2028 School Years (No Financial Impact)

9.3 Approval of the New Agreement Between the School District of Manatee County and Stewart Family Orthodontics, PA for Clinical Experience for Manatee Technical College (MTC) Dental Assisting Students for the 2025-2028 School Years (No Financial Impact)

9.4 Approval to Apply, Accept, and Expend the Strengthening Career and Technical Education for the 21st Century Act (Perkins V), Formerly Known as the Carl D. Perkins Secondary Grant for the 2025-2026 School Year in the Amount of $537,120 (Incoming Federal Grant Funds)

9.5 Approval to Apply, Accept and Expend the 2025-2026 Individuals with Disabilities Education Act (IDEA), Part B, K-12 Entitlement, in the Amount of $15,781,595.25 (Incoming Federal Grant Funds)

9.6 Approval to Apply, Accept and Expend the Following Federal Grants for the 2025-2026 School Year: Title I, Part A; Title I, Part D; and Title IX, Part A, in the Amount of $13,263,515.67 (Incoming Federal Grant Funds)

9.7 Approval to Apply, Accept, and Expend the 2025-2026 National Farmworker Jobs Program Discretionary Competitive Grant, Including Ratification of the Memorandum of Understanding Between the School District of Manatee County and the Suncoast Workforce Board, Inc. dba CareerSource Suncoast, in the amount of $237,195.00 (Incoming Federal Grant Funds)

9.8 Approval of the District and Food Service Petty Cash Funds for Fiscal Year 2025-2026 in the Amount of $900.00 (General Fund and Food Service Funds)

9.9 Approval of the Food Service and School's Internal Accounts Change Funds for Fiscal Year 2025-2026, in the Amount of $33,675.00 (Food Service and Internal Account Funds)

9.10 Approval to Renew the Contract Between Pace Center for Girls, Inc., and the School Board of Manatee County for the 2025-2026 School Year (No Net Financial Impact)

9.11 Approval to Renew the Agreement Between AMIKids Manatee County, Inc. and the School Board of Manatee County for the 2025-2026 School Year (No Net Financial Impact)

9.12 Approval of the Memorandum of Understanding (MOU) Between the School Board of Manatee County, Florida and Empath Stratum, Inc. dba Empath Health for the 2025-2026 School Year (No Financial Impact)

9.13 Approval of the Renewal Agreement Between the School Board of Manatee County and YMCA of Southwest Florida Inc., to Provide Before-School and/or After-School Programs for Middle School Students During the 2025-2026 School Year (No Financial Impact)

9.14 Approval of the Department of Juvenile Justice (DJJ), Pace Center for Girls, and AMIKIds Manatee, Inc. 2025-2026 School Calendars and Bell Schedules (No Financial Impact)

9.15 Approval to Renew the Agreement Between Big Brothers Big Sisters of Sun Coast, Inc., and the School Board of Manatee County for the 2025-2026 School Year (No Financial Impact)

9.16 Approval of the Bid for Park and Playground Equipment, SDMC No. 26-0041-MR, Estimated in the Amount of $1,300,000.00 Annually (Multiple Funding Sources)

9.17 Approval to Use the Orange County Public Schools Contract for Temporary Staffing Services #ITB2201024, SDMC No. 26-0016-TG, Estimated in the Amount of $2,100,000.00 (Multiple Funding Sources)

9.18 Approval of the Bid on Irrigation Well and Pump Installation and Repairs, SDMC No. 26-0037-MR, Estimated in the Amount of $150,000.00 Annually (Capital Funds)

9.19 Approval of the 2025-2026 Uniform Statewide Assessment Calendar (No Financial Impact) - updated 7.21.2025

9.20 Approval of the Reclassification of Negotiated Select AFSCME Positions and Job Descriptions (General, Capital, and Federal Funds)

9.21 Approval of Harllee Middle School - Building 4 SOAR in 4 Renovation - Substantial Completion and Certificate of Completion (No Financial Impact)

9.22 Approval of Tara Elementary School - Campus Renovations and Addition - Agreement Between Owner and Creative Contractors, Inc. - Amendment 6 - Guaranteed Maximum Price,

in the Amount of $146,283.65 for a Total Guaranteed Maximum Price of $26,809,043.40 (Capital Funds)

9.23 Approval of Manatee Technical College Aviation Classroom - Agreement between Owner and Johnson-Laux Construction, LLC - Amendment 1 - Guaranteed Maximum Price in the Amount of $ 6,814,524.00 (MTC/PECO Grant Funds)

