

R. Wes Hayes, Jr.
Chairman

L. Jeffrey Perez, Ph.D.
President and Executive Director



CAAL Meeting
Agenda Item: 5.a.
July 18, 2024

MEMORANDUM

To: Chairman Edgar Dyer, and Members, Committee on Academic Affairs & Licensing
From: Dr. Jessica Berry, Ph.D., Acting Director, Office of Academic Affairs & Licensing
Date: July 18, 2024
Subject: Charleston School of Law
Consideration of Request for Initial License (Change of Ownership)

Consideration of Request for Initial License (Change of Ownership)
Charleston School of Law, Charleston, South Carolina
Juris Doctor (J.D.) and Master of Laws in Admiralty and Maritime Law (LL.M.)

Summary

The Charleston School of Law (CSOL) <https://charlestonlaw.edu>, requests approval of an initial license (change of ownership) to convert from for-profit to non-profit status. The school will continue to offer the Juris Doctor and Master of Laws in Admiralty and Maritime Law degrees. The institution asserts there will be no material changes to the program of legal education, admissions procedures, student services, internal administrative structure, library, technology, facilities, or faculty and staff because of the conversion other than the change of ownership and governance structure.

Background

Charleston School of Law is a private, for-profit school currently licensed by the CHE and fully approved by the American Bar Association (ABA) in 2011 to offer J.D. and LL.M. degrees at the only campus in Charleston, SC. Over the last 20 years, the law school has graduated over 2,000 new lawyers.

On October 13, 2023, the Law School submitted an Application of Acquiescence to the American Bar Association (the Council) to convert the school to non-profit status. The Council reviewed the application and supporting documents, conducted a fact-finding visit to confirm facts reported by the school in its application, and prepared a report to assist in its consideration of the school's request. The Council's (**Attachment 1**).

The Law School provided five reasons for the change in legal status. First, non-profit schools can fundraise directly from donors who are provided with tax advantages for their donations. Second, the Law School will reduce its income tax liability, which is roughly one-third of the Law School's net income each year. Third, there is a reputational benefit to being a non-profit school. Fourth, the regulatory landscape increasingly disfavors for-profit education. Finally, conversion will be the first step in allowing



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the Law School to apply for membership in the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC).

Following the Council’s review of both written materials submitted on behalf of the Law School, the fact-finder’s report, and the Law School’s appearance before the Council, acquiescence to the application was granted to the Law School to convert to non-profit status. The Council’s acquiescence is effective immediately, contingent upon confirmation of approval by the South Carolina Commission on Higher Education and the U.S. Department of Education.

Organization, Administration, and Faculty

The three owners of the current for-profit limited liability corporation will donate the operations (assets and liabilities) of the law school to an existing IRC 502(c)3 nonprofit entity, the Charleston School of Law Foundation, Inc. The foundation was originally formed to support the law school through fundraising, primarily for student scholarships. As a part of the conversion of the school to nonprofit status the foundation will be renamed the “Charleston School of Law, Inc.” and its governing documents will have been amended and updated to recognize its purpose and scope of operation have broadened and changed. Thereafter, a new board will be installed, and the new, nonprofit Charleston School of Law will be fully owned by a 501(c)(3) nonprofit entity.

The internal leadership of the law school (staff, administration, faculty) will not change with the conversion in status. At the outset, the school will continue to have an interim president and a dean, although the governing documents provide that one person can serve in both capacities. Once fully constituted, the Board of Trustees will decide on the role of the President and Dean. The law school’s organizational chart and structure are attached (**Attachment 2**).

Charleston School of Law’s faculty and staff are committed to preparing students for success in the classroom and beyond with a curriculum that reflects the mission of the institution. The Charleston School of Law follows an organizational and administrative model to ensure each academic officer’s formal academic credentials, and/or the staff person’s background and experience, support their employment. The existing faculty, staff, and administrative personnel are sufficient to support the school’s operations.

Faculty	29 (Includes the Dean and Associate Dean). In addition, there are approximately 30 adjuncts who teach per semester.	
Staff	17	
Administration	25	

Facilities and Equipment

Charleston School of Law is located at 385 Meeting Street in downtown Charleston, SC, and is approximately 75,191 square feet. The Law School utilizes approximately 92.94% of the leased space. The first floor consists of the Law Library, two courtrooms, a conference room, numerous student study rooms, a mediation center, and the offices of Student Affairs, and Career Services. There is ample open-plan study space for students to utilize as well. The second floor consists of administrative offices, classrooms of varying size, and open study areas for students. There is also space for co-curricular

activities, advocacy programs, and professional skills programming. There is also a small micro self-serve food market. The third floor consists of administrative and faculty offices, three classroom, and student space. All classrooms are equipped with “smart” podiums, projectors, white boards, and comfortable seating desks for students. Faculty and administrative offices have the customary furniture and computing resources. Faculty offices are appropriately furnished for faculty research and scholarship and student conferences.

CSOL included in their initial application for change of ownership a signed copy of a lease agreement for the Charleston location. The institution entered into an agreement on December 15, 2021, with 385 Meeting Street, LLC. The law school has leased the second and third floors of our location for years. The new lease extended those provisions for an additional term *and* added use of the first floor of the building. A copy of the signed lease agreement is attached (**Attachment 3**).

The facilities and IT Departments regularly evaluate instructional equipment to determine if adjustments are needed. While the current instructional equipment is sufficient, the Facilities and IT Departments have completed the installation of updated equipment in some classrooms calendar year.

Finances and Surety

Charleston School of Law provided audited financial statements, summary of projections, net tuition revenue projections. The school also included projected expenses and a balance sheet as of February 7, 2024. As the financial documents demonstrate, evidence of financial resources provided by the Charleston School of Law are enough to demonstrate that the institution has a healthy reserve of funds. The school also included in their application the projected budgets for operations. The evidence of financial resources provided by the law school are enough to show that the institution possesses adequate assets as required by CHE regulations.

According to the American Bar Association’s report, in the most recent reaccreditation process, the Council concluded that the Law School’s 2023 fiscal year’s ending December 31, 2023, performance is solid. The Dean and CFO of the School confirmed that the Law School projects that operations for the fiscal year will be better than budgeted. The current projections for the end-of-the-year performance show annual revenue of \$18.7M and expenses of \$16.7M for the net income of \$2.0M against a budgeted net income of \$900K (\$17M expense). The projected year-end balance sheet shows assets of \$15.6M, liabilities of \$2.4, and equity of \$13.2M. Available cash exceeds \$10.2M.

Charleston School of Law provided a surety bond in its initial application for licensure in the amount of \$1,837,000, based on the tuition income for the year to fulfill the requirements for a surety bond not less than ten percent of the annualized gross income of the programs. The regulation requires that the bond is to be used only for payment of a refund of tuition and instructional fees due to students or potential students in the event an institution closes owing refunds to students. A copy of the surety bond is attached (**Attachment 4**).

Educational Programs

The Charleston School of Law offers a course of study with full-time and part-time enrollment options leading to a Juris Doctor (J.D.) degree. A Juris Doctor degree from an American Bar Association approved law school, which Charleston School of Law is, entitles a graduate to take the bar exam and become licensed in any state or territory of the United States. A copy of the curriculum, course sequence, and course descriptions for the Juris Doctor degree program is attached (**Attachment 6**).

