BHSPC
Behavioral Health Services of Pickens County
...where change begins

BOARD MEETING MINUTES
MAY 14, 2025

The Board of Behavioral Health Services of Pickens County held its monthly meeting on Wednesday, May 14, 2025 in the Board Room at the new agency location at 208 East 1st Ave., Easley, South Carolina. All attendants were in-person.

Item I. <u>Call to Order.</u> Ernie Dandeneau, Chairman, called the meeting to order, and established that a quorum of voting members was present. There was no indication of any changes that needed to be made in the agenda or anyone present for public input. Executive Director, Angela Farmer, was out of town and Susanna Deming, Director of Operations, provided the agency reports in her absence.

Item II. <u>Approval and Adoption of April 9, 2025 Minutes.</u> Ernie Dandeneau asked if there were any changes or corrections to the April 9, 2025 minutes. Tobias Vogel made a motion to approve and adopt the minutes from the April 9, 2025 meeting as presented. Pam Winters seconded the motion. The motion carried unanimously.

Item III. <u>Pickens Properties Update.</u>

A. Lease Proposal of 303 East Main Street, Pickens. There was a 30-year-owner-financing lease proposal submitted through Keller Williams Realtor, Tim Elder, for the building located at 303 East Main Street, Pickens. Discussion indicated that the Board was not in favor of considering this lease proposal. Ernie Dandeneau stated that he and Tobias Vogel met with Angela Farmer earlier this week to discuss pausing the activities of the Building Committee and to not consider any lease proposals, as ongoing property management is not in alignment with the mission of the agency. Mr. Dandeneau stated that Angela Farmer would be in charge of the sale of the Pickens properties and would ask the committee for assistance as needed. Douglas Clamp made a motion to not consider the 30-year-owner-financing lease proposal or any future lease proposals. Pam Winters seconded the motion. The motion carried unanimously. Discussion ensued regarding Board Member roles and the responsibilities of a governing board as opposed to an advisory board. Susanna Deming stated that the relationship between the Board and Executive Director should be a collaborative effort. Pam Winters stated that she felt like there was a severe break-down in communication regarding the air quality test authorized by the Building Committee, but did not feel there was any intent of wrong doing. She also stated that she felt that email was not the best method of communication and decision making in these situations. Susanna Deming stated that Angela Farmer had emailed out some suggestions for communication between meetings that the Board could consider in discussion. Tobias Vogel stated that he was aware of the air quality test, but did not know the agency would be responsible for paying for the test and whether the vendor was properly certified to test commercial properties. Ernie

Dandeneau reported that the air quality test results were negative with no issues indicated. Jessica Merrill stated that Tim Elder intended to recommend to the Board to reject the 30-year-owner-financial lease, but to counter offer with a 5-year lease with balloon option. After discussion, Doug made a motion to reject the 30-year-owner-financing lease offer, with no counter offer. Mary Babb seconded. The motion carried unanimously.

Ownership of the two parking spaces behind the 303 East Main Street, Pickens property is being researched. When Attorney Redmond Coyle owned the building and operated his law practice in the building, he utilized the two parking spaces directly behind the building. When Behavioral Health Services purchased the building, the owner of The Burning Brick claimed ownership of the spaces and has utilized them since. The tax maps indicate that ownership belongs to the Burning Brick, but more research with the assistance of a real estate lawyer needs to be done to officially determine ownership.

