



IHMC Board of Directors Teleconference Meeting

Monday, June 5, 2017

8:30 a.m. CST/9:30 a.m. EST Meeting

Call in # 646-749-3112 code: 156-702-237

Roll Call

Chair Bill Dalton

Chair's Greetings

Chair Bill Dalton

Action Items

- | | |
|---|-------------------|
| 1. Approval of February 13, 2017 Minutes | Chair Bill Dalton |
| 2. Discussion and Action on Vacant Lot Purchase | Chair Bill Dalton |
| 3. Discussion and Action on 2017-18 Meeting Dates | Chair Bill Dalton |

Chief Executive Officer's Report

- | | |
|---|--------------|
| 1. Research Update | Dr. Ken Ford |
| 2. State and Federal Legislative Update | Dr. Ken Ford |
| 3. Technology Transfer Update | Dr. Ken Ford |
| 4. Research Presentation | Dr. Ken Ford |

Adjournment

Lunch

Florida Institute for Human and Machine Cognition, Inc.
June 5, 2017

Issue:

Proposed action: Discussion and Approval of Land Purchase

Background information:

IHMC as been offered the opportunity by Seville Centre LLC to purchase the approximately 2 acre lot across the street from the main building at 40 S. Alcaniz for \$2 million payable over 20 or 25 years at 4% interest.

IHMC and Seville Centr engaged Terry Hoffman to appraise the parcel and the appraisal has been returned with a current value of \$2.1 million. The property has been listed by Neal & Company LLC at \$2.354 mil

If financed for 25 years at 4%, IHMC's monthly payment would be \$10,556.74 or approximately \$127,700 annually.

Attachments: Summary of Appraisal; Full apppraisal available at meeting.

HOFFMAN & ASSOCIATES, P. A.



Hoffman & Associates, P.A.
Commercial Real Estate Appraisers

Commercial Real Estate Appraisers & Consultants

1550 Creighton Road, Suite 4

Pensacola, FL, 32504

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Terry G. Hoffman, MAI

State-Certified General Real Estate Appraisers (FL)

Terry G. Hoffman, MAI RZ #46

Kirsten Hoffman Philip RZ #2661

Jennifer H. Mead, GAA RZ #2978

Certified General Real Estate Appraiser G00817 (AL)

May 19, 2017

Seville Centre LLC & Institute for Human and Machine Cognition
c/o Julie Sheppard, Esquire
40 S. Alcaniz Street
Pensacola, FL 32502

Re: Appraisal Report, Real Estate Appraisal
Vacant Commercial Property
Garden and Alcaniz Street, Pensacola,
Escambia County, Florida, 32502

Gentlemen:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject property is a large downtown vacant commercial site at the southwest corner at Garden and Alcaniz Street.

Please reference page 10 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, and highest and best use analysis and valuation methodology.

I certify that we have no present or contemplated future interest in the property beyond this estimate of value. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 8). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- None

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusion(s):

Current As Is Market Value:

The "As Is" market value of the Fee Simple estate of the property, as of May 15, 2017, is

**Two Million One Hundred Thousand Dollars
(\$2,100,000)**

The market exposure time preceding May 15, 2017 would have been 6 to 9 months and the estimated marketing period as of May 15, 2017 is 6 to 9 months.

Respectfully submitted,
Hoffman & Associates, P. A.



Terry G. Hoffman, MAI
FL-State-Certified General Real Estate
Appraiser RZ46

Summary of Important Facts and Conclusions

GENERAL

Subject: Vacant Commercial Property
Garden and Alcaniz Street, Pensacola,
Escambia County, Florida, 32502

The subject property is a large downtown vacant commercial site at the southwest corner at Garden and Alcaniz Street.

Owner: Seville Centre LLC

Legal Description: See attached legal in the addendum of this report.

Census Tract: 12033-0001.00

Date of Report: May 19, 2017

Intended Use: The intended use of this report is for valuation information for both clients to negotiate the possible sale of the property between the two parties.

Intended User(s): The clients and only the clients.

Assessment:

Real Estate Assessment and Taxes							
Tax ID	Land	Improvements	Special Assessment	Total	City Rate	Tax Rate	Taxes
13-0405-000	\$1,501,500	\$0	\$0	\$1,501,500	\$20.18	\$20.18	\$30,297

Sale History: The subject has not sold in the past three years.

Current Listing/Contract(s):

It is our understanding that offers have been made between the two parties. We do not know if there is a specific contract at this time which could be subject to the results of this appraisal.

The property is presently listed with Neal & Company, LLC for \$2,354,000.

Land:

Land Summary						
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Primary Frontage Street Name	Average Depth (Feet)	Topography	Shape
East Garden and Sout	1.95	84,800	East Garden Street	320	Level	Rectangular

Zoning: C-2A Downtown Retail Commercial District & HC-1 Historic District

Highest and Best Use of the Site: would be for office or retail use including shops, restaurants, specialty shops, etc. catering to the downtown businesses in the immediate area.