In October 2011, the Law School notified the CHE of its intent, subject to final approval from its faculty, to seek approval to offer an LL.M. in Admiralty and Maritime Law. The ABA Section of Legal Education and Admissions to the Bar acquiesced to the establishment of the LL.M. program in Admiralty and Maritime Law at its meeting April 12-14, 2012. The Faculty of the Charleston School of Law approved the academic content of the LLM program at its May 2012 faculty meeting.

The Master of Laws (LL.M.) is a post-LL.B. or post-J.D. degree for advanced study. The school offers a LL.M. in Admiralty and Maritime Law. According to information listed on the [ABA webpage](#), there are only three law schools in the country currently offering post J.D. programs in Admiralty/Marine Affairs/Maritime/Ocean and Coastal law: the Charleston School of Law, the University of Miami, and Tulane University. CSOL is the only law school in the state offering an LL.M. in Admiralty and Maritime Law.

The Master of Laws degree requires 24 credit hours, which may be completed in one academic year. The program is for J.D. graduates interested in earning a specialty degree for specialized practice in Admiralty and Maritime Law. The program aims to provide both variety and depth in the courses offered, covering the field from the general, introductory level to the sub-specialties comprising admiralty and maritime law. A copy of the curriculum, course sequence, and course descriptions for the Master of Laws degree program is attached (**Attachment 7**).

Both educational programs have institution-wide student learning assessment plans, complete with learning outcome objectives. All plans apply systematic assessment or evaluation strategies to the achievement of the outcomes and goal-based objectives on an annual basis.

Enrollment, Admission and Records

The school included in its initial application the projected enrollment for the Juris Doctor degree program. The enrollment projections are conservative, and the school does not assume a growth in the number of applications, even though they had significant year-over-year increase in applications even as the national market has held steady.

Projected Enrollment			
	Fall Headcount	Spring Headcount	Summer Headcount
2024-25	680	629	200
2025-26	685	637	200
2026-27	673	626	200
2027-28	673	626	200
2028-29	673	626	200

The school explained the projections begin with the Spring 2024 enrollment, subtracting the number of projected graduates, and carrying forward the remaining students. For the Fall, 240 new students are assumed. There is some attrition in between the first and second, and second and third semesters..

It is expected that students enrolled in full-time credits will graduate in three years and students enrolled in part-time credits will graduate in four years. To be eligible for a Juris Doctor degree, a student must have:

- Received course credit for at least 90 credit hours, with a minimum of 65 credit hours;
- Satisfactorily completed all required courses;

- Satisfactorily completed the upper-level writing requirement;
- Satisfactorily completed the Experiential courses requirement;
- Attained and maintained a cumulative grade point average of at least 2.0;
- Completed at least 50 hours of pro bono work under the Pro Bono Program;
- Fulfilled the Professional Identity Formation (Professionalism) Series Requirement
- Completed the Diversity Training Requirement, for students entering in Fall 2023; and
- Conducted himself or herself as a fit candidate for admission to the bar.

An admission application will be accepted from an applicant with an undergraduate bachelor's degree, from an institution that is accredited by an accrediting agency recognized by the United States Department of Education at the time of law school matriculation.

Admission to the Juris Doctor program will be based on both quantitative and qualitative criteria. Applicants may apply to begin law school in the fall semester. The Charleston School of Law offers both full-time and part-time enrollment options leading to the Juris Doctor degree.

Because the Law School is not regionally accredited, students are not eligible for federal financial aid in the LL.M. program, which has impacted enrollment. In 2014, five students graduated from the LL.M. program. One student graduated in 2017 and one in 2018. The program has not enrolled any students in the program since 2018. It is anticipated that when the Law School receives regional accreditation, student interest will increase and with that enrollment in the program.

The Charleston School of Law begins to review files as they are completed and continues to review files until all seats in the program are filled. The application deadline for the LL.M. program is June 1 for fall admission. An application to the Charleston School of Law LL.M. program requires the following:

- Bachelor's degree from an accredited college or university;
- J.D. from an ABA-approved law school, except for international students;
- International applicants with law degrees from schools outside the United States must; obtain the approval of the Associate Dean for Academic Affairs to ensure that the degree-granting school is the equivalent of an ABA accredited school;
- Completed and signed application for admission;
- LSAC LL.M. Credential Assembly Service (LL.M. CAS) Law School Report;
- A minimum of two letters of recommendation, at least one from a law faculty member, a lawyer, or a judge;
- Personal statement;
- Current résumé;
- Transcripts from all undergraduate, graduate, and professional schools attended; and Transcripts from the degree-granting institution(s) must indicate the degree(s) earned and date conferred.

Charleston School of Law has established a plan for student records to be maintained that is adequate to reflect the application of relevant performance or grading standards to each enrolled student. Furthermore, consistent with federal and state law, safeguards in place to protect the security, confidentiality, and integrity of its student records. The university maintains student records for each student, whether or not the student completes the educational program.

Program Need Justification

As required by CHE, Charleston School of Law included in its initial application for licensure an explanation of the need for the programs. The explanation describes how graduates will contribute to the economic development of South Carolina. Having the Charleston School of Law and the University of South Carolina's law schools in the State is advantageous to the state, the region, and beyond.

While the two schools are roughly comparable in terms of student body size, one specific difference illustrates the importance of having two law schools. Although there are many reasons why a prospective student chooses a particular school, a student's education credentials, specifically scores on the LSAT, impact opportunities. If the University of South Carolina was the only law school in the state, many capable students, including South Carolina residents, would not have the opportunity to earn a law degree in the state. Moreover, these students would not have the opportunity to be a part of the public service mission of the Charleston School of Law and become lawyers who contribute to their communities. A recent study confirmed that South Carolina has the lowest number of lawyers per capita, which has contributed to a gap in the provision of access to justice.

Graduation and Placement Rates

The Law School, through the Department of Career Services and at the direction of the American Bar Association (ABA) conducts an annual survey of law school graduates 10 months after graduation to determine the employment status of every graduate of the law school. Survey data is aggregated, and a corresponding Employment Summary report is generated and published through ABA and is available on the Law School website. The Charleston School of Law included in its initial application for the past three years of graduation and placement rates.

Occupation	State		National	
	Expected Number of Jobs	Employment Projection	Expected Number of Jobs	Employment Projection
ALL JD Graduates	309	119	30817	230
Private Practice	172	85	17504	110
Judicial Law Clerks	61	8	3323	9
Government	31	10	3332	22
Business	25	7	3278	19
Public Interest	17	6	2670	10

*Data included in the above table for law school graduates is collected and published by the National Association for Law Placement (NALP) in its annual publication entitled Jobs & JDs – Employment and Salaries of New Graduates

Similar Program Offerings in South Carolina

The Charleston School of Law is one of two law schools in the State of South Carolina. The University of South Carolina (USC) Joseph F. Rice School of Law is a public institution while the Charleston School of Law is private. The Charleston School of Law is unaffiliated with any institution and is governed by a fiduciary board of trustees. The institution's required curriculum has more credits than USC's School of Law. A copy of the Similar Program Offered in South Carolina list is attached (**Attachment 7**).

According to information listed on the ABA webpage, there are only three law schools in the country currently offering post J.D. programs in Admiralty/Marine Affairs/Maritime/Ocean and Coastal law: the Charleston School of Law, the University of Miami, and Tulane University. The Charleston School of Law is the only law school in the state offering an LL.M. in Admiralty and Maritime Law.

