

MINUTES OF
LEON COUNTY EDUCATIONAL FACILITIES AUTHORITY

July 19, 2006

The Leon County Educational Facilities Authority met Wednesday, July 19, 2006 in the ballroom of SouthGate Campus Centre.

Authority Members Present: Bob Kellam, Liz Maryanski, Henry Lewis, Bill Hilaman, and Craig Fletcher.

Authority Members Absent: Wendy Grey and Will Messer.

Others in Attendance: Calvin Ogburn; Terry Madigan; Jamie Thomas, Ken Mills, Gary Gibson, Jackie Gammage - Campus Advantage; Gloria Reyes - SunTrust.

Bob Kellam called the meeting to order at 12:20 p.m.

Chairman Kellam presented the team from Campus Advantage who in turn gave an update on their company's scope of activities. Gary reported that they are currently managing some 30 properties comprising 10,000 student beds. Six of these properties include food service. After reviewing a handout describing these properties, Gary also discussed his firm's involvement in doing assorted market and feasibility studies. He also said that Campus Advantage currently has a nationwide staff of approximately 400 employees.

The Chairman recognized Gloria Reyes who represents the SouthGate Trustee, SunTrust. She said all was well and there were no discrepancies that needed review at this time on the part of the Authority.

Jamie Thomas then reviewed the capital expenditures, operating budget and marketing plan for SouthGate for the year 06-07. During discussion it was reported by Liz Maryanski that FSU would be opening 1,200 new on campus beds in the fall of '07. Also, FSU is anticipating a student enrollment of 40,000 for the fall of '06.

In response to legal issues, Terry Madigan reported that the Jekel case had been settled (an issue involving furniture at Heritage Grove). He also said that the University Courtyard property is currently undergoing an amicable foreclosure process. There is no action to be taken by the Authority at this time. He also discussed D & O insurance for the Authority. It appears that upon his review that the Authority is not covered by the blanket liability policy currently in effect which is purchased by Leon County. The Authority is currently in the process of getting quotes for this type of insurance.

Liz Maryanski reported on the successful negotiation for the continuance of FSU PD for the upcoming year at a cost of \$25,000. (This is an increase of \$5,000 over the original contract.)

Chairman Kellam reported that he had successfully negotiated the OTC package for the upcoming year. The rates per apartment will be \$90 per month and this rate will be in effect for two years.

Chairman Kellam then discussed the options for building decks at Heritage Grove. He asked the Authority members if they would consider a development loan from the Authority to Heritage Grove to fund this project. This was agreed upon in principle by the Authority members subject to receiving more information at a later date.

The minutes of March 15, 2006 were approved by Henry Lewis, seconded by Liz Maryanski and all were in favor.

There being no further business, the meeting adjourned at 1:42 p.m.

The next Authority meeting is scheduled for Oct 18, 2006 at the University Center

Robert E. Kellam, Chairman

Calvin P. Ogburn, Executive Director