



RESEARCH PARK  
AT FLORIDA ATLANTIC  
UNIVERSITY®

**FLORIDA ATLANTIC RESEARCH AND DEVELOPMENT AUTHORITY**

Meeting Minutes

Meeting held at Sandow

3651 FAU Blvd.

Suite 200

Boca Raton, FL 33431

February 11, 2015 at 8 AM

Members present

Bruce Rosetto	Chair
Bob Parks	Vice Chair
Michael Daszkal	Treasurer
Roxanna Trinko	Member
Bob Swindell	Member (arrived at 8.08 am)

Members absent

Daniel Flynn	Member
Lonnie Maier	Member

Staff present: Andrew Duffell, President & CEO  
Freddy Perera, General Counsel  
Christine Burren, Director of Operations  
Jonathan Grabis, Program Manager

Others present: Kellie Boyle, *CBRE*; Kathy Koch, *Ambit Advertising and Public Relations*; Greg Martin, *Avison Young*; Keith O'Donnell, *Avison Young*; Adam Hasner, *People's Trust Insurance*; Carl English, *Boca Medical Supply*; Elaine English, *Boca Medical Supply*; Robert Weinroth, *Councilman – Boca Raton*

Call to Order

Meeting called to order by Chairman Rosetto at 8.03 AM.

Roll Call

President Duffell performed roll call, Members Lonnie Maier and Daniel Flynn absent. Mr. Duffell informed the Chairman that a quorum was present.

Additions, deletions, substitutions to the agenda

Item XIII was re-ordered to item III and item V was moved to item IV.

**The motion to reorder the agenda was made by Treasurer Daszkal and seconded by Dr. Parks. The motion passed 5-0, with 2 members absent.**

New Business

Review of Non-Disturbance, Recognition, and Direct Leasing Agreement for People's Trust Mortgage Refinancing

The request is for FARDA to execute a Non-disturbance, Recognition, and Direct Leasing Agreement ("Non-Disturbance Agreement") in connection with Deerfield Trust's application for a loan from Sun Trust. The Non-Disturbance Agreement has been reviewed and approved by the Deerfield Beach City Commission. Vice President of Peoples' Trust Insurance, Mr. Adam Hasner, thanked the Authority for its oversight on the issue and issued an invitation to host a future Authority meeting at People's Trust facility.

**A motion to approve Resolution 15-1 of the Florida Atlantic Research and Development Authority approving execution and issuance of Estoppel Certificate and Non-Disturbance, Recognition, and Direct Leasing Agreement for Suntrust Refinancing; and providing for an effective date was made by Ms. Trinka and seconded by Dr. Parks. The motion passed 5-0, with two members absent.**

Review of Agreement with Cyber Security, LLC

Acting upon the Authority's approval from the December meeting, FARDA has purchased the necessary equipment for the Cyber Security, LLC partnership and drafted an agreement to define the relationship. President of Cyber Security, LLC, Mr. Jake Ades, is currently reviewing the document but no issues are expected. This investment and relationship represents the first use of the Research Park Catalyst Fund. The Research Park expects Cyber Security, LLC to be able to scale quickly and gather enough data to obtain federal funding for future activities and collaborations with FAU and others.

**A motion to approve Resolution 15-2 of the Florida Atlantic Research and Development Authority approving the agreement with Cyber Security, LLC; and providing for an effective date was made by Dr. Parks and seconded by Mr. Swindell. The motion passed 5-0, with two members absent.**

Review of White Paper by Green Lumens

Boca Raton based Green Lumens, a manufacturer and retrofitter of LED lighting systems, is looking to sublease the space within the Research Park formerly occupied by Unified Physicians Healthcare. The company has already generated excitement within FAU's College of Engineering and the TRAC committee has recommended approval.



**A motion to approve Resolution 15-3 of the Florida Atlantic Research and Development Authority approving Green Lumens as a Tenant in the Research Park at Boca Raton; and providing for an effective date was made by Treasurer Daszkal and seconded by Ms. Trinka. The motion passed 5-0, with two members absent.**

Review of White Paper by Boca Medical Supply

Boca Medical Supply, a provider of medical supplies and equipment, is looking to become a tenant in the Research Park at Boca Raton. The company has already proposed collaboration with FAU's College of Medicine and College of Nursing and the TRAC committee has recommended approval.

**A motion to approve Resolution 15-4 of the Florida Atlantic Research and Development Authority approving Boca Medical Supply as a Tenant in the Research Park at Boca Raton and providing for an effective date was made by Dr. Parks and seconded by Treasurer Daszkal. The motion passed 5-0, with two members absent.**

Amendment to Policy 14-1 Sign Specification Policy

The sign policy enacted with Resolution 14-1 is to be amended with Resolution 15-5 of the Florida Atlantic Research and Development Authority. This amendment will mandate that all future monument signs erected within the Research Park contain the full logo of the Research Park at Florida Atlantic University.

**A motion to approve Resolution 15-5 of the Florida Atlantic Research and Development Authority amending Building Sign Specification Policy; and providing for an effective date was made by Treasurer Daszkal and seconded by Dr. Parks. The motion passed 5-0, with two members absent.**

Review of General Counsel Agreement

President Duffell recommended that FARDA elect to use the first of its two 1-year extensions to continue to utilize the law firm of Stearns Weaver and keep Freddy Perera as FARDA's general counsel.

