

MINUTES OF  
LEON COUNTY EDUCATIONAL FACILITIES AUTHORITY

October 13, 2005

The Leon County Educational Facilities Authority met Wednesday October 13, 2005 in the Board Room of the University Center, Florida State University.

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

Authority Members Absent: Craig Fletcher

Others in Attendance: Calvin Ogburn; Terry Madigan, Gary Gibson, Jamie Thomas, Ken Mills, SouthGate Campus Centre, Gloria Reyes, Trustee, SunTrust, Orlando and Al Clark, Heritage Grove.

Henry Lewis called the meeting to order at 12:25 p.m.

Gloria Reyes representing SunTrust, the Trustee for the SouthGate Bond Issue, was introduced by Henry Lewis. She gave a report on the duties and responsibilities of the trustee.

The minutes of the meeting of July 13, 2005 were approved with a motion by Wendy Grey, seconded by Liz Maryanski. All were in favor.

The SouthGate Report was given by Jamie Thomas and Gary Gibson. As a result of a recent market study, the management team recommended the rates for 06-07 which are a 5% increase over the current year and a 7% increase for summer camps. It was reported that the property continues to be 100% occupied. In addition to the normal walk-in traffic, the property is now feeding one fraternity which is at Heritage Grove. Upon hearing the report, Bill Hilaman moved that the rate package as proposed by the management company be approved. All were in favor.

Property Manager, Al Clark, reported on the activities at Heritage Grove. He said that the property is currently 100% occupied. Of this 100%, approximately 70% are fraternity affiliated and 30% are non fraternity. He also said that the Fall Rush was very busy and that one non-resident fraternity rented space so as to conduct their Rush at Heritage Grove. There are currently several construction related items that have not been completed, however, there is evidence that indicates that these items are being worked on by the developer.

Terry Madigan reported that the ATO's have now closed on their loan, are currently going through the permitting process and hope to break ground within a couple of months. (*Bob Kellam arrived.*) The Sig Eps have selected an architect, are in the fund raising mode and plan to break ground for construction in 2006. He requested that the construction agreement with the Sig Eps be extended one year. A motion by Bill Hilamin was made to amend the lease to allow construction to start as late as December

2007 for a 24,000 sq. ft. facility. This was seconded by Bob Kellam and all were in favor.

Bill Hilaman requested that Al Clark look into additional dumpsters and also the placement of some dumpsters closer to the TKE house and the Sig Ep property. Wendy Grey requested that the management company look into the possibility of recycling waste products.

Henry Lewis reported on the University Courtyard. He said that in part due to the enforced FAMU rule that freshman live on campus, the occupancy was down on this property as well as adjacent properties this year. Currently the occupancy rate is 82%. It is felt that a recent change in staff will increase the occupancy level of this property.

After discussion and without objection, it was agreed that Bob Kellam would continue as Chairman for 05-06 and that Liz Maryanski would serve as Vice Chairman. The committees as members are as follows:

Executive – EFA Chairman  
                    EFA Vice Chairman  
Policy – Henry Lewis, Craig Fletcher  
SouthGate – Wendy Grey  
Heritage Grove – Liz Maryanski and Bill Hilaman  
Scholarship – Henry Lewis  
Architecture – Bill Hilaman, Bob Kellam and Executive Director (ex off.)

Discussion was held to pertaining possible revisions to the potential project application policy. It was agreed that the Chairman would meet with the County Administrator and report back to the Authority.

The 05-06 meeting dates/places are as follows:

January 18, 2006	University Center
April 19, 2006	Heritage Grove
July 19, 2006	SouthGate
October 18, 2006	University Center

There being no further business, the meeting was adjourned at 1:52 p.m.

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Henry Lewis, Acting Chairman

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Calvin P. Ogburn, Executive Director