9.24 Approval of Lake Manatee K-8 Permanent Non-Exclusive Utility Easement (No Financial Impact)

9.25 Approval of Request to Declare Surplus and Donate District Property (Outgoing Donation)

9.26 Approval of Request to Declare Surplus and Dispose of District Tangible Personal Property Greater Than $5,000.00 (Possible Incoming Funds to General Fund)

9.27 Approval for the Lakewood Ranch High School Boys' Golf Team To Participate in an Out-Of-State Golf Tournament in Scottsdale, Arizona, August 20-24, 2025 (School Internal Accounts)

9.28 Approval for Southeast High School Chorus Students to Attend and Perform at Carnegie Hall in New York, New York on March 5-9, 2026 (Multiple Funding Sources)

9.29 Approval for the Manatee High School Hurricanes Cheer Team to Attend the Out-Of-State Football Game in Valdosta, Georgia, September 5-6, 2025 (School Internal Accounts)

9.30 Approval of the Revised Job Description of Position for Specialist Choice Program (General Fund)

10) PUBLIC HEARING

Chairman Choate closed the Regular Meeting and called to order the Public Hearing at 6:50 PM.

10.1 Public Hearing for Consideration to Adopt and Amend School Board Policies

Chair Choate called for open public comment.

Seeing none, closed the Public Hearing and reconvened the Regular Meeting at 6:50 PM.

11) NEW BUSINESS (DISCUSSION ITEMS PULLED FROM CONSENT)

12) NEW BUSINESS (NON-CONSENT ITEMS)

12.1 Motion to Approve to Adopt and Amend School Board Policies

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Charles Kennedy
SECONDER:	Heather Felton
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy Richard Tatem

Chair Choate noted the board had discussed and held a workshop regarding the policies. Policies to be updated include the following:

- Bylaw 0131 - Legislative/Policymaking
- Bylaw 0164 - Notice of Regular Meetings

- Bylaw 0165 - School Board Meetings
- Bylaw 0165.2 - Regular Meetings
- Bylaw 0165.3 - Special and Emergency Meetings
- Bylaw 0166 - Exempt Meetings
- Policy 3430.07 - Military Leave
- Policy 4430.07 - Military Leave
- Policy 8305 - Information Security
- Policy 8431 - Preparedness for Toxic Hazard

The purpose of the requested amendments is to update the following School Board policies to conform to current legislation and statutes.

12.2 Approval of the Budget Amendments for May 2025

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Cindy Spray
SECONDER:	Charles Kennedy
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

Ms. Rachel Sellers, Deputy Superintendent of Business Services, provided an overview of the Budget amendments in May 2025.

12.3 Approval of the Parrish Classical Preparatory Academy Application, Sponsored by Charter Schools USA, for the 2027-2028 School Year (No Net Financial Impact)

RESULT:	**Adopted [4-1]**
MOVER:	Cindy Spray
SECONDER:	Heather Felton
AYES:	Chad Choate, Cindy Spray, Heather Felton, Richard Tatem
NAY:	Charles Kennedy

Mr. Derek Jensen provided an overview of the application process regarding the Parrish Classical Preparatory Academy application, and noted the recommendation following the application was to approve the application.

12.4 Approval to Publish a Notice of Public Hearing to Adopt Tentative Millage Rates and Tentative Budget for Fiscal Year 2025-2026 (General Fund) -updated 7/21/2025

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Charles Kennedy
SECONDER:	Heather Felton
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

Ms. Rachel Sellers, Deputy Superintendent of Business Services, provided information regarding the July 19, 2025 receipt of certified notice of millage rates. The approval of this Board item will allow publication of the tentative millage rates and tentative budget for Fiscal Year 2025-2026 in the local newspaper. Ms. Sellers stated that the Board would vote on the tentative millage and tentative budget during the special meeting July 29, 2025.
Board members asked questions and held discussion.

13) NEW BUSINESS (NO SUPERINTENDENT RECOMMENDATION)

13.1 Motion to Approve Audit Committee Charter Revision to Change the Number of Members

RESULT:	**Adopted [UNANIMOUS]**
MOVER:	Charles Kennedy
SECONDER:	Heather Felton
AYES:	Chad Choate, Cindy Spray, Heather Felton, Charles Kennedy, Richard Tatem

Board Member Kennedy stated that the approval of this item would only allow the revision to the number of members in the Audit Committee. The Board also held discussion regarding the Revisions to the Charters of the CFOC and Audit Committee and noted the Board would hold a discussion at a later date regarding the additional changes to the Audit Committee that have been mentioned.

