

ST. JOHNS RIVER STATE COLLEGE
DISTRICT BOARD OF TRUSTEES
BOARD WORKSHOP ON STUDENT HOUSING UPDATE

November 28, 2022

MEMBERS PRESENT:

Mr. Wendell Davis, Chairperson
Ms. Makayla Buchanan (via Zoom)
Ms. Jan Conrad
Mr. Rich Komando
Mr. Jud Sapp

NOT PRESENT:

Mr. Jim Reid (excused)

OTHERS PRESENT:

Joe H. Pickens, J.D., Executive Secretary
Mr. Ron Brown, Attorney for the Board

The workshop was held at the Palatka Campus in the Board Room. Chairperson Davis called the workshop to order at 2:00 p.m.

President Pickens introduced Breck Sloan and Jim Troiano. He explained that the purpose of the workshop was to update the Board members on the progression of the Student Housing project and overview draft documents that will be brought to the Board for approval in January or February.

President Pickens gave an update on the student housing project. He referred the Trustees to the diagram indicating the proposed location of the new student apartments. He explained that a new road and parking lot will be constructed by the College. Work on storm water drainage will also need to be done.

President Pickens explained that the housing will benefit student athletes and Florida School of the Arts students.

President Pickens referred the Trustees to the architect's rendering of what the new student apartments will look like and where the building will be located on the campus in relation to the ball fields and other parts of the campus. He showed drawings of floor plans. President Pickens noted that the roof top will be accessible for supervised college functions.

President Pickens noted that the number one request from students is that they want their own bedroom. It does not have to be big, and they are willing to share other spaces. There will be a courtyard and external student amenities, which are still in the decision process. He explained that the planning team is considering offering meal vouchers for the on-campus Lunch Box, as this project does not have the scale necessary for a company like Aramark. Scheduling food trucks on certain days is also a possibility.

President Pickens explained there will be a room for the Capstone project manager and a room for a Resident Assistant on each floor. There are no co-ed wings planned at this time. There will be 155-160 beds and will be available only to full-time students.

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President Pickens discussed in order to be responsive to the obligation to have the Florida School of the Arts, the College has to make housing a more feasible option. The income stream will be unprecedented once it is gifted to the College. He has also considered whether the next President will want the responsibility of student housing. Discussion followed.

President Pickens then introduced Ken Artin, outside counsel representing the College. He noted that the Statute that prohibits using State funds for housing, encourages private/public partnerships. The College will not be using any State funds and will be requesting to create a separate DSO through the Foundation.

Ken Artin informed the Board that he is with the law firm of Bryant, Miller, and Olive. He has represented a number of colleges in Florida who have opened student housing.

President Pickens stated that student housing will enable the Palatka Campus to be more self-sustaining and viable by increasing the number of Florida School of the Arts students.

President Pickens discussed the concept that is proposed. The College will lease the land to the new DSO. A resolution authorizing this will be brought to the Board for approval in January. The DSO will sub-lease the land to the company. The company will build, own, and operate the housing until the loan is amortized. The housing will then be gifted to the DSO. After that, Capstone will continue to operate the housing on behalf of the DSO. President Pickens noted that Mr. Sloan is committed to keeping rent prices below the market.

President Pickens explained that he has been advised to have a small DSO Board of Directors comprised of the Board Chair, College President, and three (3) other people approved by the Board.

Chairperson Wendell Davis encouraged the Board members to ask any questions and share any concerns. Discussion followed.

The workshop adjourned at 2:55 pm.