Tuition and Student Borrowing

Tuition and fees for Charleston School of Law operate on a block tuition policy for Fall and Spring. For the Summer, most students pay per-credit. Tuition and general fees vary by course load. The institution’s current program costs, accounting for tuition and fees, are as follows:

Juris Doctor		
2024 – 2025 Tuition and Fees		
	Full-time	Part-time
Tuition	\$47,200	\$37,800
Student Bar Association Fee	\$ 120	\$ 120
Student Success Fee	\$ 914	\$ 914
Total Tuition and Fees	\$48,234	\$38,834

The following information from the U.S. Department of Education (USDE) shows the most recently reported student loan default rates for Charleston School of Law.

Default Rates			
	FY2018	FY2019	FY2020
Default Rate	0	0	1.8
No. in Default	0	0	3
No. in Repay	208	160	162

Because the Law School is not regionally accredited, students are not eligible for federal financial aid in the LL.M. program, which has impacted enrollment. In 2014, five students graduated from the LL.M. program. One student graduated in 2017 and one in 2018. While the Office of Admission and the Director of the Program receive expressions of interest, there have been no students in the program since 2018. It is anticipated that when the Law School receives regional accreditation, student interest will increase and with that enrollment in the program.

To provide context for the Cohort Default Rate (CDR), USDE includes enrollment data (students enrolled at any time during the year) and a corresponding percentage (borrowers entering repayment divided by the enrollment figure). While there is no direct relationship between the timing of when a borrower entered repayment (October 1 through September 30) and a particular enrollment year, these data are for the academic year ending June 30 prior to the beginning of the cohort year.

Library and Learning Resources

The Sol Blatt Jr. Library serves as the law library for the Charleston School of Law, and its core mission is centered around education and service. The objective of the law library is to provide a wide range of resources in print and electronic format, information, and services in support of law school programs, research, scholarship, curriculum, and other identified needs as specified by the law school

administration.

The law library electronic collection is available to the users in two primary ways. It is accessible through the “discovery” layer, which allows for searching across all databases the law school library has subscribed to and open-source electronic collections or by going directly to the numerous legal and nonlegal databases and individually running searches. These databases are available to students through the A-to-Z list libguide. Finally, for items not actively collected in print or electronic format but deemed necessary for a specific user, library staff will use collection sharing opportunities with the College of Charleston, interlibrary loan (ILL), and other consortium resources available.

Library information and services are provided by a staff that delivers public-facing services such as checking out materials and study rooms by the Access Services team and reference and instructional assistance guided by librarians who have both a J.D. and other master’s degrees. The Technical Services department completes core operation services for the law library, such as purchasing, processing, cataloging, and shelving all print material collected by the law library. The full-time reference librarians also dedicate a portion of their responsibilities to teaching formal and informal instruction within the Law School and broader community. The reference desk is staffed by second- and third- year law students, called, Library Research Fellows, who received research training to assist them in providing reference information to library users. The fellows also provide research assistance.

Academic and Student Support Services

Charleston School of Law included in its application for licensure an explanation of how current academic and student support services will support the programs. The University provides appropriate academic and student support programs, services, and activities to students that promote learning, enhance the educational experience, and contribute to the achievement of teaching and learning outcomes. These academic support programs help to ensure the success of students in meeting the goals of the education programs and fulfilling the mission of the institutions. The institution’s website highlights the Office of Academic and Bar Success is dedicated to supporting students’ success from the day they start at the law school through the bar examination. The office oversees programming that is integrated into the curriculum such as orientation, writing programs, and bar preparation.

The Department of Student Support Services students by promoting overall student engagement and well-being through mental health, mindfulness, and general wellness advocacy and programming to assist students develop their professional identity. The department further maintains a robust relationship and connects students with Lawyers Helping Lawyers, the substance abuse/mental health program sponsored by the South Carolina Bar.

The Law School also provides 1-on-1 career counseling to all first-year students and thereafter through and following graduation. The Department of Career Services conducts classes and workshops on the basic employment process, resume and cover letter preparation, effective networking, and legal job interviews. Students are assigned a career counselor with whom to discuss successful career path choices or conduct mock legal interviews.

Recommendation

The staff recommends to the Committee on Academic Affairs and Licensing consideration of an initial license (change of ownership) to Charleston School of Law to offer courses leading to the Juris Doctor and LL.M (Master of Laws) in Admiralty and Maritime degrees. In addition, provided that 1) no “unique cost”

or other special state funding be required or requested; and 2) a team visit by Commission staff of the Charleston facility to confirm compliance prior to the issuance of the license.





AMERICAN BAR ASSOCIATION

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March 6, 2024

President J. Edward Bell III
Charleston School of Law
81 Mary St
Charleston, SC 29403

Dean Larry Cunningham
Charleston School of Law
81 Mary St
Charleston, SC 29403

Dear President Bell and Dean Cunningham:

This letter transmits the decision of the Council of the Section of Legal Education and Admissions to the Bar of the American Bar Association (the "Council"), adopted at its February 22-23, 2024, meeting, with respect to Charleston School of Law.

Please call me or Deputy Managing Director Stephanie Giggetts if you have any questions. Please send the response requested in the Council's Decision Letter electronically, in .pdf format, to the ABA Accreditation Project's response inbox at APSchoolResponses@americanbar.org. A hard copy is not required.

Sincerely yours,

William E. Adams, Jr.
Managing Director

WEA/jrc
Attachment

cc: Stephanie Giggetts



AMERICAN **BAR** ASSOCIATION

Legal Education and
Admissions to the Bar

**DECISION OF THE COUNCIL OF THE SECTION OF LEGAL EDUCATION AND
ADMISSIONS TO THE BAR OF THE AMERICAN BAR ASSOCIATION**

February 2024

At its February 22-23, 2024, meeting, the Council of the Section of Legal Education and Admissions to the Bar of the American Bar Association (the “Council”) considered the application of Charleston School of Law (the “Law School”) to convert to non-profit status. The Council had before it the Law School’s Application for Acquiescence in a Substantive Change in Program or Structure (the “Application”), submitted on October 13, 2023, that included a December 2020 self-study and a reliable plan as required by Rule 25; a fact-finding report submitted following a visit conducted on November 16-17, 2023; a December 12, 2023, letter from Dean Larry Cunningham submitted in response to the fact-finding report (the “Dean’s Response”); and supporting documents submitted by the Law School. In addition, Dean Larry Cunningham appeared before the Council at a hearing on Friday, February 23, 2024, and provided oral testimony in support of the Law School’s application to convert to non-profit status.

FINDINGS OF FACT:

(1) The Law School was founded in 2003. It was organized as a for-profit limited liability company (the “LLC”) owned by several local lawyers and judges and was fully approved by the Council in 2011. The Law School has applied for acquiescence to allow it to convert from for-profit to non-profit status.

(2) The LLC is currently owned by three members who also function as the board for purposes of the ABA Standards. The members have committed to the conversion without taking any further distributions from the LLC except for taxes.

(3) The new entity will be governed by a board of trustees, a majority of whom will be neither employed nor engaged to provide services to the Law School or any affiliate of the Law School. The board of trustees will be composed of two groups: (1) founder trustees and (2) elected trustees. Two of the current members of the LLC will serve as the founder trustees along with a third individual of their choosing and will be able to serve for unlimited terms absent removal but must be re-elected at regular intervals. The founder trustees are capped at three. The elected trustees will number at least six. The first three will initially be selected by the founder trustees. Those three will then select the second group of three. All elected trustees will have staggered terms.

