



Date: Monday, August 19, 2024, 4:30 pm
Spartanburg Community College, Dr. Benjamin Snoddy Boardroom

Subject: Minutes from The Enterprise Campus Authority Meeting

Attendees: Chairman Keller, Secretary Hill, Commissioner Fowler, Commissioner Kennedy, Commissioner Anderson, Commissioner Hamrick, Dr. Mikota, Mr. Burroughs, Dr. Satterfield, Ms. Hughes, Mrs. Walker, Mrs. Painter, Mrs. Harris, Vice Chairman Bell, Commissioner Sarratt, Commissioner King, Commissioner Radford, Mr. Burns, Dr. Obi, Ms. James

Absent: Commissioner Smith, Mr. Aughinbaugh, Commissioner O'Neill

I. Chairman Keller Called the meeting to order at 4:29pm.

II. ENTERPRISE CAMPUS AUTHORITY MINUTES

Chairman Keller presented the June 17, 2024, meeting minutes, which previously had been shared with the Members and asked if any Member had edits or questions. Hearing no amendments or objections, Chairman Keller asked for a motion to approve the minutes as written. Commissioner Bell motioned to approve the June 17, 2024, meeting minutes, Commissioner Anderson seconded the motion, and all voted aye.

III. CONSENT AGENDA

Chairman Keller presented the Consent Agenda Items, which previously had been shared with the Members and asked if any Member had edits or questions. Hearing no amendments or objections, Chairman Keller asked for a motion to approve the Consent Agenda Items as presented. Commissioner Fowler motioned to approve the Consent Agenda Items, Commissioner Sarratt seconded the motion, and all voted aye.

IV. ENTERPRISE CAMPUS UPDATE presented by Mr. Ethan Burroughs, VP Finance

Resolutions regarding the capital projects listed below

a. Smith/Fatz Property

- A contract to purchase the parcel was executed on May 7, 2024, for \$600,000
- An escrow deposit of \$10,000 was required by the contract and the remaining \$590,000 will be paid at closing and plus any required closing costs
- Closing is set for 4 pm on August 29, 2024
- Ethan Burroughs, VP of Finance, is authorized to sign all related closing documents required for the purchase of this property.

b. Hamrick Property

- A contract to purchase the parcel was executed on May 13, 2024, for \$1,317,234.78
- An escrow deposit of \$10,000 was required by the contract and the remaining \$1,307,234.78 will be paid

- at closing.
- Ethan Burroughs, VP of Finance, is authorized to sign all related closing documents required for the purchase of this property.
- Closing is set for 9 am on September 5, 2024
- c. Phase I - Cherokee Campus Spark Building
 - Authorize the college to submit an A-1 Phase 1 for a new Academic and Student Services building
 - The estimated cost of the building will be \$30,000,000 and \$300,000 will be used to begin design work
 - On August 5, 2024, SCC made a presentation to Cherokee County Council (CCC).
 - As part of the presentation, SCC informed CCC that they are in the process of purchasing twenty acres of land on the south portion of the campus for \$1,317,234.
 - This site will be the future location of a Cherokee Spark.
 - In addition to this capital outlay for the land, \$10,000,000 is available towards the construction of an economic development landing facility to be known as Cherokee Spark.
 - A total of \$11,317,234 has been provided to SCC from the S.C. State Budget Provisos.
 - CCC agreed to invest \$5,000,000 in the project over the next 2 years.
 - SCC hopes to apply for other funding opportunities to raise an additional \$1,500,000. T
 - This will bring the total project to approximately \$18,000,000.
 - The college will begin the design phase of this project based on these projections.
 - The plan is to build the facility so that additional space can be added over time based on demand.
 - A schematic rendering of the future Cherokee Spark was provided to CCC.

At this time the floor was open for questions. Commissioner Sarratt questioned how much per acre SCC was paying for the Hamrick property. Mr. Burroughs didn't have the exact number, but it was approximately 65,000+ an acre. Commissioner King asked for a reminder of what would be the use of the 20 acres. Per Mr. Burroughs this will be where the Cherokee Spark Center will be located. The floor was again open for questions, none were put forth.

Commissioner Hamrick motioned to accept the Resolutions. Commissioner Sarratt seconded the motion. All voted Aye. The motion passed unanimously.

Commissioner Hamrick wanted to clarify to the Commission that he is in no way related to the Hamrick family that is selling the property.

V. FINANCIAL REPORTS presented by Ms. Missy Hughes, Director, Finance

Downtown Campus

Income

County Allocation – \$382,073

Rent – \$85,367 – This income is from Viking Early College which has been renegotiated. Previously the budgeted amount was \$12,234.

Expenses

Operational, Parttime Payroll/Fringe, and FTE Payroll/Fringe - \$467,400

Cherokee County Campus

Income

County Allocation – \$732,698

There is also \$1.3M that Spartanburg Community College received from the State. A portion of these funds will be used to offset expenses at the Cherokee County Campus and the remainder will be used to for Academics at the Cherokee County Campus.

Expenses

Operational, Parttime Payroll/Fringe, and FTE Payroll/Fringe - \$957,593

Tyger River Campus

Income

County Allocation – \$382,902

Rent – \$44,745

Expenses

Operational, Parttime Payroll/Fringe, and FTE Payroll/Fringe - \$877,647

At this time the floor was opened for questions. None were put forth. Chairman Keller asked for a motion to approve the FY23-24 Financial Reports. Commissioner Bell motioned to approve the FY23-24 Financial Reports. Commissioner Fowler seconded the motion, and all voted aye.

VI. EXECUTIVE SESSION

At 4:42 Commissioner Keller motioned to enter into Executive Session. Commissioner Anderson seconded the motion and all voted Aye. For discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.

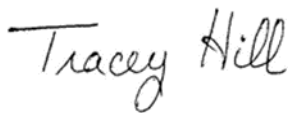
At 4:52 Commissioner Sarratt made the motion to adjourn back into Regular Session. Commissioner Anderson seconded the motion. All vote Aye.

Commissioner Sarratt made the motion to approve moving forward with the Due Diligence of the properties discussed in Executive Session. Commissioner Bell seconded the motion. All voted Aye. Motion passed unanimously.

VII. ADJOURN

Chairman Keller asked for a motion to Adjourn the meeting. Commissioner Fowler motioned to Adjourn. Commissioner Hill seconded the motion. All voted aye, and the meeting was Adjourned at 4:54 pm.

Respectfully Submitted by:

A handwritten signature in cursive script that reads "Tracey Hill". The signature is written in dark ink and is positioned above the typed name of the signatory.

Mrs. Tracey Hill, Secretary