

SPECIAL RANKING COMMITTEE MEETING MINUTES - Continued
SOUTH FLORIDA STATE COLLEGE FOUNDATION
HOTEL JACARANDA
July 19, 2021

Ranking Committee Members Present:

Mr. Terry Atchley, DBOT

Dr. Tom Leitzel, DBOT

Others Present:

Mrs. Jamie Bateman	Miss Anastasia Saunders	Mr. Bob Swaine
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I. CALL TO ORDER

At 12:08 p.m., Mr. Tres Stephenson, president, called to order the continued meeting of the Special Ranking Committee of the SFSC Foundation from July 13, 2021. He asked Mr. Atchley to lead this group in prayer and bless the food.

II. STUDENT RESIDENCE FACILITIES PROPOSALS

Mrs. Bateman asked each committee member to submit his completed evaluation forms signed and dated for each of the proposals. Mrs. Bateman documented each committee forms and tallied for the total of each proposal provided. The results were shared with the committee in no particular order:

Heartland Development Group: 635

Short Pants Development: 434

Dr. Leitzel asked if it was a unanimous decision by the numbers to which Mrs. Bateman confirmed yes.

Mr. Atchley stated that at the last meeting there was a lot of discussion regarding the proposals. He reiterated that both developers approached the college to help and he is glad that this committee took the time to review both of them and rank accordingly. He is looking forward to seeing how this turns out.

Mr. Atchley

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Five of them need immediate attention and 30 need to be repaired soon. Dr. Leitzel clarified that the window issue is all on the dorm side of the Jacaranda. Mrs. Bateman confirmed yes all on the dorm side; the hotel windows had been replaced.

Mrs. Bateman shared that the plumbing renovation will begin this week and continue through next week. Once completed she will be able to provide the board with an estimate for a complete renovation on plumbing.

She shared new information brought to her attention at 10 a.m. this morning. The contracted electrician for the college notified her the hotel and restaurant, the arcade, stairways and hallways all have knob and tube wiring which needs to be replaced. He stated this is of great concern since any water leak throughout these areas could cause a serious incident. Mr. Shoop asked if the sprinkler system is tested annually and Mr. Atchley asked if they visually inspect them onsite annually. Mrs. Bateman confirmed yes. Mr. Shoop asked if the Jacaranda had active smoke alarms that alerted the fire station, Mrs. Bateman confirmed yes. Mr. Kelly asked if the entire building was wired with knob and tube, and Mrs. Bateman replied no, the dorm side and the offices and tenants locations were all re-wired through an earlier remodel. Mr. Kelly asked if the electrician gave an estimate. Mrs. Bateman shared a best guesstimate of at least \$300,000. Mr. Swaine asked what that cost would include. Mrs. Bateman stated it would replace all knob and tube wiring in the hotel foyer, both dining rooms, the hallways, the arcade, the second and third floor stairway including the hallways. Dr. Leitzel asked about the junction box on the dorm side. Mrs. Bateman reiterated it is all updated on the dorm side. Dr. Leitzel and Mr. Atchley asked again, is it the dorm side or the hotel side with the knob and tube wiring? Mrs. Bateman stated it is the hotel side, the connecting hallways, the hotel foyer and dining rooms and the arcade.

Mr. Jarrett asked the question knowing what we now know, how do we tell the
nd not shut down the Jacaranda? Mr.
Swaine shared shutting down the main area of concern, the hotel side of the Jacaranda. He agreed that the Foundation would be open to liability exposure and inspectors would err on a side of caution, greatly err. He asked if the electrician provided a timeline on the repairs. Mrs. Bateman stated she would ask specifically for a timeframe. Mr. Swaine asked if the electrician could EMC /P /MCID 6BDC q0.00000912 0 612 792 reW*nBT/F2 12 TfsreW*n

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Dr. Leitzel shared with the committee that he was made aware of this situation five minutes prior to this meeting and it is troubling that it was not known before today. He advised Mrs. Bateman to share with this committee today. Mrs. Bateman shared that the Foundation has been trying to find out what the needs are to get to a

Dr. Leitzel, if the Jacaranda were to shut down, where would the students go? Mrs. Bateman stated this was a similar issue with the pandemic and there were many roadblocks for safety concerns of students, those same roadblocks may appear for this situation as well. Mr. Stephenson asked about how many students would be displaced? Mrs. Bateman stated between 76-78 students. She let the group know that Volleyball and Cross Country move in next week and the remaining students arrive in mid-August. Mr. [redacted] would be tough as there will be some that are sensitive to this topic. Mr. Shoop agreed and that is exactly why the fire marshal should be at the meeting to reduce the pressure on the Foundation and possibly provide a timeline. Mr. Atchley reiterated the Foundation moving forward with these concerns and next steps. Mr. Jarrett asked if a night watch would assist this situation. Mr. Swaine explained it might and that this could be an option.

Dr. Leitzel posed the question at what point do we say that the Hotel Jacaranda needs are extraordinary beyond our means? Mr. Stephenson stated a decision needs to be made on [redacted] Mr. Atchley suggested that the Foundation needs to review the priorities of a DSO and the saving of the Jacaranda. Mr. Swaine shared that the Foundation could rely and take comfort in the advice from professionals. He asked if this committee had any other thoughts or ideas for Mrs. Bateman to present to the board for tomorrow night. Dr. Leitzel tasked Mrs. Bateman and Mr. Elliott to coordinate with the fire marshal, while he and Mr. Stephenson would meet with the Athletic Director to discuss steps for student athletes.

IV. ADJOURNMENT

Mr. Swaine asked Mr. Atchley to close the meeting in prayer over the matter at hand with the Hotel Jacaranda. There being no other business, the meeting adjourned at 1:29 p.m.

Respectfully submitted,

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William R. Jarrett Jr.
Board Secretary