

MINUTES OF A SPECIAL MEETING OF THE
LEON COUNTY EDUCATIONAL FACILITIES AUTHORITY

June 9, 2008

The Leon County Educational Facilities Authority met Monday, June 9, 2008 in the Ballroom of the SouthGate Campus Centre at 4 p.m. pursuant to public notice.

Authority Members Present: Bob Kellam, Liz Maryanski, Bill Hilaman, Craig Fletcher, Anne Peery and Randy Guemple.

Authority Members Absent: Henry Lewis

Others in Attendance: Calvin Ogburn, Terry Madigan, David Moore (by phone) and approximately 30 supporters from Bethel Baptist Church/CREATE, Inc.

Chairman Kellam called the meeting to order at 4:05 p.m.

The Chairman had the Authority members and the support staff introduce themselves and then called on those others in attendance to do the same. After this he called on Rev. R. B. Holmes for opening remarks. Rev. Holmes gave a brief history of Bethel Church, its involvement in the community and its redevelopment efforts. He thanked the EFA members for the time and effort they have put into this project. He was most appreciative of the meeting that Chairman Kellam attended at Bethel to discuss this project last week.

Rev. Holmes, Jim Eagan and Marshall Breines, Affirmative Hillspoint, LLC, then discussed the project at length. It was said that the project would be a financial success even at a modest occupancy of +/- 70%. Several questions were directed to Geoff Eisenacher, a representative of Campus Living Management Company. He said that his firm was fully aware of the large vacancy rate in the Leon County area and he further said that his firm would be managing "Studio Green" (formerly Cash Hall), however the management would be totally separate from the CREATE project management. Several questions were directed to the management company and it was reported that Studio Green is now pre-rented at a 10% level. Craig Fletcher and Randy Guemple stressed that the marketing plan is the key to the success of this project. Marshall Breines spoke at length on the marketing plan and all questions were answered. In response to a question from Bill Hilaman, it was said that in return for the five month lease of \$1085 per month, a resident would receive a private room, cable TV, wireless internet, unlimited meals, laundry facilities, security, kitchenette, fitness center, outdoor recreation area, common space and TV rooms. Parking is a slight additional charge. It was agreed that the five month lease is a very good marketing point.

In response to a question from Anne Peery, FA David Moore said that given the fundamentals of this project as now presented, the project meets the Florida Statutes. He cautioned the attendees that he was not speaking to the strength of the proposal. In response to a question from Chairman Kellam, he said that the CREATE fees, as shown in a lump sum, seem reasonable. Jim Eagan said that the RBC has an extensive record of

successful student housing projects of this type and that RBC and Community Living Management, Inc. had thoroughly vetted this application. There was discussion at that point as to whether there are sufficient parking places at the site and in addition to the parking spaces, a shuttle bus would be provided. The issue of financial aid was then discussed and it was felt that many of the residents would be recipients. It was agreed that this property serves a niche market. Whereas traditional student housing is overbuilt at this time, however, there is a need for special housing. Marshall Breines and Rev. Holmes spoke at length as to the heavy church support for this project. Anne Peery requested that the record reflect that the bonds would not be insured, but that they would be rated.

Once again it was discussed that if, by chance, there was a default, such action would not affect the County's bond rating. The motion was made by Randy Guemple, seconded by Liz Maryanski that the Authority ask Leon County Board of County Commissioners to schedule a TEFRA hearing on this project. Bob Kellam wished the record to reflect that he was recusing himself from voting due to a possible conflict with his spouse's employment. The motion was passed 4 in favor, 1 opposed (Craig Fletcher).

There being no further business, the meeting was adjourned at 6:02 p.m...

Robert E. Kellam, Chairman

Calvin P. Ogburn, Executive Director