(4) The Application states that the conversion will not affect the ways in which the faculty and dean have the primary responsibility for the academic program, recommend faculty personnel actions, or determine educational policy. The Faculty Handbook will be unchanged except for the legal name of the school and a description of the administration and board. A draft of the amended and restated bylaws of the Foundation (which will be the bylaws of the Law School after the conversion) provide in Part 5.3 that the board of trustees “shall adopt and may amend from time to time a Faculty Handbook that sets forth the rights and responsibilities of the Faculty.”

(5) The fact finder indicates that the process to convert the Law School to non-profit status is simple and straightforward. The LLC will donate the operations (assets and liabilities) of the Law School to an existing IRC 501(c)(3) non-profit entity, the Charleston School of Law Foundation, Inc. (the "Foundation"). As part of the conversion, the Foundation will be renamed the "Charleston School of Law, Inc." and its governing documents will be amended and updated to recognize that its purpose and scope of operations have broadened and changed. Thereafter, a new board will be installed, and the new, non-profit Charleston School of Law will be fully owned by a 501(c)(3) non-profit entity.

(6) The Law School provides five reasons for the proposed change in legal status. First, non-profit schools can fundraise directly from donors who are provided with tax advantages for their donations. Second, the Law School will reduce its income tax liability, which is roughly one-third of the Law School's net income each year. Third, there is a reputational benefit to being a non-profit school. Fourth, the regulatory landscape increasingly disfavors for-profit education. Finally, conversion will be the first step in allowing the Law School to apply for membership in the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) or other regional accreditor of colleges and universities.

(7) The Law School faculty have been regularly apprised of the plans for the non-profit conversion through faculty meetings and a faculty retreat and supports the conversion of the Law School to a non-profit entity.

(8) After the conversion, the Law School's executive functions will be led by a president and a dean; the new board will decide whether to appoint the same person to both roles, which is permitted under the bylaws, or appoint separate individuals.

(9) The Application states there will be no material changes to the Law School's program of legal education, admissions procedures, student services, internal administrative structure, library, technology, facilities, or faculty and staff (although the Law School intends to hire a small institutional advancement staff with the income tax savings) because of the conversion other than the change of ownership and governance structure.

(10) The fact-finder's report states that the Law School is in good financial shape. According to the report, in the most recent reaccreditation process, the Council concluded that the Law School met the requirements of Standard 202. Further, the 2023 fiscal year's performance is solid. The Law School's fiscal year ends December 31. The Dean and CFO of the Law School confirmed that as of November 11, 2023, the Law School projects that operations for the fiscal year will be better than budgeted. The current projections for end-of-the-year performance show annual revenue of \$19.1M and expenses of \$15.6 for a net income of \$3.5M against a budgeted net income of \$900K (\$17.9M revenue; \$17M expense). The projected year-end balance sheet shows assets of \$15.6M, liabilities of \$2.4M, and equity of \$13.2M. Available cash exceeds \$10M.

(11) The Law School asserts that its assets will increase because of the conversion. According to the Application, the Law School's assets will increase by approximately \$1.1 million in restricted and unrestricted funds currently maintained by the Foundation. The Foundation has no employees and only minimal liabilities. As a result, the Law School's expenses will not materially increase because of the conversion.

(12) The LLC has sued the City of Charleston (the “City”) for breach of contract/breach of covenant of good faith and fair dealing in connection with a parcel of property located at 431 Meeting Street. The City acquired the property for the purpose of selling it to the LLC to induce it to operate a new law school on the downtown peninsula. As part of the transaction, the City executed and recorded a quitclaim deed dated July 1, 2005, in which it conveyed ownership of the property to the LLC for \$875,000. The deed includes an attachment containing language creating a possibility of reverter intended to ensure the LLC used the property for law school purposes for six years. The Law School later agreed to sell to a development entity, Omshera Hotel Group LLC, in 2018. Litigation to clarify the property rights to this parcel was filed in the South Carolina Court of Common Pleas in 2021. In November 2022, the Law School filed a motion for judgment on the pleadings. On November 20, 2023, the court issued an order resolving this litigation in favor of the Law School. This did not fully resolve the litigation as there are affirmative defenses that may have to be litigated. The City has filed a motion for reconsideration of the order granting judgment on the pleadings.

(13) According to the fact-finder’s report, the outcome of the litigation has no direct bearing on the proposal to convert the Law School to non-profit status. The resource implications, however, have a significant upside for the Law School. The value of the property is currently carried on the Law School’s balance sheet as “land - \$889,850.” The actual current value of the land is \$12-15M. In a worst-case scenario for the school (the school loses the litigation), the Law School will realize approximately \$900K-\$1M from the land’s sale (the value reported on the balance sheet plus additional interest that is accruing). If, however, the Law School’s litigation is successful, then on the sale of the land the school will realize many million dollars.

CONCLUSIONS:

(1) The Council concludes that the Law School’s Application to convert to non-profit status constitutes a substantive change pursuant to Standards 105(a)(6) and 105(a)(7) and Rules of Procedure 24(a)(6) and 24(a)(7).

(2) The Law School is currently in compliance with the Standards and, in accordance with Standard 105(b), the conversion of the Law School to non-profit status will not detract from the Law School’s ability to remain in compliance with the Standards.

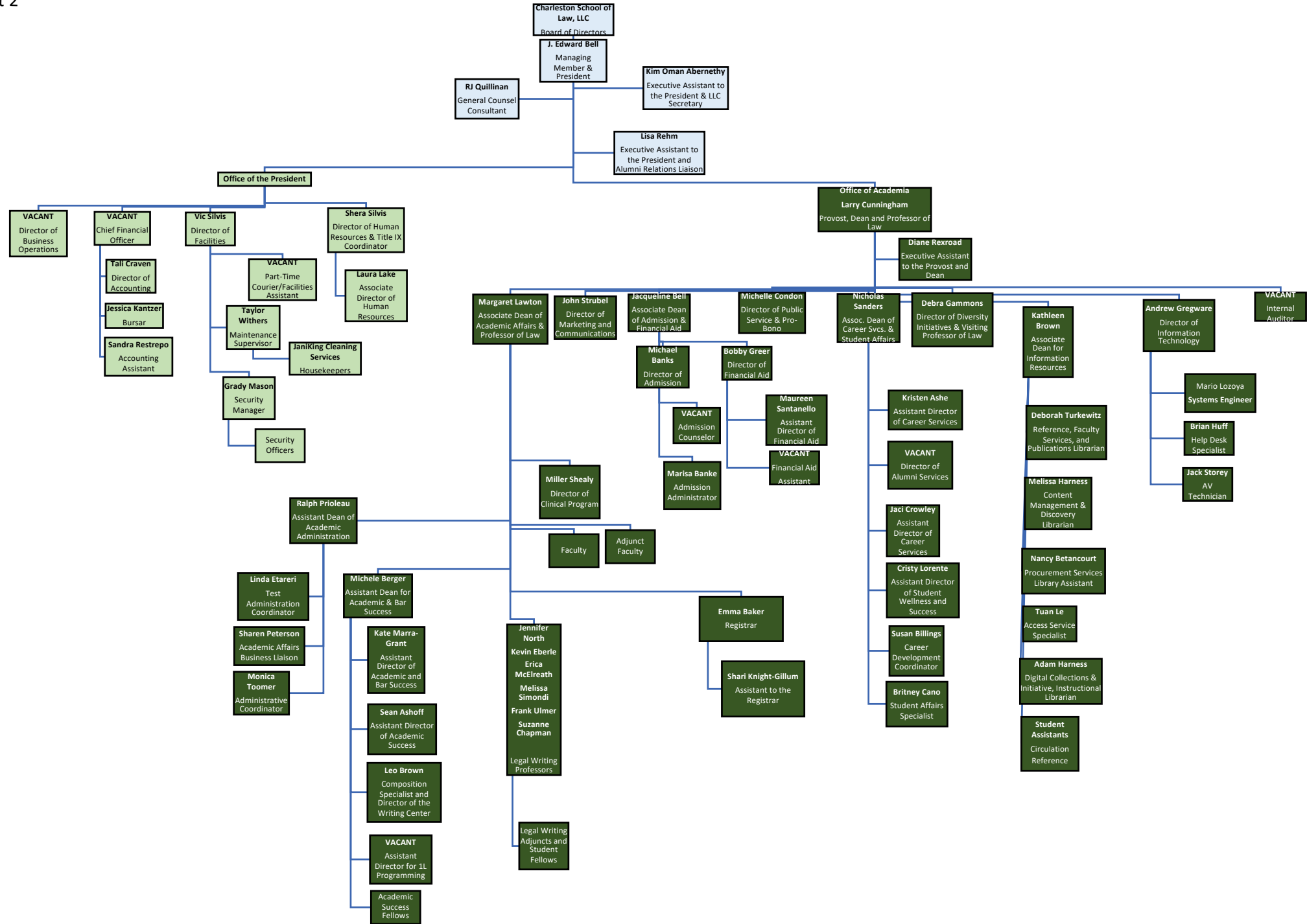
(3) The proposed conversion of the Law School to non-profit status does not amount to the closure of an approved law school and the opening of a new or different law school pursuant to Rule 24(e).