13.2 Discussion and Decision Regarding Board and District Travel

Chairman Choate stated the purpose of discussion was regarding the upcoming travel for the Board. Chair Choate noted the current policy was to limit travel to staff unless vital to the role and capacity of job duties. Board Member Felton noted her request for FSBA in policy and governance as the request would be considered necessary for completion of her FSBA training. After discussion, the Board agreed.
Board Member Spray noted that she did not agree with limiting travel as it is the cost of doing business as a School Board. Additional information regarding limitations of the District's travel was provided by Deputy Superintendent Jensen. Board Member Tatem concurred with Vice-Chair Spray and stated the travel that the Board does is in alignment with their job duties and promotion of professional development.

The Board agreed to be judicious regarding the travel that is completed, and hold a discussion if a question came up during the approval of a future travel agenda item.

14. INFORMATION ONLY (No Board Action Required)

14.1. Year-to-Date Financial Statements through May 31, 2025

14.2 Year-to-Date Charter School Financial Statement Summary through May 31, 2025

14.3 Lakewood Ranch Prep Charter Public Charter Schools Program (CSP) Grant Project Application Amendment

14.4 Hola! Elementary at MSA Charter Public Charter Schools Program (CSP) Grant Project Application Amendment

15) UPDATES

15.1. INSTRUCTIONAL UPDATE
Mr. Derek Jensen, Deputy Superintendent of Instructional Services, updated the board on the following:

- New Educator Orientation / Summer Refresh Conference
- Recent Leadership Conference update
- Soar in 4 Lab will be 'soft-opening' July and August
- New Director of Manatee Technical College began at the District

15.2. OPERATIONS UPDATE
Mr. Joseph Ranaldi, Deputy Superintendent of Operations, updated the board on the following:

- Congratulated HR for completing summer hires, transfers, and resignations
- Noted upcoming job fairs
- Food and Nutrition Services update with Summer Meal program
- Summer transportation and hiring update

- Thanked Board for approving the consent agenda

15.3. LEGAL DEPARTMENT UPDATE

16) SUPERINTENDENT REMARKS - Business Services Update – Moody's District outlook report was upgraded

17) BOARD COMMENTS

Board Member Felton
- Thanked young representatives to come in and make public comments
- Requested more communication with parents and students
- Informed Board regarding recent summer program visits

Board Member Kennedy
- Thanked individuals who applied for Superintendent positions
- Invited Board members to attend the next Audit Committee

Board Member Tatem
- Safety tip – swimming and safety
- Thanked all District employees for hard work

Vice-Chair Spray
- Provided update consent agenda District
- GFCSB priorities list
- Noted upcoming District events

Chair Choate
- Noted upcoming Back to School Bash
- Thanked Food Services for their work during the hot summer to feed kids
- Thanked the applicants for the Superintendent Search for the District

18) ADJOURNMENT

There being no further business to come before the Board, Chair Choate adjourned the Meeting at 7:46 PM.

_____

Chad Choate, III
Chairman

NOTICE

Any person who desires to appeal any decision made by the School Board with respect to any matter considered at the above-mentioned meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal may be based. School Board meetings are held in accessible locations. Auxiliary aids will be provided, upon written request received at least 48 hours prior to the meeting, to paticipants with disabilities.

AGENDA ITEM NO. 6.1

School Board of Manatee County
August 12, 2025 - Regular Board Meeting
Action Item

Title
Approval of Seventh Amendment to Agreement for Purchase and Sale of Property North River Ranch School Site and Noncash Charitable Contributions Tax Form - *Added after publishing*

Executive Summary
Approval of Seventh Amendment to Agreement for Purchase and Sale of Property North River Ranch School Site and Noncash Charitable Contributions Tax Form. Seller Haval Farms (Neal) and School Board are parties to that certain Agreement For Purchase and Sale of Property, dated October 16, 2020, concerning certain real property located in Manatee County, Florida. Part of the consideration was a non tax charitable contribution by Seller.
The contribution was originally to be determined by appraisal at time of transfer and was set at 450,000.00. (Purchase price was $2,700,000.00.) Closing was extended several times (during which property values greatly increased post covid.) Closing occurred January 24, 2024. As of January 24, 2024, Seller obtained an updated appraisal establishing the value of the Property at $4,950,000.00 which would increase the non cash charitable donation from 450,000.00 to 2,700,000.00 which Seller requested the parties agree to as the new charitable donation.

This item aligns with the District's Strategic Plan Goal(s) which state(s):

Ready To Grow | Goal 5
Continue our secure financial position, utilize referendum millage funds effectively, and modernize and enhance our current schools to meet our school community needs, including building vibrant, new schools

Recommendation
Approval of Seventh Amendment to Agreement for Purchase and Sale of Property North River Ranch School Site and Noncash Charitable Contributions Tax Form

Financial Impact
This amendment has no financial impact to the School District.