**A motion to approve Resolution 15-6 of the Florida Atlantic Research and Development Authority Approving a One Year Extension of the Agreement with Stearns Weaver for Legal Services, Authorizing the President and CEO to Exercise the Extension Option; and providing for an effective date was made by Mr. Swindell and seconded by Ms. Trinka. The motion passed 5-0, with two members absent.**

Review of 2014 Member Attendance

President Duffell announced the attendance record for all Authority members from 2014. Out of 4 Authority meetings, Chair Bruce Rosetto attended 4, Vice-Chair Dr. Bob Parks attended 3, Treasurer Michael Daszkal attended 4, Member Roxanna Trinka attended 2, Member Bob Swindell attended 4, and Member Lonnie Maier attended 3.



### Election of 2015 Officers

It was proposed that all officers retain their positions for 2015 from 2014, Mr. Bruce Rosetto to stay on as Chair, Dr. Bob Parks to stay on as Vice-Chair, and Mr. Michael Daszkal to remain Treasurer.

**The motion to nominate the slate of officers was made by Mr. Swindell and seconded by Ms. Trinka. The motion passed 5-0, with two members absent.**

### Approval of the minutes

Chairman Rosetto asked if the Members had the opportunity to review the minutes from the December meeting. There being no additions or changes to the minutes, he asked for a motion to approve the minutes as presented.

**A motion to approve the minutes of the December 10, 2014 meeting was made by Mr. Swindell, and seconded by Treasurer Daszkal. The motion passed 5-0, with two members absent.**

### Chairman's Report

Chairman Rosetto began by thanking Sandow for use of its space for the Authority meeting. Chair Rosetto spoke about the recent appointment of Dr. Daniel Flynn to the Authority, indicating that Dr. Flynn's experience should make him a valuable addition to the Authority. Chair Rosetto informed the members that Treasurer Michael Daszkal has applied to be reappointed to another term on the Authority by the Board of Palm Beach County. Chair Rosetto also informed the Authority that Ms. Lonnie Maier will be considered for an additional term to the Authority by the Board of Broward County. Chair Rosetto informed the Authority that the Research Park has been attracting a great deal of interest from local political figures. State of Florida Representative Bill Hager visited the Research Park and was very impressed with its mission and success. U.S. Representative Ted Deutch has also reached out and will be visiting the Research Park in the coming week.

Chair Rosetto invited President Duffell to explain the new focus on expanding FARDA's relationship with additional institutions of higher education. President Duffell informed the Authority that this increased scope is statutorily valid and keeps the Authority from being limited to Florida Atlantic University (FAU). Currently, the Research Park is exploring possible ways to facilitate and participate in Lynn University's business plan competition. President Duffell is also currently meeting with representatives from Broward College and Nova University. Successful introductions between Nova Southeastern University and MobileHelp and Modernizing Medicine have already been made.

Chair Rosetto invited Mr. Keith O'Donnell from Avison Young to speak briefly about ongoing opportunities for the Deerfield location. Mr. O'Donnell spoke about several initiatives aimed at capturing the auto industry market, with the possibility of issuing an RFP for the auto sector. With roughly 4 acres to develop and several key auto industry



firms in the region, this represents a good possible fit for development of the Deerfield location.

#### Treasurer's Report

Treasurer Daszkal noted that FARDA's cash position was stronger than expected with roughly \$85K, up from \$55K in December. FARDA is currently on budget and the balance sheet is strong.

**A motion to approve the Treasurer's report was made by Ms. Trinkka, and seconded by Mr. Swindell. The motion passed 5-0, with two members absent.**

#### President's Report:

President Duffell informed the Authority that FARDA's strategic document has been fully revised and updated. The document should be reviewed by each Authority member for full review and approval at the next meeting.

Ongoing efforts to secure outside support, sponsorship, and funding for the Research Park are progressing. Comcast is exploring the possibility of working with the Research Park and providing free internet access to the Technology Business Incubator offices. President Duffell is also exploring a way to obtain sponsorship funding from Bank of America. The Research Park is close to securing additional entitlements from the City of Boca Raton to increase capacity in the Boca Raton Research Park campus.

Talks about purchasing the ARC building in a joint deal with Aerospace Technologies Group (ATG) have ceased and the ARC building has been taken off of the market. The current owners have decided to re-open the facility as a program for adults with disabilities.

Tech Runway is now under the leadership and supervision of Dr. Daniel Flynn and Dr. Flynn has indicated that he will reorient Tech Runway's mission towards students. Scott Adams, co-founder of MobileHelp, will be looking to move his new company from the facilities at Tech Runway into the Research Park.

The TBI is nearing 100% capacity and the quality of companies continues to improve. FARDA will also be celebrating its 30<sup>th</sup> Anniversary this year and the Research Park is exploring options to host a dinner or gala, and put together a coffee table book of its history.

President Duffell also recognized and thanked Boca Raton Councilman Robert Weinroth for his support of the Research Park's mission.

#### General Counsel's Report

Counsel Perera reported that upon re-reading of the statute for FARDA, Palm Beach County may be entitled to an additional board member. It is the General Counsel's recommendation that FARDA approach the County Commission and inform them of this new provision. The exercise of the provision is not mandatory, however, one additional

member would result in an 8 member authority which could lead to the possibility for a split vote.

Counsel Perera conducted the annual Sunshine Law, public records, and ethics training.

Old business

No old business outstanding.

Chairman Rosetto asked the members if there was any additional new business and there being none, called for a motion to adjourn.

**Motion to adjourn made by Mr. Swindell at 9.41 am, and seconded by Ms. Trinka. The motion passed 5-0, with two members absent.**

Reviewed and approved  
4/1/2015  
