

Minutes LCEFA Meeting September 10, 2019 Capital City National Bank Conference Room

Authority members present: Tom Proctor, Dixie Daimwood, Dennis Bailey, Reggie Ellis, Ramsay Sims; Bryan Desloge, Leon County Commissioner and Commission Liaison
Attending by phone – Todd Sperry and Rick Givens

Also present - Bob Kellam, Executive Director; Michael Kramer, Assistant Executive Director; Terry Madigan, General Counsel; Brian Crumbaker, Special Counsel

Others present– Dustin Dailey, FSU; Kevin Graham, FSU; Doug Mannheimer, Lambda Chi Alpha; Randy Guemple, President, Lambda Chi Alpha Housing Corporation

Meeting called to order by Chairman Proctor at 12:09 pm. Introductions made.

Approval of minutes of July 24, 2019 meeting. Motion to approve made by Ramsay Sims, seconded by Dixie Daimwood. Passed unanimously.

Heritage Grove – Current occupancy rate was noted at 50% and is not expected to change given the school year cycle and pending construction.

Approval of Heritage Grove 2019-2020 budget. Motion by Ramsay Sims, seconded by Dennis Bailey. Passed unanimously.

The Management company recommendation to bring fiber (via comcast) to the buildings as remediated was discussed. The costs to install during construction were modest and would bring much greater appeal to the residents and would allow a modest increase in rents and easier management as individual units would not have to be subscribed to services one at a time and the fees could be included in base rents. The Board supported this approach and will recommend to ACA.

Discussion of modifications to prior draft TEP “Chapter House Only” Use Agreement (lease) which included a deposit of \$10,000 and the insertion of a clause giving the Authority the right to terminate the lease by November 1, 2019 if not officially recognized by FSU. It was noted that Tau Epsilon Phi has met the requirements of the Use Agreement as drafted. Motion to approve by Ramsay Sims, seconded by Dixie Daimwood. Passed unanimously.

Discussion ensued concerning the proposed ACA settlement agreement. The proposed agreement contemplates the use of a receiver to direct the remediation efforts which will be funded using the settlement proceeds and additional capital from ACA to complete the structural repairs and interior upgrades. Another turn of the documents and exhibits is expected soon and will be distributed to the Board for voting at a TBD meeting in the very near term. There were questions raised regarding indemnification language, CAM fees, Deed in Lieu escrow, and sub lease responsibilities which will be incorporated into the agreements. The Board supported the concept and directed Brian Crumbaker to continue negotiations on agreements so that the Authority can review and schedule a meeting to discuss and take any required actions in the very near future so that repairs can start.

Southgate – Current occupancy 100%

Approval of Southgate 2019 – 2020 budget. Moved by Dennis Bailey, seconded by Reggie Ellis. Passed unanimously.

Southgate audit deficiencies discussed. ACH has replaced entire accounting staff to deal with the audit and accounting problems of the past few years.

Michael Kramer discussed the “open records request” and billing and payment issues of a Southgate Contractor, Mr. Claude Dekle. Contact has been made and Mr. Dekle or his representative is in contact with Michael in regards to further progress.

Bob Kellam discussed the “open records request” of the Guilday law firm. The lawsuit involves the Florida State University Music Camp which is housed each summer at Southgate. The law firm has promised a greatly reduced records request and will be in contact with Bob this week.

Meeting was adjourned at 1:24 pm.