(4) Following the Council’s careful review of both the written materials submitted on behalf of the Law School, the fact-finder’s report, and the Law School’s appearance before the Council, the Council, pursuant to Standard 105(b) and Rules 2(a)(3) and 24, grants acquiescence to the application of the Law School to convert to non-profit status. The Council’s acquiescence is effective immediately, subject to confirmation of approval by the South Carolina Commission on Higher Education and the U.S. Department of Education.

(5) In accordance with Rules 24(d), 25(e), and 25(g), the Managing Director shall appoint a fact finder to visit the Law School within six months subsequent to the effective date of acquiescence.

RESPONSE REQUESTED:

(1) The Council requests that the Dean of the Law School submit a confirmation that the Law School has received approval from the South Carolina Commission on Higher Education and the U.S. Department of Education. If the necessary approvals are not received, conditional acquiescence may be withdrawn.



Name	Job Title	Description of Duties	Qualifications
Ashe, Kristen Elizabeth	Assistant Director of Career Services	Provides one-on-one career development counseling services for an assigned cohort of students and alumni including reviewing/editing resumes, cover letters, and other job application documents; preparing students for legal job interviews; and providing targeted advice on career choices and professionalism.	Ms. Ashe holds a Juris Doctor as well as a Bachelor's degree in Psychology. She has 3 years of experience in Career Services
Ashoff, Sean	Assistant Director of Academic and Bar Success	Focuses on programming in the first and second year. Involved in orientation and counseling of students on probation in their first and second year. This position is also responsible for teaching Legal Skills and Academic Skills. Legal Skills focuses on reinforcing critical legal practice and legal writing skills through the use of the Multistate Performance Test. Academic Skills focuses on further developing skills in second-semester first-year students.	Mr. Ashoff holds a Juris Doctor and a Bachelor's degree in History. He has 2 years of experience in Academic and Bar Success. Prior to his role at CSOL, Mr. Ashoff worked as a Law Clerk
Baker, Emma K	Registrar	Maintains student records, certifies students for graduation, advises students regarding graduation requirements, creates registration process and other duties related to class schedules, etc. Serves as System Administrator for the student information system. Provides analytical reports as required by external and internal entities.	Ms. Baker holds a Doctor of Philosophy in Higher Education Administration, an M. Ed in Student Personnel Services Concentration, and a B.S. in Psychology. Prior to joining the Law School in 2019, Ms. Baker worked as the Managing Director for Sage Educational Advisors.
Banke, Marisa Miceli	Admission Administrator	Assists in the overall operation of the Office of Admission and provides administrative support to the Associate Dean of Admission and Financial Aid and the Director of Admission. Serves as receptionist and greeter for the department.	Ms. Banke holds a Bachelor's of Science in Business and Administration degree. She has 2 years experience in Law School Admission. Prior to her role at CSOL, Ms. Banke was a Sr. Category Space manager with Anheuser-Busch.
Banks, Michael C	Senior Director of Admission	Assists with all aspects of the student recruitment and admission process for the School of Law, including marketing and outreach, candidate evaluation, and post-admission recruitment, including the awarding of scholarship assistance. The Senior Director works closely with the Associate Dean of Admission and Financial Aid on all aspects of Admission as well as some work with alumni, and the day-to-day operations of the Office of Admission.	Mr. Banks holds a Master of Professional Studies in Sports Industry Management and a B.S. in Finance both from Georgetown University. Before joining the Law School in 2012, Mr. Banks worked as the Men's Distance Coach/ Assistant Track & Field Coach at Georgetown University.
Bell, Jacqueline B.	Associate Dean of Admission and Financial Aid	Responsible for the day-to-day operations of Admissions, including the recruitment of students, review of files, etc.; plan and implement recruitment schedule; coordinate activities with pre-law advisors, and various other organizations and constituents.	Ms. Bell holds a B.A. in Interdisciplinary Studies and an Associate Degree in General Business Technology. She has 46 years of experience in Financial Aid. Before joining the Law School in 2010, Ms. Bell worked as an Account Executive at USA Funds Services/Sallie Mae.

Name	Job Title	Description of Duties	Qualifications
Berger, Michele Hope	Assistant Dean for Academic and Bar Success	This position focuses on the success of the students from the time they start at the Law School through the bar exam. The position oversees all academic support and bar programming. The programming includes teaching classes during orientation and the semester, workshops during the semester, one-on-one meetings with students on academic probation or who need help, managing the Academic Success Fellows, grading for classes and bar takers, bar taker workshops, and bar taker support	Ms. Berger holds a Juris Doctor and Bachelor's degree in English. She has 7 years of experience in Legal Education. Prior to her position at CSOL, Ms. Berger was an Assistant Professor of Law at Lincoln Memorial University, Duncan School of Law.
Betancourt, Nancy	Procurement Services Library Assistant	Main point of contact with vendors and providers, helping to identify possible inconsistencies with billing. Responsible for processing orders, receiving and confirming receipts of material, invoices, and payments, creating and updating records for all the Library purchases such as monographs, serials, subscription renewals, office supplies and Library supplies, conference and meetings, trips, and food. Assists with consolidating budget reports, maintaining paper acquisitions and budget files, technical service files, placing orders with the publishers and distributors, and working on collection development and cataloging projects as needed.	Ms. Betancourt holds a high school diploma and a Certification from Harris English Institute. She has 14 years of library experience. Prior to joining the Law School in 2010, Ms. Betancourt worked as the International Program Director at Christian World ADP.
Billings, Susan L	Career Development Coordinator	Responsible for maintaining the web-based jobs platform, CORE, to manage relationships with legal employers, facilitate on-campus interviews and collections of resumes, and assist with professional development programming, support, and counseling.	Ms. Billings holds a Bachelor of Arts in Political Science and has 5 years of experience in Career Services. Prior to her role at the Law School, Ms. Billings served as a Floater at the University of South Carolina, assisting in the Career Center, IFS and Law School Career Services.
Brown III, Leo James	Composition Specialist and Director of the Writing Center	The purpose of this position is to facilitate student learning to ensure academic and bar exam success. This is accomplished by evaluating students' writing for strengths and weaknesses, and developing a plan of action to correct those weaknesses. This scope of student writing evaluated includes legal writing, upper-level writing, and cover letters and resumes. Instruction is conducted in conjunction with courses in a classroom environment, in workshops, or in one-on-one sessions.	Mr. Brown holds a BA in English, an M.A. in TESOL, and has 11 years of experience in higher education english instruction and 6 years of experience in Legal Writing instruction.
Brown, Kathleen S	Associate Dean for Information Resources	Provides strategic vision, fiscal stewardship, and operational management of the law library. Ensures that excellent service is provided to the faculty, students, staff, alumni, and the local Bench and Bar. Provides leadership and management to the librarians, technology professionals, and staff of the law library and technology department.	Kathleen (Katie) Brown received her library degree from the Drexel University School. In 2005, she completed her JD with an emphasis in intellectual property law. While in law school, Dean Brown was a library intern at Seattle University Law School and a volunteer with Washington Lawyers for the Arts.

