

The County Commission's Response to Raydient/Rayonier, Inc.'s Document titled "The Truth About Nassau County's Dispute with Raydient/Rayonier, Inc." and Mike Bell's (Rayonier, Inc. Vice President of Public Affairs) "Where's the Beef":

- Neither documents are correct, and the Board would refer to the complete record from 2018 back to 2010 and the statements set forth herein and on the County website. In addition, refer to HB 1075 (Stewardship District Bill).
- The development known as the ENCPA was started as a public/private partnership with a mutual benefit. The impact of a 24,000 +/- acre sector plan on Nassau County is significant. It is significant from a public infrastructure perspective and planning perspective. The public impacts have been acknowledged by both public and private partners and it has been a joint planning effort up until 2017. Both partners were working together, until 2017, to address the public impacts. The private partner did not continue to openly cooperate in that effort.
- On May 12, 2014, Rayonier split into two separate entities: Rayonier Advanced Materials is the company which controls the mills and Rayonier, Inc., which controls the ENCPA. Rayonier, Inc.'s CEO is David Nunes. Raydient is the Rayonier, Inc. real estate division in charge of the ENCPA.
- The Stewardship District legislation (HB 1075) was prepared by Raydient/Rayonier, Inc. to assist with public and private impacts and assist in the planning. It was not created, as stated by Raydient, because the County was unwilling to accept ownership and maintenance for the vast majority of the public infrastructure.
- Check the information on the County's Website.
- Raydient/Rayonier, Inc.'s decision-makers, Mr. David Nunes (CEO, President of Rayonier, Inc., Director) Mr. Chris Corr (Sr. Vice President of Real Estate & Public Affairs, Raydient/Rayonier, Inc.) or Mr. Charles Adams (Vice President, Community Development, Raydient) and the Stewardship District Board

refuse to meet with the County Commissioners in an advertised public meeting in the public's board room to discuss parks and the commitments made regarding HB 1075 (Stewardship District Bill). The Board has sent approximately thirteen (13) letters inviting the decision-makers and the Stewardship District Board to the Board's meetings. The Board's letters did not include conditions as to speaking, etc.

- The only representatives from Raydient/Rayonier, Inc. that have attended a Board of County Commissioner meeting occurred on: (1) September 17, 2018, when Senator Aaron Bean and Representative Cord Byrd were present with the County Commission. The meeting was an advertised public meeting in the public's board room. The only Raydient/Rayonier, Inc. representative that appeared was their lobbyist (Gary Hunter of Hopping, Green & Sams) from Tallahassee who spoke and was afforded ample time to address the Board. Again, no decision makers from Raydient/Rayonier, Inc. attended. Their headquarters are located less than five miles away; and (2) Rayonier, Inc.'s in-house lobbyist, Mike Bell, appeared at a public meeting in the public's board room on October 8, 2018 to read a letter from Rayonier, Inc.'s General Counsel (Mark Bridwell) and immediately left the building.
- The County is not attempting to do anything illegal regarding public parks and there is nothing that supports that allegation made by Raydient/Rayonier, Inc.
- Raydient representatives made presentations (9/16/2015 and 11/28/2016) to the Board of County Commissioners and the presentations included "handouts". Their presentations were clear as to public parks and facilities. Based on the presentations, the Board voted to support HB 1075 (Stewardship District Bill). To view the presentation made by Raydient/Rayonier, Inc. representatives, on November 28, 2016 and the handout, see the County's website and the Clerk's website under "Watch Commission Meetings". Specifically, you will find the presentation by Charles Adams and Jonathan Johnson (Rayonier, Inc.'s Counsel from Tallahassee) at 1:21:25 on the "Video from Commissioners Meeting November 28, 2016" on the County's Website.

- There were six (6) drafts (2016) of HB 1075 (Stewardship District Bill) prepared and negotiated by Raydient and the Board of County Commissioners staff and both sides agreed on the final draft that was approved on November 28, 2016.
- The County insisted that public parks be included in HB 1075 (Stewardship District Bill) and Raydient/Rayonier, Inc. agreed. (See Page 103, Lines 2545-2546 of HB 1075, Stewardship District Bill).
- HB 1075 (Stewardship District Bill) is THE CONTRACT by and between the public and private entity that addresses the public impacts and funding. In addition, handouts and public presentations by Raydient/Rayonier, Inc. support that contract. (See HB 1075, the meetings on the County Website, Rayonier’s handout provided on 11/28/2016 and Rayonier’s handout presented to the Nassau County Legislative Delegation on 12/01/2016.)
- The County has never said Raydient/Rayonier, Inc. committed to pay for all public parks and recreational facilities inside the ENCPA nor has the County ever stated that Raydient/Rayonier, Inc. should pay for all public parks and recreational facilities.
- The County is not trying to “make up recreational deficits”.
- The County has always said the funds for public parks would be from County impact fees (collected from within and without the Stewardship District), Grants, Stewardship District funds, developer contributions and Raydient/Rayonier, Inc. That has never been refuted by Raydient/Rayonier, Inc. In fact, their representatives have confirmed that in meetings and in public presentations.
- The legislation that Raydient/Rayonier, Inc. supported in the 2018 Legislative Session, Senate Bill 324 (2018) was designed to kill HB 1075 (Stewardship District Bill). The legislation was prepared by Raydient/Rayonier, Inc.’s lobbyist, Gary Hunter, (of Hopping, Green and Sams of Tallahassee) and he

addressed the Senate Appropriations Committee on behalf of Raydient/Rayonier, Inc. Raydient/Rayonier, Inc. never notified the County regarding Senate Bill 324 (2018).

