

MINUTES

LEON COUNTY EDUCATIONAL FACILITIES AUTHORITY

June 21, 2012

The Leon County Educational Facilities Authority met Thursday, June 21, 2012 at noon in the conference room at Heritage Grove, Tallahassee, Fl. pursuant to public notice.

Authority Members Present: Billy Hilaman, Lynn Tipton, Randy Guemple, and Joe Weil.

Authority Members Absent: Liz Maryanski; Bob Kellam; Craig Fletcher; and BOCC liaison Brian Desloge.

Others in Attendance: Calvin Ogburn; Terry Madigan; Ray Allen and Viola Cannon representing Coastal Property Management; Jason Fort, Jamie Thomas, Ken Mills representing Asset Campus Housing; Minority 'B' Representative John Halstrom and Tamara Waters from the Tallahassee Democrat..

The meeting was called to order at 12 noon by Chairman Hilaman.

The minutes of the meetings of April 19, 2012 were approved with a motion by Lynn Tipton seconded by Randy Guemple and all were in favor.

The SouthGate committee report was presented by Randy Guemple, Jason Fort, Ken Mills and Jamie Thomas who reported on the committee meeting which was held earlier in the day. An overview of the SouthGate operating budget for FY 12-13 was presented by Jason Fort. Among the highlights of the report was that SouthGate is 100% preleased for the fall of 2012; the budget is projecting an increase in reserve funding for capital improvements to a total of \$300,000; revenue is projected to increase by 7% and expenses at 6%. Members of the committee recommended approval of the budget. The motion was made by Randy Guemple, seconded by Lynn Tipton, that the committee's recommendation be approved. All were in favor.

It was noted that Asset Campus's CFO Randal Husmann is still working on the task of dealing with the trustee fees.

The Chairman then called on Ray Allen to report on the prior Heritage Grove Committee meeting which was attended by Chairman Billy Hilaman, Bob Kellam, Ray Allen and Viola Cannon. He said that he anticipates an increase in revenue of approximately 4% and that expenses will remain about the same as the current year in part due to the fact that residents will be individually billed for water and sewer. Also reported was that pool and patio furniture is scheduled to be replaced next year as well as some carpet and

residential furniture in the coming budget year. It is also reported that Heritage Grove is 98% preleased for the fall and the current occupancy is 99.5% and all 8 chapter houses will be leased to fraternities. The motion was made to accept the Heritage Grove budget by Randy Guemple, seconded by Lynn Tipton and all were in favor.

The Chairman reported that there is continuing discussion with the Phi Tau Fraternity on buying Lot 11 (the ATO lot).

It was reported that a mobile food service facility will conduct several trial runs late in the summer and if successful, will be serving evening snacks at Heritage Grove. The payment to Heritage Grove will be \$500 per month.

The Chairman expressed appreciation to all in being able to having a quick meeting today due largely to the fact that the two committees met earlier and discussed current issues in more detail.

The next meeting has been rescheduled for Thursday, October 11, 2012 at SouthGate.

There being no further business, the meeting was adjourned at 12:38 p.m.

Billy Hilaman, Chairman

Calvin Ogburn, Executive Director