

MINUTES OF
LEON COUNTY EDUCATIONAL FACILITIES AUTHORITY

July 18, 2007

The Leon County Educational Facilities Authority met Wednesday, July 18, 2007 in the Ballroom at SouthGate Campus Centre.

Authority Members Present: Craig Fletcher, Henry Lewis, Bill Hilaman and Anne Peery.

Authority Members Absent: Bob Kellam, Liz Maryanski and Randy Guemple.

Others in Attendance: Calvin Ogburn; Terry Madigan; Gary Gibson, Jamie Thomas, Chip Schell, Jackie Gainous, and Chris Hull, Campus Advantage; Bernard Edwards, Linda Fortenberry, Bethel Baptist Church; Bob Reid and Kareem Spratling, Bryant, Miller and Olive; Chris Espenshade and Bill Johnson, MMA.

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

The minutes of March 15, 2007 were approved with motion by Craig Fletcher and seconded by Bill Hilaman and all were in favor.

Scholarship Donations: Dr. Lewis requested a deferral for the presentation of the 2007 FAMU scholarship check until such time as FAMU's new President, Dr. Ammons, will be available to receive it. Craig Fletcher reported that with the addition of the \$5232 donation, the Authority has now donated \$100,000 for scholarships at TCC.

University Courtyard: Bill Johnson reported that currently the property is 58% pre-leased for the fall of 07 term. The goal is to have at least 90% pre-leased by the end of July. He also said that approximately 50% of the property will have new furniture by the fall term. They are in the process of re-facing some units and redesigning the main entrance so that it will open onto Paul Russell Road.

Chris Espenshade reported that MMA decided to maintain an ownership position in this property. This decision was made in part due to the national image that FAMU enjoys.

Craig Fletcher displayed the Youth Leadership Plaque recently presented to SouthGate.

SouthGate Budget: Craig Fletcher led the report for the SouthGate budget for year 14. He said the budget is based on a 75% occupancy rate. The lower occupancy rate has occurred due to the 1,400 additional beds which are available on campus as well as the numerous new private developments surrounding campus. It was further reported that many of SouthGate's competitors are experiencing a much lower occupancy rate this year. Jamie Thomas explained the current application process for FSU and discussed his

upcoming recruiting trips to assorted high school guidance counselors throughout the state. He said that SouthGate is currently serving 8,000 meals per week. Gary Gibson reported on assorted leasing activities which are underway. Anne Peery suggested that SouthGate emphasize academic majors such as band, music and arts.

Florida Prepaid Program: Terry Madigan reported that the program does not currently allow SouthGate residents to participate.

Heritage Grove: Terry Madigan also reported that Pi Kappa Alpha fraternity has recently completed their refinancing.

He also presented a letter from the ATO's requesting an extension to 2010 to begin construction provided that the CAM fee is paid and the lot is properly maintained. The Authority members present approved this letter. Anne Peery requested that the Authority's response should include language to the effect that it is mandatory that the ATO's lifestyle will change.

Project Create: Bob Reid presented Project Create which is a 501(c) 3 corporation sponsored by Bethel Baptist Church. This group plans to acquire what is now known as the "Round Holiday Inn" and convert it to dorm style housing. He then circulated several informational packets pertaining to the project as well as delivering the \$10,000 application fee. He said that the church had been working over a year on this proposal. At that time the Executive Director reviewed the Authority's application process. Terry Madigan introduced the Inducement Resolution (EFA Resolution #07-01). He cautioned the applicants that they are proceeding at their own risk.

(Break from 1:25 p.m. to 1:35 p.m.)

Motion was made by Bill Hilaman, seconded by Craig Fletcher, that Resolution # 07-01 titled "The Inducement Resolution" be approved. All were in favor.

After discussion, Chairman Lewis appointed Bill Hilaman, Bob Kellam and himself as a development committee to review, take action and report to the Authority as necessary.

It was agreed there would be a committee meeting at noon, August 15, 2007 and a full Authority meeting on October 17, 2007 at the University Center. It was further agreed that the Authority would meet for a special meeting whenever it was necessary for the Project Create.

There being no further business, the meeting was adjourned at 1:44 p.m.

Robert E. Kellam, Chairman

Calvin P. Ogburn, Executive Director