Type of Value: Market Value

VALUE INDICATIONS

Land Value: \$2,100,000

Reconciled Value(s): As Is
Value Conclusion(s) \$2,100,000
Effective Date (s) May 15, 2017
Property Rights Fee Simple

Amortization Table

The amortization table at the end of this worksheet calculates the principal and interest payments, ending balance and cumulative interest for any 48 consecutive payment periods of a loan.

- u To use the table, change the values in the Initial Data section of the worksheet.
- u To print the table, choose Print from the File menu. The print area is set to A1:G77.
- u If you increase the term of the loan or the number of payments, you will need to add more payment periods to the table. Select cells A75:G77, then drag the Fill handle (+) into the cells below the table.
- u Most formulas on this worksheet are contained in defined names. To see the names and formulas, choose Name from the Insert menu, and then choose Define. Select a name from the list ('Amortization Table!Interest, for example).

Initial Data

LOAN DATA

Loan amount:	\$2,000,000.00
Annual interest rate:	4.00%
Term in years:	25
Payments per year:	12
First payment due:	8/1/17

TABLE DATA

Table starts at date:
or at payment number:

PERIODIC PAYMENT

Entered payment:	
Calculated payment:	\$10,556.74

The table uses the calculated periodic payment unless you enter a value for "Entered payment"

CALCULATIONS

Use payment of:	\$10,556.74
1st payment in table:	1

Beginning balance at payment 1:
Cumulative interest prior to payment 1:

Table

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance
1	8/1/17	2,000,000.00	6,666.67	3,890.07	1,996,109.93
2	9/1/17	1,996,109.93	6,653.70	3,903.04	1,992,206.89
3	10/1/17	1,992,206.89	6,640.69	3,916.05	1,988,290.85
4	11/1/17	1,988,290.85	6,627.64	3,929.10	1,984,361.75
5	12/1/17	1,984,361.75	6,614.54	3,942.20	1,980,419.55
6	1/1/18	1,980,419.55	6,601.40	3,955.34	1,976,464.21
7	2/1/18	1,976,464.21	6,588.21	3,968.52	1,972,495.69
8	3/1/18	1,972,495.69	6,574.99	3,981.75	1,968,513.94
9	4/1/18	1,968,513.94	6,561.71	3,995.02	1,964,518.91
10	5/1/18	1,964,518.91	6,548.40	4,008.34	1,960,510.57
11	6/1/18	1,960,510.57	6,535.04	4,021.70	1,956,488.87
12	7/1/18	1,956,488.87	6,521.63	4,035.11	1,952,453.76
13	8/1/18	1,952,453.76	6,508.18	4,048.56	1,948,405.20
14	9/1/18	1,948,405.20	6,494.68	4,062.05	1,944,343.15
15	10/1/18	1,944,343.15	6,481.14	4,075.59	1,940,267.56
16	11/1/18	1,940,267.56	6,467.56	4,089.18	1,936,178.38
17	12/1/18	1,936,178.38	6,453.93	4,102.81	1,932,075.57
18	1/1/19	1,932,075.57	6,440.25	4,116.48	1,927,959.09
19	2/1/19	1,927,959.09	6,426.53	4,130.21	1,923,828.88
20	3/1/19	1,923,828.88	6,412.76	4,143.97	1,919,684.91
21	4/1/19	1,919,684.91	6,398.95	4,157.79	1,915,527.12

2 MIL AT 4 PERCENT 25 YRS 5.25.17.xls

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance
22	5/1/19	1,915,527.12	6,385.09	4,171.65	1,911,355.47
23	6/1/19	1,911,355.47	6,371.18	4,185.55	1,907,169.92
24	7/1/19	1,907,169.92	6,357.23	4,199.50	1,902,970.42

Florida Institute for Human and Machine Cognition, Inc.
June 5, 2017

Issue: Schedule for Future Board Meetings

Proposed action: Approval of Meeting Schedule for 2017-2018 to include 4 scheduled meetings to be held as follows:

Teleconference 8:30 a.m. CST: Monday, September 18, 2017

Teleconference 8:30 a.m. CST: Monday, December 4th, 2017

Teleconference 8:30 a.m. CST: Monday, March 12, 2018

In Person Meeting: Sunday/Monday, June 10th and 11th, 2018, Pensacola

Background information:

Discussion regarding setting the schedule of meetings for the upcoming fiscal year of the Board of Directors of IHMC.

The bylaws provide in Article 11 that the Board of Directors will meet no fewer than four times per fiscal year, at a time and place designated by the Chair.

The bylaws further provide that the Board may use telephone conference calls and other communications media technology to conduct Board business in the same manner as if the proceeding were held in person.

Meetings of the Board are open to the public and all official acts will be taken at public meetings. The schedule of meetings is available on the Institute website at <http://www.ihmc.us>

Attachments: None