

February 21, 2000
4:00 P.M.

Lecture Auditorium, Occupational Bldg.
Titusville Campus

Eugene C. Johnson, Chairman; Betts O. Silvernail, Vice Chairman; James W. Handley; Miriam E. Martinez; Dr. Alexandra M. Penn Williams; Joe D. Matheny, Attorney; Thomas E. Gamble, Secretary

Mr. Johnson, Chairman, called the meeting to order.

a. Additions/Corrections to Agenda

Dr. Gamble reported the agenda has been revised to add Item 4.b., Parrish Medical Center, and 6.a., Energy Performance Contracting.

a. Minutes - Board of Trustees Meeting - January 24, 2000

Approved as part of consent agenda items.

a. Report on Titusville Incubator - Dr. Koller/Mr. Rainey

Dr. Al Koller, Titusville Campus President, introduced Mr. Tom Rainey, Director of the Florida/NASA Business Incubator Center on the Titusville Campus. Mr. Rainey reported as of this date, the incubator center located on the Titusville Campus is 100% occupied. Since opening in 1996, the incubator has been host to twenty-one companies in Titusville and more than 64 high technology jobs have been created. NASA has been pleased with the program and another \$900,000 has been raised for further expansion of the NASA Incubator Program in Brevard County. Mr. Rainey distributed the TRDA annual report which lists incubators around the state modeled after the Titusville Florida/NASA Business Incubator Center. Recently incubator centers were launched in Panama City, Stuart, Jacksonville, Sanford, Tallahassee and Orlando. NASA commissioned a study three years ago in the State of Florida on business incubators and found there were five incubators in operation, including the Titusville center. Today there are seventeen incubators in operation around the state and an additional ten are under development.

Mr. Rainey reported he recently returned from Tallahassee after a meeting with the state pension fund director to discuss the possibility of taking out \$100 million and developing a high technology venture capital fund. In addition, the Governor is interested in promoting incentives for business incubator development in the state. Mr. Rainey reported on a task force with Governor Bush created to determine how to create the right environment in Florida to lure private venture capital funds who would incubate companies.

b. Parrish Medical Center - Mr. Jones

Mr. Harry Jones, general counsel, Parrish Medical Center provided a brief update on the progress of the Parrish Medical Center construction. He reported clearing has begun for the new site and he presented photographs of the work were distributed for the Board's review. A new road with a light at U.S. #1 will be constructed which will run east and west and parallel to the existing dirt road and

Board of Trustees Meeting
February 21, 2000
Page -3-

provide college access into the south parking lot. Secondary access will be provided for the hospital into the intended emergency room area and parking. If the hospital is permitted to construct this road, it will provide a divide five acres of college property. The hospital would like to either acquire or exchange the property as agreed upon by both agencies in order to construct this road. A preliminary appraisal has been performed and the engineers and staffs have

Board of Trustees Meeting
February 21, 2000
Page -4-

Dr. Penn Williams was present for two of the interviews. After the interviews

Board of Trustees Meeting
February 21, 2000
Page -5-

- (1) Renewal of Oktoberfest Agreement

Board of Trustees Meeting
February 21, 2000
Page -6-

would be left with an approximate \$2-\$3 million loss and this would not be a practical solution. The second solution discussed by the Board of Trustees at a prior meeting was to discontinue payments on the bond debt as the college has no personal liability on the loan. This would create some negative publicity, however is a possible solution. The third solution is a combination approach of hiring a consultant who has the expertise to 1) work with the current tenant on a potential purchase, 2) work with the bond holder on a potential discount, and 3) work with the state university system on creating a research system on the site since research is one of the mandates of the state university system. Mr. Stuhlmiller discussed the current proposal with Tsamoutales Limited and reported Mr. Frank Tsamoutales had made a presentation to a group which included Dr. Gamble, Dr. Purga, Gary Nungesser, and Mr. Matheny. He stated the FERF Board and Mr. Nungesser, the chairman of the Brevard Labs Board, have reviewed and discussed the agreement at length. Mr. Matheny has provided a background check of the company.

Dr. Penn Williams reviewed conditions Mr. Matheny had provided in a letter which the Board received and asked the status of the items requested. Mr. Matheny provided a status report and stated the state was contacted regarding reinstatement of the corporation and this has been done. The broker's license is in progress at this time. Mr. Matheny reported the agreement would be between FERF and Tsamoutales Limited and the Board and the college are not parties to the agreement nor responsible under the agreement. Mr. Stuhlmiller reported the contingencies will be fulfilled before the contract is implemented. Mr. Stuhlmiller, representing FERF, recommended approval of the proposal with Tsamoutales Limited.

