**Leon County Educational Facilities Authority**

**July 18, 2013 Meeting**

**12:00PM SouthGate**

**Authority members in attendance: Billy Hilaman, Chairman; Randy Guemple, Vice Chairman; Liz Maryanski, Joe Weil, Bob Kellum and Lori Billberry.**

**The meeting commenced at 11:58AM.**

**Due to Cal Ogburn’s illness the minutes of the April 18, 2013 meeting were not available.**

**-Randall Husmann and Ken Mills gave a report on SouthGate. It is 100% occupied with a waiting list. The summer camps are doing very well and we are currently waiting for permits to begin the renovation work. The internet system is also being updated throughout the entire building to give the students the technology that they need.**

**-Randall Husmann presented the 2013/2014 SouthGate budget. After lengthy discussion the budget was unanimously approved as presented.**

**-John Hallstram, a “B” bondholder opened the discussion concerning his proposal to refinance Southgate with new “A”, “B”, and “C” bond issues. One of the first issues discussed was that if there are any relationships that need to be disclosed they would be adequately disclosed in the bond documents. The authority immediately determined that a financial advisor was needed to lead the authority through this process and it was emphasized that Bill Reagan would continue to be retained in that capacity. After a lengthy question and answer session a vote was taken as to whether to proceed and direct Bill Reagan and Terry Madigan to talk with bond counsel, a feasibility consultant and others that they deem necessary to determine whether the Authority can and should proceed with this refinancing. Upfront costs were estimated at approximately $50,000 which will be paid for by the Authority but will be repaid at the closing of the refinancing. The Authority voted to proceed with Joe Weil voting no.**

**-Ray Allen gave an update on Heritage Grove. It also is 100% occupied with a waiting list. A meeting was held with the bond insurer (ACA) on July 17th and discussions were held concerning the current coverage ratio of 1.17%. ACA has been directed to liquidate their company and they are encouraging Heritage Grove to refinance so that their insurance coverage can be terminated. ACA left with a better understanding of the project and knowledge that Heritage Grove has adequate plans to get to the required coverage ratio of 1.20%.**

**-The wood rot issue at Heritage Grove is still being worked on and hopefully a settlement will be reached in the near future.**

**-A request was made that Flagler College be added for scholarship consideration by Joe Weil. It was determined that the scholarship committee should review all scholarship policies and determine that feasibility.**

**-Terry Madigan presented Cal Ogburn’s letter of resignation effective August 31, 2013. Action on a new Executive Director will be taken at a later date.**