

## COLUMBUS COUNTY BOARD OF COMMISSIONERS

Monday, January 31, 2005

6:00 P.M. WORKSHOP

The Honorable Columbus County Commissioners met on the above stated date and at the above stated time in the T-Building, Room 120, at Southeastern Community College, for the purpose of holding a workshop.

### COMMISSIONERS PRESENT:

Sammie Jacobs, **Chairman**  
 Kipling Godwin, **Vice Chairman**  
 Amon E. McKenzie  
 James E. Prevatte  
 Lynwood Norris

### APPOINTEES PRESENT:

Billy Joe Farmer, **County Manager**  
 James E. Hill, Jr., **County Attorney**  
 Darren L. Currie, **Assistant County Manager**  
 June B. Hall, **Clerk to Board**

### COMMISSIONERS ABSENT:

Bill Memory  
 David L. Dutton, Jr.

### APPOINTEE ABSENT:

Roxanne Coleman, **Finance Officer**

### OTHERS IN ATTENDANCE:

Dr. Matlock, President of Southeastern Community College  
 Beverlee Nance, Vice President of Continuing Education in Economic Development  
 Rhone Sasser, Chairman of Southeastern Community College Board of Trustees  
 Lonnie Fox, Vice President of Operations and Finance, Southeastern Community College  
 Thelma Mitchell, Interim Vice President of Curriculum Instruction  
 Julie Spivey, Vice President of Student Services

### MEETING CALLED TO ORDER:

At 6:00 P.M., Chairman Jacobs called the workshop to order and stated the purpose of this workshop was to receive a presentation by Dr. Matlock, President of Southeastern Community College, and Beverlee Nance, Vice President of Continuing Education in Economic Development.

### EVENING MEAL:

Dr. Matlock welcomed everyone in attendance and stated the meal would be served while it was hot. Rhone Sasser, Chairman of Columbus County Economic Development Commission Board of Trustees, delivered the invocation.

### PRESENTATION by DR. MATLOCK and BEVERLEE NANCE:

After the evening meal was served, Dr. Matlock delivered a Power Point presentation so entitled "Socioeconomic Benefits of Southeastern Community College". The presentation placed emphasis on the following:

1. Student benefits from their degree earned;
2. Return to taxpayers;
3. The significant role Southeastern Community College plays in the workforce;
4. Effects on the local economy;
5. The benefits of a robust local economy; **and**
6. The significant role a community college plays in opening new doors to meet the demands of local economic and workforce development needs.

Dr. Matlock introduced Beverlee Nance, Vice President of Continuing Education in Economic Development, and stated Ms. Nance would deliver the presentation on the Proposed Economic and Workforce Development Center.

### PROPOSED ECONOMIC and WORKFORCE DEVELOPMENT CENTER:

Ms. Nance stated the following relative to this proposal:

1. This presentation is for your consideration of the proposal that I will present;
2. We are very overcrowded at Southeastern Community College;
3. Our student registration and programs have steadily increased, but our space remains the same;
4. We are on the same one hundred (100) acres that we originally started on;
5. The Industrial Park offers a lot of opportunities for the future;
6. We have considered several avenues of expansion; **and**
7. If we could utilize the empty Shell Building at the Industrial Park, it would be the most economical way for us to expand.

Ms. Nance presented a well-prepared and informative Power Point Presentation so entitled "Proposed Economic and Workforce Development Center" with emphasis being placed on the following:

1. **Space Utilization of existing Shell Building:**

Biotechnology Training Center	3,086 Sq. Ft.
Biotechnology/Industrial Incubator	13,312 Sq. Ft.
Correctional Officer & Law Enforcement Training Center	5,215 Sq. Ft.
Health and Safety Training Center	6,572 Sq. Ft.
Entrepreneurial Incubator	2,254 Sq. Ft.
One Stop Center	4,508 Sq. Ft.
Technology/Public Access Center	1,387 Sq. Ft.
General Facilities	5,361 Sq. Ft.
Unassignable Space	3,805 Sq. Ft.

