

**South Carolina Commission on Higher Education**

Finance and Facilities Committee Board Meeting

March 4, 2021

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**DRAFT MINUTES**

COMMITTEE ON FINANCE & FACILITIES

MARCH 4, 2021

TIME 11:00 A.M.

COMMISSION ON HIGHER EDUCATION

Committee Members

Mr. Charles Dalton, Chair  
Ms. Linda Dolny, Vice Chair  
Mr. Paul Batson  
Mr. Edgar Dyer  
Mr. Patrick White

Guests

Carol Routh  
Christine Brown  
Victoria Cowell  
Patrick Wamsley  
Brad Taylor  
Walt Tobin  
Kim Huff  
Christy Brandon  
Jennifer LoPresti  
Craig Parks  
Cam Reagan  
John Loonan  
Paul Patrick  
Michael Turner

Staff

Dr. Rusty Monhollon  
Ms. Yolanda Myers  
Ms. Shakara Smith  
Mr. Georges Tippens  
Mr. Bryce Wilson

Clemson University  
Medical University of South Carolina  
Medical University of South Carolina  
Medical University of South Carolina  
Medical University of South Carolina  
Orangeburg-Calhoun Technical College  
Orangeburg-Calhoun Technical College  
State Technical System  
SC Department of Administration  
University of South Carolina, Columbia  
University of South Carolina, Aiken  
College of Charleston  
College of Charleston  
College of Charleston

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

**1. Call to Order**

Chair Dalton called the meeting to order at 11:00 a.m. and noted the establishment of a quorum of committee members.

**2. Approval of Minutes**

Commissioner Dolny requested an amendment to the minutes referencing Commissioner Dyer's task force recommendation. She stated that Clemson University and University of South Carolina should be added, along with the comprehensive campuses. A motion was made (White), seconded (Batson) and carried to approve the minutes of the February 4, 2021 Finance and Facilities Committee meeting as amended.

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### 3. Chair's Report

Chair Dalton welcomed everyone in attendance and thanked the committee and institutions for their work. Chair Dalton called on Commissioner White to provide an update regarding the Deferred Maintenance Task Force. Commissioner White shared in collaboration with CHE staff that a scope of work has been developed and the first meeting is currently being scheduled. He stated that there has been significant interest in membership from institutions and would like to also encourage a commissioner to join the task force.

Chair Dalton then introduced a new CHE staff member, Mr. James Vant, and described his job functions. After informing everyone that the Committee on Finance and Facilities would not meet in April, he transitioned to permanent improvement project approvals.

### 4. Permanent Improvement Project Approvals

The following projects were presented:

- A. College of Charleston
  - i. Addlestone Library Envelope Repairs & Interior Modifications
    - Increase Budget (Phase II)

Chair Dalton asked Mr. Tippens to describe the project. Mr. Tippens explained that the College of Charleston (COC) sought recommendation of the South Carolina Commission on Higher Education to initiate the construction phase of a maintenance and renovation project for their Addlestone Library. He stated that the project would repair exterior deficiencies on the structure and modernize space within the 151,000 square foot facility. Mr. Tippens said the college is requesting a budget increase of \$4 million and will pay for the cost using excess debt service. Chair Dalton then called on College of Charleston staff to share further details relating to the project. College of Charleston staff explained that the project would provide interior modernization of the library and some exterior updates to windows to prevent moisture damage. Chair Dalton asked would the water intrusion issue be resolved after completing the project, to which COC staff explained that structural engineers have evaluated the space and water pressure tests have been conducted to identify precise problematic areas. Commissioner Dolny asked what the likelihood was in receiving a pledged donation to complete the project, to which COC staff responded that the pledges have been received and the college is currently working on additional philanthropy. Commissioner Dolny then requested an analysis of universal student fees, which COC staff stated that he would provide a breakdown of the universal fees following the meeting. Commissioner White asked where the museum is currently housed, which staff stated that it is currently in a standalone historic single-family residence, which has been closed due to structural concerns. Chair Dalton then asked for a motion to recommend the project, which was made (Dolny) and seconded (White). The Committee carried the motion to recommend the project.