Name	Job Title	Description of Duties	Qualifications
Craven, Natalia Morse	Senior Director of Accounting	The Senior Director of Accounting is primarily responsible for the overall functions of the Accounting office. This includes providing financial information as requested to the Board of Directors, Dean, and Departmental managers. This position is responsible for the receipt of income, payment of obligations, accounting policies, procedures, and internal control.	Ms. Craven holds a BA in English and Spanish and has 14 years of accounting experience. Previously, she owned her own company, functioning as a part-time bookkeeper for clients.
Crowley, Jessica L	Career Services & Placement	Provides one-on-one career development counseling services for an assigned cohort of students and alumni including reviewing/editing resumes, cover letters, and other job application documents; preparing students for legal job interviews; and providing targeted advice on career choices and professionalism.	Ms. Crowley holds a Juris Doctor and BA in English. She has 2 years of experience in Career Services. Prior to her role at CSOL, Ms. Crowley owned her own law firm, practicing probate and estate planning litigation.
Cunningham, Larry	Provost, Dean, and Professor of Law	Serves as chief academic officer.	Dean Cunningham holds a J.D. from Georgetown and a B.S. in Criminal Justice from John Jay College of Criminal Justice. He has over 20 years of experience in higher education, teaching at several law schools before joining Charleston as Dean in 2020. Prior to teaching, he served as a state prosecutor and a judicial law clerk to a federal district judge.
Etareri, Linda A	Test Administration Coordinator	Oversees the entire academic testing process. Coordinates all aspects of testing from tracking tests from professors, uploading them to our exam software, assigning proctors for each exam room to ensuring all exam procedures are followed on the test day. Ensures all student responses are accurately delivered to the appropriate faculty member.	Ms. Etareri holds a Master of Science in Psychology and a Bachelor of Law degree. She has 14 years of experience in testing administration. Prior to her role at the Law School, Ms. Etareri was the Test Administrator at Florida State University.
Greer, Robert T.	Senior Director of Financial Aid	Responsible for the day-to-day operations of the Office of Financial Aid. The Director provides accurate and current information to law students on such topics as student loans, the loan application process, scholarship opportunities, and loan repayment. The Director is required to be current in knowledge about loan programs, loan options, Federal and state loan requirements, and specifications. The Director also ensures compliance with regulations and provides information and data for annual reports for the ABA and other related agencies and organizations. The Director is also the Certification Officer for the Department of Veteran Affairs. The Director must adhere to VA policies and regulations while managing veteran student information. The Director reports to the	Mr. Greer has served as Director of Financial aid for Charleston School of Law since 2019. His financial aid career spans over fifteen years, with thirteen years at the Director level. M.Ed. (HESA), Louisiana State University B.A., Limestone University

Name	Job Title	Description of Duties	Qualifications
Gregware, Andrew James	Director of Information Technology	Responsible for providing vision direction, leadership, planning, and management of the reporting, procurement, implementation, security, analysis, and support of all information systems within CSOL. Serves as Tier III support for IT-related technical issues within the law school which will be escalated by Tier II support staff as needed. The IT Director monitors and evaluates staff within the IT department and ensures that all department members are held accountable for their essential functions within the department.	Mr. Gregware holds a Bachelor's Degree in Communications and has 14 years of IT experience. Prior to his role at the Charleston School of Law, Mr. Gregware served as the IT Operations Director for Florence Health.
Harness, Adam Zirkle	Digital Collections & Initiatives, Instructional Librarian	Coordinates digital acquisition recommendations, the management of e-resources, and supports access to and training on the library-owned, licensed, and subscribed online resources to meet the educational and research needs of students, faculty, and staff. Leads the development and activities of the Law School's digital-based collections and programs.	Mr. Harness holds a Juris Doctorate and LLM in Law and Government, a Master of Information Science, a Master of Public Policy and Administration, and a Bachelor of Arts in Political Science and has 3 years of Librarian experience. Prior to his role at the Charleston School of Law, Mr. Harness worked as a Title IV-D Attorney for the State of Tennessee.
Harness, Melissa Ann	Content Management and Discovery Librarian	Responsible for the life cycle of library resources from receipt to organization, process to placement, and discovery to track. Coordinates with librarians and staff to resolve issues related to the discovery of library material, provides intellectual access to the collections, and the scholarly and statistical output of the law school, contributes to the completion of library-wide projects, and implements process change when appropriate.	Ms. Harness holds a Juris Doctorate, Doctorate of Philosophy, Master of Science, and Bachelor of Arts. She has one year of Library experience. Prior to her role at the Charleston School of Law, Ms. Harness served as the firm manager and clerk for Harness Legal Services.
Huff, Brian C	Help Desk Specialist	The primary function of this position is to intake, troubleshoot, triage, and escalate helpdesk support request issues by faculty, staff, students, alumni, and visitors as needed. This position entails assisting the instructional Technology Administrator, Systems Engineer, and IT Director as needed and directed by the Systems Engineer and IT Director. This position also includes Tier I systems administration of IT resources including but not limited to printing, access to internal applications or systems, ID Badge building software, and exam software	Mr. Huff has an Associate of Science in IT and 14 years of experience in IT. Prior to joining the Law School, Mr. Huff was the IT Specialist at CDS Inc.
Kantzer, Jessica J	Bursar	Manages student billing, student accounts, and revenue reporting. Manages the drawdown of federal funds and distribution of cost of living refunds to students. Ensures accurate reporting of revenue on the financial statements.	Ms. Kantzer holds a high school diploma. She has 5 years of administrative experience. Prior to her role at the Law School, Ms. Kantzer worked as the Office Manager for Pool Cover Solutions of the Southeast
Knight-Gillum, Shari	Assistant to the Registrar	The Assistant to the Registrar serves as the first point of contact for the Registrar's Office and assists in day-to-day administrative functions, including general customer service to visitors and callers, registration, attendance, transcript requests, and general scheduling inquiries.	Ms. Knight-Gillum holds a BA in Psychology and BA in Communications. Prior to her role at the Law School, Ms. Knight-Gillum served as the Operations Manager for Gillum Brothers Transportation.