**Grand Total for Proposed Economic and Workforce Development Center: 45,500 Square Feet**

2. **Financial Plan to be Used to Accomplish Task:**

Capital Expense -	
Purchase of shell building (estimate)	\$600,000 - \$900,000
*Up-fit building and grounds (estimate)	\$3,185,000
Total (estimate)	\$3,785,000 - \$4,085,000
College Funds that may be applied to this Project (bond money)-	\$800,000 - \$850,000
Capital funds needed for this project-	\$2,935,000 - \$3,285,000
Current Expense -	
Annual operational cost (utilities, maintenance, housekeeping, etc.)	\$102,233
Annual savings (This will be as a result of no longer renting the WorkForce Prep Center (\$1,300/month x 12))	\$15,000
Total additional current expense (estimate)	\$86,723

\*Estimated cost for existing building up-fit by BMS Architects - \$70/sq.ft (average)

3. If this proposal is accepted, we will be able to free up much-needed classroom space;
4. We will be able to place like programs together under the same roof which will be more cost effective;
5. We can expand our curriculum for our students which is always needed; **and**
6. This is a 2 + 2 Program for both - Columbus County and Southeastern Community College.

Rhone Sasser, Chairman of Southeastern Community College Board of Trustees, stated the following:

1. The Shell Building has been vacant for a long time with no immediate prospects by industrial clients for its purchase;
2. Columbus County has been paying interest on this building in the amount of forty thousand and 00/100 (\$40,000.00) dollars annually;
3. The cost for the operation of this building would be eighty-six thousand seven hundred twenty-three and 00/100 (\$86,723.00) dollars, which would equate to forty-six thousand

seven hundred twenty-three and 00/100 (\$46,723.00) more than what the County is paying for the interest on this building annually;

4. We have been assured by our local Legislators that they will fight very hard to seek the necessary funding to make this project happen; **and**
5. If, for some reason, this project cannot go forward, you will kept well informed on the status at all times.

Lonnie Fox, Vice President of Operations and Finance, stated the following:

1. We received \$6.8 million in bond money;
2. We were forced to used one half (½) of this bond money to update our buildings for our accreditation when we experienced budget cuts from the County beginning in 2001;
3. Due to the budget cuts from the County, we have been forced to utilize all our available monetary means to meet the standard requirements; **and**
4. If, for some reason, the full amount of funding that is needed for this project is not received, we would have to come back to the Board.

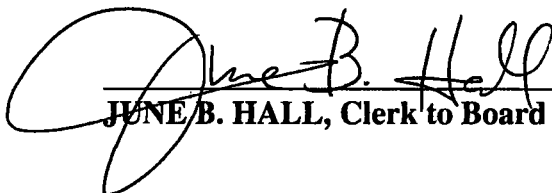
Dr. Matlock stated she was requesting the Board of County Commissioners to approve the concept of this proposal and needed a letter of endorsement, and, in addition, she needed the approval of the additional operating expenses if the project materialized. We will need this letter of endorsement the second week of February in order to allow us the get the necessary information to our local legislators.

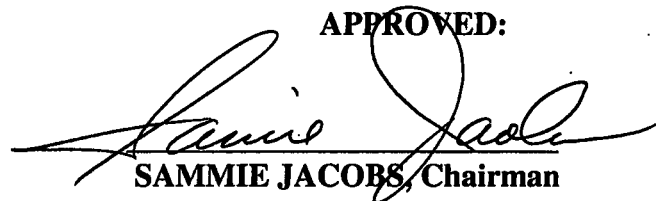
After discussion was conducted among the members in attendance, it was the general consensus of the Board to place an item on the February 08, 2005 Agenda for discussion for the monetary amount needed, and for the approval of the letter of endorsement for this proposal, as has been requested from the Board.

**WORKSHOP CLOSED:**

At 8:09 P.M., Chairman Jacobs stated the Workshop was closed.

**APPROVED:**

  
 JUNE B. HALL, Clerk to Board

  
 SAMMIE JACOBS, Chairman

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