B. Sale of Craig Building at 309 East Main Street, Pickens – Building Committee. The following is to document the course of events and vote regarding the sale of the property at 309 East Main Street, Pickens that transpired since the last Board Meeting on April 9, 2025. On April 10, 2025, Blake Alquire emailed Angela Farmer to inform her that the potential buyer, who previously made an offer to purchase the property at 309 East Main Street, had submitted a counter offer after their initial offer was rejected by the Board. Angela Famer responded to Mr. Alquire letting him know that the Board had voted to hire another realtor in the Board Meeting the day before. Mr. Alquire responded that EXP Realty would still be owed the 6% listing commission, as this offer was submitted while he was still the contracted realtor. In an email to Blake Alquire from Angela Farmer on April 14, 2025, she indicated that the Board had voted to accept the offer from Keystone Properties for purchase of the Craig Building located at 309 East Main Street, Pickens and that after consultation with Attorney Kelly Jolley, felt the commission should go to Mr. Alquire. Tim Elder with Keller Williams Realty feels that he is owed commission since he is now the contracted realtor. The vote to accept the offer was conducted via email. Tobias Vogel made a motion via email to all Board Members to accept the offer that was submitted through Blake Alguire from Keystone Properties for the purchase of the Craig Building, located at 309 East Main Street, Pickens and continue with the closing with Mr. Alguire as the realtor and to inform Mr. Elder that if he feels commission is owed to him that he pursues that with Mr. Alguire directly, as Attorney Kelly Jolley indicated in her email. Douglas Clamp seconded the motion via email. Via email, the following Board Members voted in favor: Liz Rampy, Tracie Freeman, Mary Babb and Ernie Dandeneau. Via email, the following Board Members voted not in favor: Pam Winters, Jessica Merrill and Rhonda Billingsley. The motion carried by majority vote.

A contract has been signed by the Keystone Properties and Angela Farmer for the sale of the property at 309 East Main Street, Pickens. The buyer has submitted a binder and is conducting due diligence inspections. Tobias Vogel reported that there is a discrepancy in the square footage of the Craig Building. The tax maps indicate there is 11,000 square feet, while the most recent appraisal from the Sagepoint Valuation, Inc. reflects there is 9500 square feet and now the buyer estimates there is only 8000 square feet.

Item IV. Financial Report. Angela Famer referred to Carly Davidson, Director of Financial Services, for an overview of the Financial Report for March 2025 and the Profit and Loss Statement for the period covering July 2024 through March 2025. Ms. Davidson reported that the financial reports presented represent the end of the quarter. She reviewed the most salient points of the reports, including the overage in budget area #9001, which includes expenses relative to the new building. The Profit and Loss Statement indicates approximately $499K deficit, but does not include the Mini-Bottle (or Excise) tax that are due to be received anytime. These funds are projected to amount to about $350K. The financial report was accepted as information, pending the audit.

Item V. Program Report. Susanna Deming referred to the Program Report for April 2025. The decrease reflected on this report is slightly less than last month, with 8.21% decrease indicated in Total Clients Served, as compared to one year ago. Although there is a decrease overall, most program areas increased in total clients admitted. The ADSAP Outpatient program reflected 21 less admitted. Decreases in ADSAP enrollments is a statewide trend, which is being monitored. The LEC program has picked up enrollment in the last few weeks and is currently serving about 50 clients. The facility transition to Easley slowed the numbers a bit, but they seem to be rebounding nicely. The addition of the on-site drug screen testing lab is expected to be a catalyst to increase enrollment numbers. Ms. Farmer and Susanna Deming will continue to monitor the activities reported on the Program Report. The report was accepted as information.

Item VI. New Facility Report. Susanna Deming reported that the janitorial sub-contractors quit when Angela Farmer and Roslyn Holcombe requested a meeting with the janitorial contractor to discuss their poor performance. Another contractor was secured through the janitorial contractor. The new crew started Monday. There has already been a noticeable positive difference in the cleanliness of the facility. The door locks are now working on all the doors, after having to order parts three times for the double doors to the right of the receptionist offices on the main floor and the bottom floor. The building is now fully secure. Clients report enjoying the new facility. The process continues to get the Pickens facility DPH approved as a satellite location. Angela Farmer met with the DHEC inspector at the facility on Monday this week. A few minor maintenance issues were discovered that were corrected by the agency's maintenance contractors yesterday. Photographs of the corrections will be forwarded to the inspector, who indicated that if the corrections were made quickly, there would no need for a re-inspection.

