

**DRAFT MINUTES**  
COMMITTEE ON FINANCE & FACILITIES  
OCTOBER 10, 2022  
COMMISSION ON HIGHER EDUCATION

Committee Members

Mr. Charles Dalton, Chair  
Mr. Paul Batson  
Mr. Edgar Dyer  
Mr. Patrick White  
Ms. Linda Dolny  
Mr. Dino Teppara  
Mr. Hugh Mobley

Other Commissioners

Mr. Wes Hayes, Chairman  
Mr. Ben Satcher, Vice Chairman  
Dr. Bettie Rose Horne  
Dr. Cleveland Sellers  
Ms. Terrye Seckinger  
Mr. Doug Snyder  
Dr. Mark Smith

Guests

John Loonan  
Paul Patrick  
Ashleigh Parr  
John Catalano  
Jacqui DiMaggio  
Harold Hawley  
Carol Routh  
Michael Hughes

Staff

Dr. Rusty Monhollon  
Mr. Georges Tippens  
Mr. Bryce Wilson  
Ms. Yolanda Myers  
Ms. Kara Smith  
Mr. Tony Brown  
Ms. Laura Belcher  
Dr. Mariam Dittmann  
Ms. Bunnie Ward  
Dr. Karen Woodfaulk

College of Charleston  
College of Charleston  
College of Charleston  
Palmetto College  
Greenville Technical College  
Horry-Georgetown Technical College  
Clemson University  
Department of Administration

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

**Call to Order**

Chair Dalton called the meeting to order at 2:40 p.m. and noted the establishment of a quorum of Committee Members.

**1. Introductions**

Chair Dalton thanked the Commissioners for their flexibility in meeting for this special-called meeting. He noted that along with helping the College of Charleston, the meeting also benefits the Joint Bond Review Committee and the State Fiscal Accountability Authority, by ensuring the Commission reviews the lease request prior to those bodies convening. Chairman Dalton also welcomed Mr. Hugh Mobley and Mr. Dino Teppara to the Committee.

**2. Chair and Vice Chair Elections**

Mr. Tippens provided a brief overview of this action item. The Committee nominated Mr. Charles Dalton to serve as Chair and Ms. Linda Dolny to serve as Vice Chair. Both nominations received acclamation and were approved unanimously by the Committee membership.

**3. Lease Approval**

The following project was presented:

**A. College of Charleston**

- i. 4750 Goer Drive
  - Five Year Lease Extension

College of Charleston sought a recommendation from the Committee on Finance and Facilities to extend its current warehouse lease, which is expiring in mid-December, by an additional five years. Committee members had concerns as to why Commission staff were unable to find records of this lease ever being reviewed by the Commission. Commission staff stated that unlike permanent improvement projects, lease review is not a statutory responsibility of the Commission, but rather a long-standing practice. Commission staff also noted that the Commission may have reviewed the original lease, only that staff was unable to find any record of that review. Committee members also were concerned that the proposed price of the space is more than double than the price the College is currently paying. Committee members pointed to their own research, showing other warehouse space in the area that appears to have a lower price point. College of Charleston staff noted that it followed the procurement rules and believes that this lease is market value based on it being the lowest cost solicitation response it received meeting the College's parameters. College staff added that the lower cost leases the members found were likely modified gross leases, which require the tenant to pay maintenance costs, and the requested lease is triple net, where almost all of the operating cost is included in the price. Staff added that many warehouses require initial maintenance costs to bring the space up to par and that there are additional costs related to relocating its property. College of Charleston staff also opined that while this is a five-year lease, they are hoping state property becomes available that matches their needs; every state lease includes a provision allowing the agency to break the lease if it can use state property.

Commissioner Dyer – Moved to approve, directing staff to include in the motion that the Commission has no record of reviewing the previous lease.  
Commissioner Dolny – Seconded  
The motion carried unanimously.

**4. Other Business**

Chairman Dalton asked if there was any other business before the Committee. Being none, Chair Dalton adjourned the meeting at 2:55 p.m.