



St. Johns River State College  
Student Housing Direct Support Organization  
Board Meeting

Wednesday, May 15, 2024  
12:15 pm  
Orange Park Campus, Thrasher-Horne Center, Suite E

AGENDA

- I. Approval of Minutes from March 27, 2024, Board Meeting
- II. Approval of Meeting Dates for 2024-2025
- III. Progress Update
  - A. Conversation with Property Appraiser
  - B. Change in Legal Description – Easement
  - C. Official Name of Housing Corporation
  - D. Potential Revision of Lease Term
  - E. Reduction in Elevation of Building
- IV. Other Business

St. Johns River State College  
Student Housing Direct Support Organization

Board Meeting – March 27, 2024  
12:15 pm, Orange Park Campus,  
Thrasher-Horne Center, Suite E

Board Members Attending: District Board of Trustees Designee Wendell Davis, President Joe Pickens, Dr. Melanie Brown, and Kate Adornetto

Others Attending: Dr. Gilbert Evans, Michelle Sjogren

Student Housing DSO Board Chairperson Wendell Davis called the meeting to order at 12:15 pm. A quorum was present.

I. **Approval of Minutes from October 18, 2023, Board Meeting**

Chairperson Wendell Davis reviewed and requested approval of the minutes from the October 18, 2023, board meeting.

*A motion for approval was moved by President Joe Pickens, seconded by Dr. Melanie Brown, and unanimously approved.*

II. **Progress Update**

President Joe Pickens gave a progress update. The cost of labor and materials as well as the cost of money has made the project more challenging financially. The project has been reduced to three (3) floors and significant reengineering has been done to make the project more affordable. There will be a greater emphasis on double occupancy. He and Mr. Sloan met with a consortium of bankers a few weeks ago. Mr. Sloan is moving forward with conventional financing and is committed to subsidizing/self-funding until the financing is in place. Targeted opening date is August 2025.

Chairperson Davis asked if there will be opportunities for other investors who would then have a wing or room named after them. President Pickens stated this has been discussed; however, a pricing structure has not been set. The building will be named in memory of Mr. Carl Beck.

III. **Other Business**

- President Pickens noted that the auditors submitted a proposal to audit this DSO. He and Dr. Evans need to have a conversation with Purvis Gray.

The meeting was adjourned at 12:45 p.m.

## MEMORANDUM

TO: All Student Housing DSO Board Members

FROM: Joe H. Pickens

DATE: May 8, 2024

Subject: Board Meeting Dates

Below are the Student Housing DSO Board Meeting dates for July, 2024 through June, 2025.

<b>STUDENT HOUSING DSO BOARD MEETING DATES 2024 – 2025</b>		
<b>DATE OF MEETING</b>	<b>TIME OF MEETING</b>	<b>LOCATION OF MEETING</b>
Wednesday, August 21, 2024	1:15 p.m.	Palatka Campus, Executive Conference Room
Wednesday, October 16, 2024	1:15 p.m.	Orange Park Campus, Thrasher- Horne Conference Center, Suite E
Wednesday, January 15, 2025	1:15 p.m.	St. Augustine, Conference Room in Administration Building
Wednesday, March 12, 2025	1:15 p.m.	Palatka Campus, Executive Conference Room
Wednesday, May 21, 2025	1:15 p.m.	Orange Park Campus, Thrasher- Horne Conference Center, Suite E