

Leon County Educational Facilities Authority
Special meeting Monday, May 20, 2019 minutes
Capital City Trust Company

Members present – Tom Proctor, Ramsay Sims, Dennis Bailey, Anthony Miller and Todd Sperry. Rick Givens attended by phone.

Others present – Bob Kellam, Executive Director; Michael Kramer, Assistant Executive Director and Terry Madigan, General Counsel.

The minutes from the February 20, 2019 meeting had been distributed and Anthony Miller offered a few clarifications and a motion accept as amended. The motion was seconded by Ramsay Sims and passed unanimously.

Discussion was opened on renewing the FSU Telecommunications Agreement. The current agreement ends July 31, 2019. FSU has proposed an extension through July 31, 2022, with two one- year extensions that require approval by the Authority each year after 2022. It wasn't clear whether the Authority is mandated to continue the Telecommunication agreement or if it would be free to negotiate with a vendor directly. Bob Kellam and Terry Madigan agreed to research further for the June 2019 meeting.

The *Memorandum of Understanding and Trustee Direction* proposed by ACA was discussed. No Board member offered a motion to accept the MOU as drafted. To clarify the Boards reluctance to use the settlement proceeds for expenses not related to reconstruction, by Dennis Bailey made a motion to not accept the MOU as drafted which was seconded by Anthony Miller. The motion passed unanimously.

Michael Kramer shared the most recent leasing statistics for Heritage Grove and noted that there would probably be two completely empty buildings in the Fall.

Mr. Kramer brought the group up to speed on the 2018 Audit, which is still behind schedule primarily due to Southgate's Manager not providing the required documents as requested. The addition time and effort has caused material cost overruns again this year. Bob Kellam will reach out to EMET as the manager is not honoring is contractual obligations to provide the required information in a timely fashion.

Michael Kramer commented that Southgate's leasing was behind historical averages however, the management company remained confident that the property would be at or near "fully leased" by the Fall.

Bob Kellam discussed a recent "public records" request made by the Guilday Law firm regarding Southgate. Any and all records pertaining to Southgate from its inception to the present (1992 to 2019 – 27 years) had been requested. Bob Kellam spoke briefly with one of the attorneys in an attempt to better clarify the request. A subsequent request was received with only modest reductions from the original. The Executive Director will continue to work with the law firm to better specify their request so that the LCEFA can respond in a timely fashion.

The Directors were reminded of the July deadline for filing their annual financial disclosure forms with Leon County.

The next regularly scheduled meeting was set for June 12th, however, several members identified conflicts for that date, so the meeting was moved to Monday, June 10 at 11:00 am.

A motion to adjourn was made by Dennis Bailey, seconded by Ramsay Sims. The motion passed unanimously at 11:58 am.