Mr. Handley moved approval of the FERF recommendation based on a contract being negotiated with Tsamoutales Limited and satisfying the contingencies. Mrs. Silvernail seconded the motion.

Dr. Penn Williams called for discussion and reported she had prepared a packet for the Board members. The college has been dealing with the possibility of a contract with Tsamoutales Limited for several months; however, there has been no workshop or anything which has come to the Board other than what was in the Board meeting packet so there has been little opportunity for review. She summarized her objections and reviewed the documents with the Board of Trustees.

Mr. Handley stated it was important to have a professional with Mr. Tsamoutales'

Board of Trustees Meeting
February 21, 2000
Page -7-

experience to market the property. Mr. Stuhlmiller addressed Dr. Penn Williams' concerns pertaining to the proposal with Tsamoutales, Inc. Mrs. Martinez indicated she serves on the FERF Board representing the Board of Trustees and asked many in-depth questions regarding the proposed agreement with Tsamoutales Limited. She felt in order to make the bond payment, the full value of the property needs to be realized and felt a professional is required to make such a sale. Mr. Handley reported he chaired a committee to market the land and members of the committee were approached to make contacts.

Several members recommended Tsamoutales Limited, Inc. after looking throughout the community and statewide for a professional and the committee agreed to approach Tsamoutales Limited, Inc. for consulting services related to

the motion. All those voting in favor of the motion - Silvernail, Handley, Martinez, Penn Williams, Johnson; opposed - none. Motion unanimously approved.

(2) #99-00-12 - Banner Implementation Consulting Support

Mr. Little reported on the sole source contract with SCT Software and Resource Management Corporation to provide consulting and training for the Banner Student and Financial Aid modules. Dr. Gamble recommended approval of the award of the sole source bid with SCT Software and Resource Management Corporation in the amount of \$49,500.00.

Mrs. Martinez moved approval of the award of sole source bid with SCT Software and Resource Management Corporation. Mrs. Silvernail seconded the motion. All those voting in favor of the motion - Martinez, Silvernail, Handley, Penn Williams, Johnson; opposed - none. Motion unanimously approved.

(3) #99-00-Constr. 1 - Installation of Chiller - Titusville Campus

Mr. Little reported the college has been working on a project to upgrade the air conditioning plant at the Titusville Campus by constructing a new chiller plant which will provide a redundant source of chilled water allowing better environmental controls within the four campus buildings. Previously the Board approved the purchase of the equipment. The approval presently being requested is for the actual construction work for installation of the equipment. Dr. Gamble recommended approval of the award of low bid to Enthalpy Engineering Corporation for installation of the chiller equipment on the Titusville Campus in the amount of \$649,980.00.

Mrs. Silvernail moved approval of the award of low bid to Enthalpy Engineering Corporation. Mrs. Martinez seconded the motion. All those voting in favor of the motion - Silvernail, Martinez, Handley, Penn Williams, Johnson; opposed - none. Motion unanimously approved.

b. Personnel Actions - Mr. Lawton (Addendum)

Board of Trustees Meeting
February 21, 2000
Page -9-

Approved as part of consent agenda items.

- c. Approval of Out-of-District Courses - Dr. Smith (Addendum)

Dr. Gamble requested Mr. Little provide a brief review of the handouts and the format of the monthly budget summary directly related to a suggestion from the Board of Trustees that they would like to see some comparisons of the prior year's budget. The new format provides the Board a better sense of where the college compares to last year at this same time. Mr. Little reported the college has gone from a one-page document to a two-page document with the first page being unrestricted funds and the second page being restricted funds. Approved as part of consent agenda items.

from the Florida Council of Presidents to spend time in Tallahassee on any legislative issues. He is authorized under the statutes to lobby on behalf of the college and will be working with the Florida Association of Community Colleges, as well as the Board of Community Colleges to bring issues before the various legislative committees reviewing the budget and components of process.

c. Evaluation Workshop

Mr. Johnson, Chair, discussed having a workshop for the District President. It was the Board's consensus to conduct an evaluation workshop prior to the regular Board meeting in March at 2:00 p.m. Mr. Johnson asked the Board to send suggested goals for the District President for inclusion in his evaluation to Mrs. Sherry Osborne.

d. Budget Workshop

Dr. Gamble reported the budget workshop function is so that the Board can instruct the administration in terms of content and format of the budget that will come to the Board for approval in May or June.

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Board of Trustees Meeting
February 21, 2000
Page -12-