

MINUTES: March 25, 2021

**SPECIAL MEETING: Daytona State College
District Board of Trustees**

**PLACE: Daytona State College's
Daytona Beach Campus
Wetherell Center (Bldg. 1200), Room 402L
1200 W. International Speedway Blvd.
Daytona Beach, Florida**

**PRESENT: Dr. Thomas LoBasso, Corporate Secretary/President
Dr. Randall Howard, Chair
Mrs. Betty Holness, Vice Chair
Mr. Bob Davis
Mrs. Sarah Dougherty (telephonically)
Mr. Randy Dye
Mr. Lloyd Freckleton
Mrs. Mary Ann Haas
Mr. Robert Lloyd
Mr. Garry Lubi**

Special Board Meeting began 3:30 p.m.

I. CALL TO ORDER

Dr. Howard called the meeting to order at 3:30 p.m.

II. PLEDGE OF ALLEGIANCE

Conducted the Pledge of Allegiance.

III. ROLL CALL

Mrs. Dougherty joined telephonically, and all other trustees were present.

IV. PUBLIC PARTICIPATION

Dr. Howard inquired if there were any members from the public that requested time to appear before the Board. No requests were received.

Dr. LoBasso shared the loss of a Women's Soccer player, Ericka Dane. Ericka was tragically killed in an accident and sent thoughts and condolences to the family. He shared Ericka was a local student from Seabreeze High School and had great talent. Staff and counselors have met with the athletes to help them through this tragedy.

V. COLLEGE COUNSEL

Order of agenda items changed.

B. Student Housing – Off-Campus

B-1 Approval of Lease Property Agreement Addendum with DSC Foundation

Mr. Jon Kaney, Board Attorney, reviewed the addendum to the lease agreement that will extend the term of the agreement for off-campus housing with the new property owners through May 31, 2022. Dr. LoBasso explained there was a rate increase by the new owners.

MOTION: (Dye/Holness) That the District Board of Trustees approve Addendum One to the Lease Property Agreement with the Daytona State College Foundation. Motion carried unanimously.

B-2 Approval of Lease Agreement with TL3 Whispering Oaks Villas

Mr. Brian Babb, College Counsel, reviewed and presented for approval. The lease is for 31 residential units that will be used for student athletes until the new residence hall is completed.

MOTION: (Lloyd/Dye) That the District Board of Trustees approve the Lease Agreement with TL3 Whispering Oaks Villas LLC. Motion carried unanimously.

A. Student Housing – On-Campus

A-1 Approval of Authorization to Incur Debt

A-2 Approval of Ground Lease Agreement

A-3 Approval of Support Agreement

A-4 Approval of Personal Services Agreement

Dr. LoBasso introduced Mr. Ken Artin, attorney with Bryant Miller Olive who is representing the DSC Housing Corporation on the financing of the student housing project. Mr. Artin has much experience in this area and most recently assisted Eastern Florida State College through a similar.

Mr. Artin reviewed items A-1 thru A-4 in detail which included the terms of the loan agreement, ground lease, support and personal services agreements. The 20-year loan can be refinanced after 10 years should the College desire to do so.

The following motion is for Items A-1 thru A-4 as all items were interdependent on one another.

MOTION: (Davis/Freckleton) That the District Board of Trustees approve the resolution and authorize the DSC Housing Corporation to incur debt for the construction and operation of on-campus student residential housing; the Ground Lease Agreement; the Support Agreement; and the Personal Services Agreement. Motion carried unanimously.

A-5 Information Only - Construction Management Contract Amendment

Dr. LoBasso reviewed changes to the Construction Management Contract for the Student Housing project. The amendment extends the services from the pre-construction phase into the construction phase. This is an information only item.

Mrs. Holness stated it would be nice to know the local and minority owned sub-contractors hired by the construction company as the project moves forward. Mr. Wainwright will gather this information.

Dr. Howard stated this was an amazing day to have this project approved after many years. This is a new milestone in the College's history and is looking forward to the groundbreaking ceremony. Dr. LoBasso shared this was a long time coming and was part of the College's Master Plan that was created in 2015 and is now coming to fruition. He congratulated everyone involved.

Agenda returned to order.

VI. ADJOURN

Meeting adjourned at 4:01 p.m.