Name	Job Title	Description of Duties	Qualifications
Lake, Laura Elizabeth	Associate Director of HR	The Associate Director of HR acts as a point of contact for all faculty and staff, and manages employee onboarding, benefits, and payroll. Assists the HR and Facilities departments with various projects and tasks. Additional duties include assisting the HR Director with day-to-day and long-term projects such as managing the student employment positions, employee recruiting, submitting employee supply orders, and maintaining the school's HRIS.	Ms. Lake has a BA of Sociology and holds her PHR certification. She has 6 years of HR experience. Prior to her role at the Charleston School of Law, Ms. Lake served as the Assistant General Manager for Il Brunettes.
Le, Tuan Anh	Acces Services Specialist	Upholds and updates policies. Provides management and support for library circulation services and access to library resources. Oversees and maintains study room policies and system; automated library system for circulation functions; the upkeep of print library collection; and password disbursement and maintenance for our specialized legal databases. Supervises, schedules, and trains all student circulation workers.	Mr. Le holds a B.S. in Economics, an Associate of Arts in Massage Therapy, and an Associate of Arts in Paralegal Studies. Prior to his role at the Law School, Mr. Le worked as a Driver for Somerby.
Lorente, Cristy	Assistant Director of Student Wellness and Success	Serves as the primary wellness advisor to students by providing situational mental health assessments, guidance, and referrals. Develops, promotes, and expands the delivery of wellness programming for students to improve physical, mental, spiritual, and emotional well-being.	Ms. Lorente holds a Juris Doctorate and Bachelor of Science in Journalism. She has 5 years of experience in Wellness and coaching. Prior to her position at the Law School, Ms. Lorente owned her own professional coaching business.
Marra-Grant, Catherine Elizabeth	Assistant Director of Academic and Bar Success	Focuses on programming in the first and second year. Involved in orientation and counseling of students on probation in their first and second year. This position is also responsible for teaching Legal Skills and Academic Skills. Legal Skills focuses on reinforcing critical legal practice and legal writing skills through the use of the MPT. Academic Skills focuses on further developing skills in second-semester first-year students.	Ms. Marra Grant holds a J.D., Master of Science in Education and Counseling, and a Bachelor of Science in Psychology/Criminology. She has 1 year of experience teaching Legal Research and Writing. Prior to her position at the Charleston School of Law, Ms. Marra-Grant served as a Senior Attorney for the Ohio Department of Job and Family Services.
Oman Abernethy, Kimberly J	Executive Assistant to the President	To assist the President of the Charleston School of Law with project management and supervision of those who directly report to the President's Office.	Ms. Abernethy holds a BS from Appalachian State University and has been President Bell's Executive Assistant since 2012.
Peterson, Sharen N	Academic Affairs Business Liaison	Serves as the liaison between accounting department and academic affairs to ensure payments and reimbursements are handled effectively and efficiently. Assists with proctoring.	Ms. Peterson holds a BS in Accounting from Watterson College and was the Accounting Manager for Lowcountry Regional EMS Council, LLC before joining the Law School in 2019.
Prioleau Jr., Ralph	Assistant Dean for Academic Administration and Assessment	Responsible for administering certain academic policies, developing recommendations for courses of action, and then reporting those recommendations to the Academic Dean for his or her decision. The administrator would then implement those decisions. Manages Test Administration Coordinator, Administrative Coordinator, and Academic Affairs Business Liaison.	Mr. Prioleau holds a J.D. from Charleston School of Law and a Bachelor of Arts in Political Science and has 1 year of experience in Academic Affairs. Prior to his position at the Law School, Mr. Prioleau was a Law Clerk for Horry County.

Name	Job Title	Description of Duties	Qualifications
Rehm, Lisa Marie Womble	Executive Assistant to the President and Alumni Relations Liaison	This position is responsible for performing secretarial and administrative duties in support of the President's office. This position will provide day-to-day administration through phone, written and face-to-face contact with all of those needing assistance from the President's Office. In addition to assisting the President's Office, responsibilities include working with CSOL Alumni on multiple levels, as well as working with the Continuing Legal Education Coordinator (CLE) to schedule and plan CLE's for the President's Office.	Ms. Rehm holds a B.A in Psychology and Education. Prior to her position at the Law School, Ms. Rehm was a teacher.
Restrepo, Sandra Maria	Accounting Assistant	Assists the accounting department with the paperwork required by DOE and auditors. Scans and files documents while assisting with the collection of audit documents, and printing and collating reports for the DOA. Researches tasks assigned by the DOA.	Ms. Restrepo holds a B.S. in Accounting and A.A in Business Administration. She has over 30 years of experience in various accounting roles. Prior to joining the Law School, Ms. Restrepo served as a Staff Accountant with Peoplease, LLC.
Rexroad, Diane Spielman	Executive Assistant to the Dean and Provost	Provides a full range of administrative support to the Dean and to the school at large including the ABA Questionnaire, IPEDS, law school verifications, Dean Certifications/Character and Fitness forms for our bar takers.	Before joining the Law School in 2008, Ms. Rexroad served as the Executive Assistant to the VP at DARCARS Automotive Group for 10 years
Sanders, Nicholas Ray	Associate Dean of Career Services and Student Affairs	Oversees daily operations of the Career Services and Student Affairs departments. Each department provides and maintains support services and information for all students and alumni.	Dean Sanders holds a BA in Economics from Furman University and a JD from the Charleston School of Law (2012). Before joining the Law School in 2016, Dean Sanders was an Associate Attorney for Clawson & Staubes, LLC for 5 years.
Santanello, Maureen K	Assistant Director of Financial Aid	Provides information to the students for: student loans, the loan application process, scholarship opportunities, Veteran's Benefits, and loan repayment options. Responsible for the daily processing of Direct Loan Program. Along with the Director of Financial Aid – ensures compliance with regulations for all responsibilities.	Before joining the Law School in 2017, Ms. Santanello was a Systems Specialist with Queens University of Charlotte for six years
Silvis, Shera Lynn	Director of HR	Alongside the Associate Director of HR, the HR Director oversees the daily operations of the HR department. Provides leadership in the development, implementation, and administration of sound HR policies, procedures, and programs. In addition to her role as HR Director, Ms. Silvis serves as the Law School's Title IX Coordinator.	Before joining the Law School in April of 2007, Ms. Silvis worked for Cofield Law Firm where she was the HR manager and Senior Paralegal. Ms. Silvis holds a BA from the University of South Carolina, a degree in Paralegal Studies, a PHR certification, and a SHRM-CP.