Contact
Submitting Department: Legal / School Board Legal

Attachments:
Seventh Amendment to Agreement for Purchase and Sale of Property - North River Ranch School Site
Tax Form 8283 - Noncash Charitable Contributions Tax Form

SEVENTH AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF PROPERTY
NORTH RIVER RANCH SCHOOL SITE

THIS SEVENTH AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF PROPERTY (the "Amendment") is entered into by and between **Haval Farms, LLC**, a Florida limited liability company (hereinafter referred to as "Seller") and **The School Board of Manatee County, Florida**, a public body corporate (hereinafter referred to as "School Board").

WITNESSETH

WHEREAS, Seller and School Board are parties to that certain Agreement For Purchase and Sale of Property, dated October 16, 2020, concerning certain real property located in Manatee County, Florida as more particularly set forth therein, as amended by First Amendment thereto, dated April 20, 2021, Second Amendment thereto, dated February 22, 2022, Third Amendment thereto, dated July 19, 2022, Fourth Amendment thereto, dated July 19, 2023, Fifth Amendment thereto, dated September 26, 2023, and Sixth Amendment thereto, dated October 25, 2023, (collectively the "Agreement"); and

WHEREAS, Seller and School Board desire to confirm their intent regarding the establishment of Seller's charitable donation and contribution and ratify the final amount thereof; and

WHEREAS, the parties now desire to further amend and modify the Agreement, all as more fully set forth herein,

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **Recitals**. The Recitals as hereinbefore set forth are true and accurate and are incorporated herein.

2. **Purchase Price**. The Purchase Price was initially established in 2020 by appraisal and confirmed by the Agreement to be $2,700,000. The means by which the Purchase Price was to be paid by the School Board changed through a series of amendments to the Agreement. Ultimately, the Purchase Price was paid in part by providing educational facility impact fee credits in the amount of $1,145,000 and an exchange of surplus real property valued at $1,105,000. In addition the School Board contributed $250,000.00 to the Project infrastructure. To balance the amount of the Purchase Price the sum of $450,000 was identified as the amount of Seller's charitable donation and contribution. The Closing and deed transfer occurred January 24, 2024.

3. **Charitable Contribution**. Section 3 of the October 16, 2020 Agreement provides that the Purchase Price would be established at the time of transfer. Consistent therewith, the Internal Revenue Service Treasury regulation 1.17A-1(b) provides that a charitable donation or gift is valued when the consideration is paid, which, for a real estate asset, means the date title

passes and the deed is recorded. Therefore, as of January 24, 2024, Seller obtained an updated appraisal from Riverside Appraisal Services, Inc. establishing the value of the Property at $4,950,000.00. which would increase the non cash charitable donation from 450,000.00 to 2,700,000.00 which shall be identified as the amount of the Seller's charitable donation and contribution.

4. **Conflict**. In the event of conflict between the terms and provisions of this Seventh Amendment and the Agreement, the terms and provisions of this Seventh Amendment shall control.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in the manner required by the law.

HAVAL FARMS, LLC a Florida limited
liability company

By: _____
Title: Manager

Date: August __, 2025

SCHOOL BOARD:

THE SCHOOL BOARD OF MANATEE COUNTY, FLORIDA, a public body corporate

By_____
Chad Choate , III, Chairman of the Board

By: _____
Kevin Chapman, Superintendent

Date: August ___, 2025

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

_____
Stephen R Dye, Esq.
SCHOOL BOARD ATTORNEY

Form **8283**
(Rev. December 2023)
Department of the Treasury
Internal Revenue Service

Noncash Charitable Contributions

Attach one or more Forms 8283 to your tax return if you claimed a total deduction of over $500 for all contributed property.
Go to *www.irs.gov/Form8283* for instructions and the latest information.

OMB No. 1545-0074
Attachment Sequence No. **155**

Name(s) shown on your income tax return

HAVAL FARMS, LLC

Identifying number
82-4139172

Enter the entity name and identifying number from the tax return where the noncash charitable contribution was originally reported, if different from above.

Name: _____ Identifying number: _____

Check this box if a family pass-through entity made the noncash charitable contribution. See instructions. ☐

Note: Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of $5,000 or Less and Publicly Traded Securities—List in this section **only** an item (or a group of similar items) for which you claimed a deduction of $5,000 or less. Also list publicly traded securities and certain other property even if the deduction is more than $5,000. If you need more space, attach a statement. See instructions.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description and condition of donated property (For a vehicle, enter the year, make, model, and mileage. For securities and other property, see instructions.)
A		☐	
B		☐	
C		☐	
D		☐	

Note: If the amount you claimed as a deduction for an item is $500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						

Section B. Donated Property Over $5,000 (Except Publicly Traded Securities, Vehicles, Intellectual Property or Inventory Reportable in Section A)—Complete this section for one item (or a group of similar items) for which you claimed a deduction of more than $5,000 per item or group (except contributions reportable in Section A). Provide a separate form for each item donated unless it is part of a group of similar items. A qualified appraisal is required for items reportable in Section B and in certain cases must be attached. See instructions.

