

MINUTES OF  
LEON COUNTY EDUCATIONAL FACILITIES AUTHORITY

July 13, 2005

The Leon County Educational Facilities Authority met Wednesday, July 13, 2005 in the Ballroom of SouthGate Campus Centre.

Authority Members Present: Bob Kellam, Liz Maryanski and Craig Fletcher, Henry Lewis, Bill Hilaman, and Wendy Grey.

Others in Attendance: Calvin Ogburn; Terry Madigan, Gary Gibson, Jamie Thomas, Ken Mills, SouthGate Campus Centre, Ed Young, Tallahassee-Leon County Planning Department.

Bob Kellam, Chairman, called the meeting to order at 12:34 p.m.

The minutes of the meeting of April 13, 2005 were approved with a motion by Bill Hilaman, seconded by Liz Maryanski. All were in favor.

Pursuant to an earlier request by Authority member Henry Lewis, Wendy Grey introduced Ed Young of the Planning Department to give the Authority a report on apartment projections in Leon County. He presented a handout which indicated the building permits issued in Leon County for the last several years, an apartment market summary, map indicating the location of ongoing and proposed multi-family developments in Leon County and a summary sheet indicating the status of new apartment complexes and condominiums being developed in our area. Questions and general discussion followed.

The Chairman then called on the SouthGate group for presentation of the Operating Budget and the Capital Expenditures Budget and the Marketing Plan for the year 05-06. Gary Gibson reviewed the Capital Expenditures Budget, which is attached, in detail. Jamie Thomas reported on the Marketing Plan, the Operating Budget and the Storm Plan. It was said that the property has now attained the 100% occupancy rate for the past seven years. It is projected that the rental rates for the coming year will be only slightly increased from the current level. After discussion, the motion was made by Liz Maryanski, seconded by Wendy Grey that the budget be approved. All were in favor.

Liz Maryanski took this opportunity to publicly express her appreciation to the management team at both SouthGate and Heritage Grove for their level of cooperation with Florida State University. She elaborated in some detail as to how responsive both management teams have been to the many issues that have been brought to her attention concerning the properties and their management. Their responses have been timely and factual.

Bob Kellam and Liz Maryanski reported on the various activities at Heritage Grove. It was said that Heritage Grove is 100% leased for the fall semester and a waiting list has been started. Repairs to the greens, parking lots and sidewalks are underway. It

was also reported that the Sigma Phi Epsilon's plan to start construction on Lot # 8 in the fall of 06 and open their facility in the fall of 07.

The Chairman is adamant that 20 x 30 foot decks are to be built at each of the non-equity chapter houses at an estimated cost of \$17,000 each. The renting fraternity will have the option of enlarging the deck and including electric power and barbequing facilities at their own expense. It was also reported that the Authority has also received a proposal from Sonitrol for equipment and security surveillance at each house for \$5,000 per house.

The Heritage Grove Advisory Council structure was then discussed by the Authority. It was agreed that the Council will continue to be composed of one alumni and one undergraduate from each group. The undergrad group will meet on a monthly basis and the alumni group once per semester. The schedule of these meetings is to be established at the next Advisory Council meeting.

The next quarterly meeting of the Authority will be Wednesday, October 12, 2005 at the University Center.

There being no further business, the meeting was adjourned at 2:26 p.m.

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Robert E. Kellam, Chairman

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Calvin P. Ogburn, Executive Director