- Senate Bill 324 (2018), if approved, was estimated to cost the taxpayers in excess of \$30 million dollars.
- Contrary to the Raydient/Rayonier, Inc. information being distributed, the Florida Association of Counties worked with the Nassau County Board of County Commissioners to defeat the Amendment to Senate Bill 324 (2018).
- Senator Bean and Representative Byrd also worked to defeat the Amendment to Senate Bill 324 (2018).
- Raydient/Rayonier, Inc. stated in their press release “Where were the other 66 counties?” There are approximately 8 sector plans in the State of Florida and none addressed public parks in the same fashion as HB 1075 (Stewardship District Bill). The only sector plan affected was the one in Nassau County.
- The Senate Appropriations Committee (20 members), after hearing all the facts from both sides, rejected the Raydient/Rayonier, Inc. sponsored Amendment to Senate Bill 324 (2018) by a vote of 18-2.
- The Stewardship District created by HB 1075 (Stewardship District Bill) is comprised of five (5) Board members, three (3) of which work for Raydient/Rayonier, Inc.
- Rayonier, Inc. and Raydient, from the beginning of the public/private partnership in 2010, have always come to the County Commission Chambers and discussed the ENCPA. (See County Website) WHY NOT NOW?
- Raydient/Rayonier, Inc. representatives have met, over the years, individually, with County Commissioners and have made commitments, individually, as to its portion of funding for public parks.

- The Board of County Commissioners is prepared to meet with the decision-makers of Raydient/Rayonier, Inc. and the Stewardship District Board to address the public/private partnership and planning and public impacts and contributions.

- The Board of County Commissioners is prepared to provide ample time to Raydient/Rayonier, Inc. decision-makers and the Stewardship District Board to address the public/private partnership which involves a discussion of HB 1075 (Stewardship District Bill). The Board of County Commissioners believes that the meeting should also address future planning. The meeting should take place in the public's board room with all its recording devices and live streaming. In addition, restrictions would not be placed by the Board of County Commissioners on presentations. The public's business is conducted in the Commission Chambers and should be conducted in the Commission Chambers.

- The Board of County Commissioners' solutions are:
 - No legislative action by Raydient/Rayonier, Inc. or their lobbyists or agents to rescind HB 1075 (Stewardship District Bill) or sponsor or advocate for a bill that would accomplish the rescission of HB 1075 (Stewardship District Bill);
 - Provide accurate information based on the record;
 - Restoration of the public/private partnership;
 - Joint public meetings, in the Board of County Commission Chambers, between the Stewardship District Board and the decision-makers of Raydient/Rayonier, Inc. in the public arena without restrictions as currently suggested by the Stewardship Board and Raydient/Rayonier, Inc. representatives;
 - Restore the trust that started the public/private partnership;
 - Work, on behalf of all the citizens of Nassau County, to address the common issues and goals that can, and should, benefit the public/private partnership; and

- The Stewardship District Board and Raydient/Rayonier, Inc. cooperate and work together with the Board of County Commissioners to address the public impacts and public benefits.
 - The Stewardship District benefits Nassau County taxpayers when the Stewardship District Board and Raydient/Rayonier, Inc. cooperate and work together to address the public impact and public benefits.
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- Impact fees and taxes cannot fund the total number of public parks in a 24,000 +/- acre development. Initially the public/private partnership understood that and planned ways to address that. The Stewardship District was to be a major part of the funding of the public parks plus developers, contributions, including Raydient/Rayonier, Inc., county impact fees (both within and outside the ENCPA) and grant funds. The records, public statements and actions confirm that funding.

THE TRUTH ABOUT IMPACT FEES AND RECREATION

- The total amount of acreage to be provided by Raydient/Rayonier, Inc. based on the County Comprehensive Plan for regional and community parks would be approximately 810 +/- acres.
- Impact fee amounts are controlled by the Courts and consultants.
- Studies are required to set the amounts and the formulas are complicated.
- The County has had recreational impact fees since FY2004.
- The County has hired consultants to address the current recreational impact fees and expects to consider revisions to the current impact fees in 2019.
- As a public service the County did not collect impact fees during the recession for the following years: FY2008/2009; FY 2009/2010; FY2010/2011; FY2011/2012; and FY2012/2013. The County has been assessing and collecting impact fees beginning in the FY 2014/2015 forward.
- Single-family residence building permits issued during the time that no impact fees were collected:

2008	337
2009	194
2010	198
2011	257
2012	251
2013	450
TOTAL	1,687

- If impact fees had been collected, the total dollar amount would have been \$983,521.00 (+/-). As an example, a baseball field costs \$1,900,946.39. The Board did not significantly impair their ability to provide recreational funding by the suspension of impact fees.

Respectfully submitted by the Nassau County Board of County Commissioners on October 24, 2018 by a 5-0 vote.