Part I Information on Donated Property

2 Check the box that describes the type of property donated. See instructions for definitions.

- a ☐ Art (contribution of $20,000 or more)
- b ☐ Qualified conservation contribution
- b(1) ☐ Certified historic structure
  - NPS # _____
- c ☐ Art (contribution of less than $20,000)
- d ☒ Other real estate
- e ☐ Equipment
- f ☐ Securities
- g ☐ Collectibles
- h ☐ Intellectual property
- i ☐ Vehicles
- j ☐ Clothing and household items
- k ☐ Digital assets
- l ☐ Other

3	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If any tangible personal property or real property was donated, give a brief summary of the overall physical condition of the property at the time of the gift.	(c) Appraised fair market value
A	REAL PROPERTY - PARRISH, FL 34219	UNDEVELOPED LAND LOCATED IN MANATEE COU	4,950,000.
B			
C			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	(h) Qualified conservation contribution relevant basis (see instructions)	(i) Amount claimed as a deduction (see instructions)
A	VARIOUS	PURCHASE	21,323.	2,450,000.		2,450,000.
B						
C						

Form 8283 (Rev. 12-2023)

Name(s) shown on your income tax return: HAVAL FARMS, LLC

Identifying number: 82-4139172

Part II Partial Interests and Restricted Use Property (Other Than Qualified Conservation Contributions)—Complete lines 4a through 4e if you gave less than an entire interest in a property listed in Section B, Part I. Complete lines 5a through 5c if conditions were placed on a contribution listed in Section B, Part I; also attach the required statement. See instructions.

4a Enter the letter from Section B, Part I that identifies the property for which you gave less than an entire interest . . .

If Section B, Part II applies to more than one property, attach a separate statement.

b Total amount claimed as a deduction for the property listed in Section B, Part I: **(1)** For this tax year . . . . . **(2)** For any prior tax years . . . .

c Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization in Section B, Part V, below):

Name of charitable organization (donee)

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

d For tangible property, enter the place where the property is located or kept

e Name of any person, other than the donee organization, having actual possession of the property

	Yes	No
5a Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property?		X
b Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire?		X
c Is there a restriction limiting the donated property for a particular use?		X

Part III Taxpayer (Donor) Statement—List each item included in Section B, Part I above that the appraisal identifies as having a value of $500 or less. See instructions.

I declare that the following item(s) included in Section B, Part I above has to the best of my knowledge and belief an appraised value of not more than $500 (per item). Enter identifying letter from Section B, Part I and describe the specific item. See instructions.

Signature of taxpayer (donor) Date

Part IV Declaration of Appraiser—See instructions.

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c).

Date 6/8/25

Sign Here

Appraiser signature: Joshua McDuffee

Appraiser name: Joshua McDuffee — Title — Identifying number

Business address (including room or suite no.): 12653 SW County Road 769, Suite A

City or town, state, and ZIP code: Lake Suzy, FL 34269

Part V Donee Acknowledgment—See instructions.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date 1/24/24

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282**, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? . . . . . ☐ Yes ☒ No

Name of charitable organization (donee): THE SCHOOL BOARD OF MANATEE COUNTY, FLORIDA, A PUBLIC BODY — Employer identification number

Address (number, street, and room or suite no.): 215 MANATEE AVENUE WEST — City or town, state, and ZIP code: BRADENTON, FL 34240

Authorized signature — Title — Date

AGENDA ITEM NO. 7.1

School Board of Manatee County
August 12, 2025 - Regular Board Meeting
Action Item

Title
Board Discussion and Vote Regarding Superintendent Finalists

Executive Summary
The Board will discuss with Florida School Board Association (FSBA) the results of the Semi-Finalists background checks.
The Board will vote on the Finalists for the 2025 Superintendent Search.

This item aligns with the District's Strategic Plan Goal(s) which state(s):

Ready To Grow | Goal 7
Promote our schools and District as remaining highly competitive and uniquely designed to produce top-notch graduates, great neighbors, and responsible citizens

Recommendation
The School Board will vote on Finalists for the 2025 Superintendent Search.

Financial Impact
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Contact
Submitting Department: School Board