Name	Job Title	Description of Duties	Qualifications
Silvis, Victor J	Director of Facilities Services	Provides overall management and supervision for the physical plant, procurement, and general services such as mail, janitorial, Security, and inventory control.	Before joining the Law School in 2015, Mr. Silvis owned and operated Coastline Construction for 20 years. In addition to being a licensed commercial and residential builder in NY, SC, and NC, Mr. Silvis worked for the NY School Authority and Mason Industries as a Project Manager. He holds a degree in Business Administration from Suffolk Community College.
Storey, John Brian	Instructional Technology Administrator	The primary function of this position is to manage, test, maintain, support, and repair all instructional technology hardware and software related to law school courses, hosted internal events, and hosted external events. Responsible for recording, editing, cataloging, uploading, and backing up all academic curriculum-related audio/video requests from faculty, staff, and students. Provides Tier I help desk support as needed to faculty, staff, students, alumni, and visitors.	Mr. Storey has a B.A. in History and has 15 years of experience in AV. Prior to joining the Law School, Mr. Storey freelanced for various companies, providing AV support.
Strubel Jr., John Gerald	Director of Marketing and Communications	Develops and facilitates effective external marketing and communication strategies. Oversees the branding, reputation, management, and public relations objectives through best practices messaging.	Mr. Strubel holds an MS in Organization Management with more than 25 years of experience in advertising placement, journalism, digital media, video, and photography. Before joining the Law School in 2021, Mr. Strubel was the Communication Director with The Church at LifePark.
Toomer, Monica	Administrative Coordinator	Responsible for providing administrative support and assistance to assigned faculty members ensuring the overall success in their teaching, grading, and exam/class preparation. The Administrative Assistant Coordinator must maintain accurate attendance records, act as a liaison between faculty and students, assist and coordinate faculty involved functions and organizations and complete various administrative duties as assigned. This position is also responsible for proctoring assessments and exams as assigned, and assisting in coordinating committee or organization events.	Ms. Toomer has an A.A.S. in Secretarial Science and has 9 years of administrative experience. Prior to her role at the Law School, Ms. Toomer was an Executive Assistant for the Anastopoulo Law Firm.
Turkewitz, Deborah C	Reference, Faculty Services, and Publications Librarian	Provides in-depth research assistance, support, management, and instruction to faculty, faculty research assistants, and staff.	Ms. Turkewitz holds an MLS from the University of South Carolina, a JD from State University of New York at Buffalo, and a BA from State University of New York at Geneseo. Before joining the Law School in 2018, Ms. Turkewitz was the Learning Services Manager at The Citadel, The Military College of SC.

Name	Job Title	Description of Duties	Qualifications
Withers, William Taylor	Facilities Manager	Reporting to the Director of Facility Services, this position assists in the daily operations of the Law School's facilities – including but not limited to preventative and reactive maintenance.	Mr. Withers holds a high school degree and has over eight years of experience in facilities maintenance

OFFICE LEASE AGREEMENT

**385 MEETING STREET
CHARLESTON, SC**

LANDLORD: **385 MEETING STREET, LLC
C/O CBRE, INC.
P. O. BOX 310
CHARLESTON, SOUTH CAROLINA 29402
200 MEETING STREET, SUITE 202 (29401)
(843) 577-0702**

TENANT: **The Charleston School of Law, LLC
385 Meeting St.
Charleston, SC 29403**

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OFFICE LEASE AGREEMENT SUMMARY

This Office Lease Agreement (the "Lease"), is effective as of the Effective Date set forth in Section 1 of the Summary of Basic Lease Information (the "Summary"), below, is made by and between 385 Meeting Street, LLC, (as "Landlord"), and The Charleston School of Law, LLC, ("Tenant"), and J. Edward Bell, III, ("Guarantor").

SUMMARY OF BASIC LEASE INFORMATION

TERMS OF LEASE	DESCRIPTION	
1. Effective Date:	January 1, 2022	
2. Premises: (Section 1).	Suites 100, 200 and 300 in 385 Meeting Street	
2.1 Building:	385 Meeting Street, Charleston, SC	
2.2 Premises:	Approximately 75,191 rentable square feet of space located on the first second and third floors of the Building, commonly known as Suites 100, 200 and 300.	
3. Lease Term (Section 2).		
3.1 Length or Term from Effective Date:	7 years and 8 months	
3.2 Rent Commencement Date:	January 1, 2022	
3.3 Lease Expiration Date:	August 31, 2029	
4. Base Rent (Section 4)		
Dates	No. of Months	Monthly Base Rent
1/1/22 – 2/28/22:	2	\$148,496.73
3/1/22 – 8/31/22:	6	\$152,948.94
9/1/22 – 2/28/23:	6	\$210,838.84
3/1/23 – 8/31/23:	6	\$215,425.28
9/1/23 – 12/31/23:	4	\$217,019.55
1/1/24 – 8/31/24:	8	\$210,409.49
9/1/24 – 8/31/25:	12	\$216,174.14
9/1/25 – 8/31/26:	12	\$222,126.74
9/1/26 – 8/31/27:	12	\$228,267.35
9/1/27 – 8/31/28:	12	\$234,533.27
9/1/28 – 8/31/29:	12	\$240,987.17



BOND RIDER

To be attached to and form a part of :

Bond No.: 10078150

Cross Ref Bond No : _____

Type of Bond: Nonpublic Postsecondary Institution Bond

Dated effective: August 28, 2018

Executed by: Charleston School of Law, LLC _____, as Principal,

And by: The Ohio Casualty Insurance Company _____, as Surety,

In favor of: South Carolina Commission of Higher Education

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to:

Changing: Name of Principal

From: Charleston School of Law, LLC

To: include Charleston School of Law, LLC, Charleston School of Law Foundation (EIN 20--0596694), AND Charleston School of Law Inc.

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective: March 12, 2024

Signed and Sealed on: March 12, 2024

Principal Name: Charleston School of Law, LLC

By: Jeli Craven

Surety Name: The Ohio Casualty Insurance Company

By: Debra Stewart
Debra Stewart

Agency Name: AssuredPartners

Agency Address: _____





This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8207392-974738

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Belinda Ferciot; Debra Stewart; Derek Zambino; Eugene A. Bartoli; George J. Karosa; Janine Krystofosky; Joann Kwiatkowski; Lisa B. Braen; Michael F. Cominsky; Michael Schendel; Reggie Jarvis

all of the city of Wilkes Barre, state of PA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 24th day of February, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 24th day of February, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 12 day of March, 2024.



By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Attachment 5

Total Credit Hours Required: 90

Curriculum by Year					
Course Name	Credit Hours	Course Name	Credit Hours	Course Name	Credit Hours
Year 1					
Fall		Spring		Summer	
Contracts I	3	Contracts II	3		
Property I	3	Property II	3		
Torts I	3	Torts II	3		
Legal Research, Analysis and Writing I	3	Legal Research, Analysis and Writing II	3		
Civil Procedure I	3	Civil Procedure II	3		
Academic Skills	1				
Total Semester Hours	16	Total Semester Hours	15	Total Semester Hours	
Year 2					
Fall		Spring		Summer	
Criminal Law	3	Constitutional Law II	3		
Criminal Procedure	3	Business Organizations	3		
Constitutional Law I	3	Professional Responsibility	3		
Evidence	4	Legal Skills	2		
Electives	1-3	Electives	1-5		
Total Semester Hours	13-16	Total Semester Hours	11-16	Total Semester Hours	

Course Name	Credit Hours	Course Name	Credit Hours	Course Name	Credit Hours
Year 3					
Fall		Spring		Summer	
Wills, Trusts & Estates	4	Sales	3		
Secured Transactions	3	Bar Preparation	3		
Electives	8-16	Electives	7-10		
Total Semester Hours	7-16	Total Semester Hours	6-16	Total Semester Hours	

Attachment #6

Total Credit Hours Required: 24

Curriculum by Year					
Course Name	Credit Hours	Course Name	Credit Hours	Course Name	Credit Hours
Year 1					
Fall		Spring		Summer	
Admiralty I	3	Admiralty II	3		
Admiralty electives	9	Admiralty Electives	9		
Total Semester Hours	12	Total Semester Hours	12	Total Semester Hours	