- B. Orangeburg Calhoun Technical College
  - i. OCTech Health Sciences and Nursing Building
    - Change Source of Funds

Chair Dalton asked Mr. Tippens to describe the project. Mr. Tippens explained that Orangeburg Calhoun Technical College (OCTC) sought recommendation of the South

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Carolina Commission on Higher Education to change the source of funds on an already completed project. He stated that the college seeks to increase the amounts supplied by counties in its service area and private donations, then reduce the same amount by its own college fees. Chair Dalton then called on OCTC staff to share further details relating to the project. OCTC staff explained that the proposal would change the source of funding for the project so that the college would use less of its own funding and more county and donor funds. Chair Dalton asked if the project had been completed, which OCTC staff confirmed. Chair Dalton then asked for a motion to recommend the project, which was made (Batson) and seconded (Dyer). The Committee carried the motion to recommend the project.

### C. USC Columbia

- i. Intramural Recreation Fields Land Acquisition  
– Increase Budget (Phase II)

Chair Dalton asked Mr. Tippens to describe the project. Mr. Tippens explained that the University of South Carolina, Columbia sought recommendation of the South Carolina Commission on Higher Education to acquire 300 acres of land for \$3.22 million. Mr. Tippens further explained that the price matches the recent appraisal conducted by the university and reflects the price that the foundation paid to acquire the land from a private party. He stated that the university plans to use the land for intramural rec fields and operation of a golf practice facility.

Chair Dalton then called on University of South Carolina staff to share further details about the project. University of South Carolina staff stated that their Board remains in support of the project as there is currently a deficit in recreational space for student activities. He explained that the project would help reduce the deficit and that the university plans to bring a subsequent project for the development of the acreage for CHE's consideration likely in August. UofSC staff stated that an upgraded golf practice field would be developed on the acquired space. He explained that the current golf facility is located thirty minutes from campus and that the university is currently leasing fields that are in closer proximity. Chair Dalton asked if there were any funding potential from the Athletic Department with the golf team involvement and whether the property was connected to the university campus, to which staff responded that the athletic department will likely pay for project costs related to the golf team and that the property is located three miles from campus. Chair Dalton asked if a walking trail back to campus would be considered, to which UofSC staff responded that it won't be likely in the near term but something that staff has been considering.

Commissioner Dyer asked whether shuttle service would be available, which UofSC staff confirmed. Chair Dalton asked for a motion to recommend the project, which was made (White) and seconded (Dyer). The Committee carried the motion to recommend the project.

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### 5. Lease Approvals

- A. Medical University of South Carolina
  - i. 125 Doughty Street
  - ii. Fishburne/Hagood Parking Lot

Chair Dalton asked Mr. Tippens to describe the projects. Mr. Tippens stated that there were two lease renewal requests from the Medical University of South Carolina. He explained that the 125 Doughty Street location is 11,494 square feet of useable space and the lease term would extend five years. Mr. Tippens explained that the university began leasing space at this location in November 2007 and stated that the annual cost per year one was \$366,000 and represents a decrease from what the university is currently paying. Chair Dalton called on MUSC staff to provide any additional information, to which MUSC staff shared that the space is currently occupied by their Department of Psychiatry. MUSC staff stated that the cost per square foot is \$3,183 and the total annual lease amount totaled \$365,005, with a total lease amount of \$1,979,000. Chair Dalton asked if the cost were supported by tuition or student fees, to which MUSC staff said that it is funded by the Department of Psychiatry's operating budget. Chair Dalton then asked for a motion to recommend the project, which was made (Batson) and seconded (Dolny). The Committee carried the motion to recommend the project.

Mr. Tippens explained that the second lease involves a surface parking lot, Fishburne Hagood Parking Lot, located in Charleston, South Carolina. He said that the university wanted to renew the lease for three years from the City of Charleston. The lease would include 1,143 spaces, which represents an increase of 349 spaces from the current lease terms. He stated that annual cost begins at \$617,494, which would be funded by parking users. Chair Dalton asked if MUSC had interest in purchasing the space, to which MUSC staff explained that the price would be a deterrent. Chair Dalton then asked for a motion to recommend the project, which was made (Dyer) and seconded (Batson). The Committee carried the motion to recommend the project.

### 6. Other Business

- A. Permanent Improvement Project Staff Approvals during February 2021

Mr. Tippens explained that he processed two permanent improvement projects, during February both requests from The Citadel related to project closures at the Johnson Hagood football stadium. Mr. Tippens stated that he also recommended a three-year lease for Clemson University at One Research Drive, which is owned by one of the university's foundations. He explained that the space would be utilized by faculty and staff and although there was a less costly option, the location was a deciding factor.

### Adjournment

Being no other business before the Committee, Chair Dalton adjourned the meeting at 11:47 a.m.