

MINUTES  
STATE UNIVERSITY SYSTEM OF FLORIDA  
BOARD OF GOVERNORS  
FACILITIES COMMITTEE  
FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY  
TALLAHASSEE, FLORIDA  
MARCH 23, 2021

*Video or audio archives of the meetings of the Board of Governors  
and its Committees are accessible at <http://www.flbog.edu/>.*

Governor H. Wayne Huizenga, Jr., Chairman, convened the Board of Governors Facilities Committee meeting at 9:48 a.m. (ET) on March 23, 2021. The following members were present: Aubrey Edge, Edward Haddock, Sydney Kitson, Charles Lydecker, William Self, and Eric Silagy. Other Board members present included: Timothy Cerio, Richard Corcoran, Patricia Frost, Ken Jones, Darlene Jordan, Brian Lamb, Alan Levine, Ally Schneider, and Kent Stermon.

1. Call to Order and Opening Remarks

Chairman Huizenga called the meeting to order.

2. Minutes of Committee Meetings

Chairman Huizenga moved that the committee approve the minutes of the Facilities Committee meeting held on January 27, 2021. Governor Kitson moved to approve, Governor Silagy seconded the motion, and the motion carried.

3. Recommendations for Amendment of the SUS Debt Management Guidelines

Chairman Huizenga introduced the next item on the agenda regarding the recommendation to amend the Board of Governors' Debt Management Guidelines. The Chairman then recognized Director of Finance and Facilities, Kevin Pichard, to discuss the proposed amendment to the Guidelines.

Mr. Pichard advised that discussions with the Division of Bond Finance did not result in any recommended amendments to the Guidelines' parameters or limitations to debt service coverage or level debt service. University input was also requested and two responded. Mr. Pichard advised that both universities advised that the Board should deviate from the Guidelines' requirements for level debt service coverage and level debt service under certain circumstances, but neither specified the scenarios where the Board might do so indicating that the circumstances necessitating exceptions are generally unique to each case. Therefore, a practical solution is to memorialize the Board's authority to approve exceptions on a case by case basis. As such, the recommended amendment is a statement to that effect, which was endorsed by the Division of Bond Finance.

The Chairman opened the floor for questions and comments. After a brief discussion involving Governor Lydecker and Governor Kitson, the Chairman advised that this is more of a clarification of the existing policy and wanting to ensure there are no reoccurring circumstances that need to be addressed since the original powers were granted to the Board. The Chairman further explained that the clarification as well as highlighting that the Board has been given the power to make exceptions is the background for this item.

Hearing no further questions, the Chairman called for a Motion to approve the proposed amendment to the Board of Governors Debt Management Guidelines. Governor Kitson moved to approve, Governor Silagy seconded, and the motion carried.

#### 4. 2019 & 2020 Completed Project Report

Next, Chairman Huizenga, stated that this item is informational and is typically an annual presentation, however, last year the presentation was postponed in light of the Board's need to focus on COVID-related matters. As a result Mr. Pichard presented both 2019 and 2020 completed projects for all universities with the exception of the FPU, New College, and FIU who did not have any completed projects with a cost greater than \$2M. Additionally, Mr. Pichard did not present projects for FAMU since its projects are presented as part of the next agenda item.

Senate President Simpson also spoke during the presentation and recognized the university system for being number one in the nation. Senate President Simpson also discussed the adjustments to Bright Futures as well as the plan to ensure we continue to modernize as well as incentivize the opportunities we would like to have and continue to be number one in the country. Governors Kitson and Levine commented and thanked the legislature for support.

Following the conclusion of the project presentation, Chairman Huizenga opened the floor for questions. There being none, the Chairman thanked the universities for pulling together various sources of funding during these difficult times to complete projects.

#### 5. FAMU Update –Capital Projects and Housing System Deferred Maintenance

Chairman Huizenga advised that the last item is an update from FAMU regarding progress in addressing deferred maintenance in its housing system, as well as a discussion of its completed capital projects. Chairman Huizenga recognized FAMU's Vice President for Finance and Administration, Dr. Alan Robertson.

Dr. Robertson presented the three major projects completed by FAMU including the Center for Access and Student Success, the 700-bed Resident Hall, and the Student Service Center Dining Hub.

Dr. Robertson also presented on deferred maintenance in FAMU's housing. He advised that when the HBCU Loan transaction was done, there was an agreement to use the excess funds that were saved to do a 10 year maintenance project for housing with a budget of \$21.4M. Dr. Robertson explained that \$3.5M has been applied to housing

with approximately \$17.9M remaining. Dr. Robertson explained that there were major structural issues with Gibbs Hall which resulted in reviewing the lifecycle of the building. Two studies have been completed and state that bringing Gibbs Hall back to a 30 year life is approximately \$35M which is approaching the replacement cost. The balance of the maintenance list includes Palmetto South and Phase 3 which will also undergo an analysis to determine whether or not the cost to renovate along with deferred maintenance is approaching the replacement cost. The three facilities represent 1,000 beds and FAMU will continue to evaluate and determine the best path forward.

Chairman Huizenga opened the floor for questions. There being none, Chairman Huizenga thanked Dr. Robertson for the update and advised that we look forward to hearing about the findings and what makes best sense for the university.

6. Concluding Remarks and Adjournment

There being no further business, Chairman Huizenga adjourned the meeting at 10:29 a.m. (ET) on March 23, 2021.

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Kevin Pichard, Director of Finance and  
Facilities

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H. Wayne Huizenga Jr., Chairman