Item VII. LLR Non-Dispensing Pharmacy Permit Renewal. Susanna Deming reported that the Non-Dispensing Pharmacy Permit, which was just obtained, is due for renewal with LLR (Labor Licensing Regulations) by June 1, 2025. The renewal application, along with applicable fees, has been submitted.

Item VIII. Old Business.

A. Legislative Update. Susanna Deming reported that the S2 legislation passed. This legislation created the department of Behavioral and Public Health, which will encompass DAODAS, Mental Health, Department of Disabilities and Special Needs and the Public Health portion of DHEC. The Director of this agency will be appointed by the Governor. Explain funding increases for next year: $6 mil approved DAODAS, $2.5 mil HOP $1 mil more than last year, includes 2% increase for employee compensation. Ms. Farmer will keep the Board updated on any legislative issues impacting the agency.

B. Research Project. Susanna Deming reported that the Research staff has been working with a professional videographer to create an information video regarding the Research projects that will be distributed via social media, as well as linked to BHSPC's website. Recruiting for the methamphetamine and vaping studies has increased recently. The building at 318 E. Main Street, Pickens is now set up independently with communication, internet, security systems and networks with the same vendors as utilized at the Easley location. Ms. Farmer will keep the Board updated on the research projects.

Item XII. New Business. Susanna Deming reported that a few staff members were at the Pickens Buildings on Wednesday last week for an Indoor Yard Sale, in an effort to clear some of the furniture left in the building. The sale cleared over $700. Home with a Heart picked up some of the furniture after the Yard Sale. Family Promise will be taking some of the bookshelves left in the building for a clothing closet at their facility, which will be available to BHSPC clients. The buildings should be mostly cleared soon.

Pam Winters asked bout FY'26 budget and when it was approved, as she wants to better understand her responsibilities of being a new member of the Finance Committee. The FY'26 budget was a part of the County Plan, which was presented and approved in the last meeting. The Board provides oversight and isn't tasked with actually creating the budget. Financial Reports are presented at each Board Meeting and the audits ensure compliance with all financial operating requirements and regulations. Susanna Deming stated that Angie Farmer could provide more information regarding the budgets.

A final DPH (Department of Public Health) inspection of the Pickens satellite location is scheduled for Tuesday, June 10, 2025. Everything is in order for the inspection.

Item XIII. Adjournment. There being no further regular business, Douglas Clamp made a motion to adjourn the regular meeting and call the Board into Executive Session, per the request of Jessica Merrill. Tracie Freeman seconded. The motion carried unanimously. Staff were dismissed and the Board entered into Executive Session.

Item XIV. Executive Session. The Board entered Executive Session for the purpose of discussing Board communication, strategies, and the Building Committee. After full discussion, Recording Secretary, Roslyn Holcombe, was asked to re-enter the Board Room to record the business of the Executive Session. Mary Babb made a motion to adjourn the Executive Session and reconvene into regular meeting. Pam Winters seconded the motion. The motion carried unanimously. Douglas Clamp made a motion that the Building Committee be returned to operative status and that any time-sensitive decisions requiring a Board vote, which cannot wait until the next scheduled Board Meeting, that a special meeting be called and that those members unable to join the in-person meeting, be allowed to join the meeting and vote via live stream (i.e., Zoom), with no other electronic options for voting considered acceptable. Mary Babb seconded the motion. The motion carried unanimously.

With no further business to discuss, Mary Babb made a motion to adjourn the meeting. Douglas Clamp seconded. The motion carried unanimously.

The next meeting is scheduled for June 11, 2025.

Respectfully submitted,

Roslyn Holcombe

Roslyn Holcombe
Recording Secretary

Members Present In Person:
Ernie Dandeneau, Chairman
Tobias Vogel, Vice-Chairman
Douglas Clamp, Treasurer
Mary Babb, Secretary
Rhonda Billingsley
Tracie Freeman
Jessica Merrill
Pamela Winters

Members Excused:
Liz Rampy

Others Present:
Susanna Deming
Carly Davidson
Roslyn Holcombe