



BHSPC

***Behavioral Health Services
of Pickens County***

...where change begins

CALLED BOARD MEETING MINUTES JULY 7, 2025

The Board of Behavioral Health Services of Pickens County held a called meeting on Monday, July 7, 2025 at 5:00 p.m., in-person participants in the Board Room at the agency location at 208 East 1st Ave., Easley, South Carolina and all others joining electronically via ZOOM.

Item I. Call to Order. Pam Winters, Vice-Chairman, called the meeting to order, and established that a quorum of voting members was present, either in-person or via ZOOM.

Item II. Public Input. There was no one present for public input.

Item III. Approval and Adoption of July 7, 2025 Agenda. There were no changes to the agenda indicated.

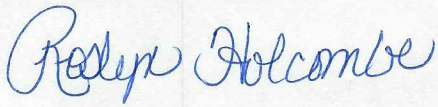
Item IV. Offer for 311 East Main Street, Pickens Property. Jessica Merrill reported on behalf of the Building Committee that an offer to purchase had been submitted for the property located at 311 East Main Street, Pickens for \$340,000. The building is listed for \$400,000. Ms. Merrill stated that her research revealed that the average market price for commercial property is about \$80 per square foot and the \$340,000 offer would be about \$77 per square foot. There are no similar buildings on the market in the area that would be a good comparison, other than the agency's other property located at 303 East Main Street, Pickens. The Building Committee met on Sunday, July 6, 2025 and discussed a recommendation for a counter offer. The Building Committee's recommendation for a counter offer is \$370,000. Tim Elder, Real Estate Agent, agreed that \$370,000 seemed like a reasonable counter offer. Pam Winters stated that the offer came from the Fork and Plow Restaurant in Greenville, which is a farm-to-table style restaurant. The restaurant is looking to expand operations to Pickens. It is projected that renovations would be extensive, possibly exceeding the purchase price of the building, in order to upfit the property for a restaurant. The restaurant would be a great addition to the downtown Pickens atmosphere. Ms. Winters explained that the offer includes a due diligence period of up to 90-days, and closing within 30 days post diligence period. Ms. Winters also stated that the records revealed that the agency purchased the building in 1997 for \$119,000 and had utilized the space for services until the agency relocated to Easley. After some discussion, Ernie Dandeneau made a motion to counter offer at \$370,000 and give Angela Farmer, Executive Director, the authority to negotiate down to \$355,000 without further approval from the Board. Douglas Clamp seconded. The motion carried unanimously.

Item XVI. Adjournment. There being no further regular business, Douglas Clamp made a motion to adjourn. Ernie Dandeneau seconded. The motion carried unanimously.

Item XVII. Executive Session. There was no indication of a need for Executive Session.

The next meeting is scheduled for August 13, 2025.

Respectfully submitted,



Roslyn Holcombe
Recording Secretary

Members Present In-Person:

Pam Winters, Vice-Chairman
Douglas Clamp, Treasurer
Mary Babb, Secretary
Ernie Dandeneau

Members Present Via Zoom:

Rhonda Billingsley
Tracie Freeman
Jessica Merrill
Liz Rampy

Others Present:

Angela Farmer
Carly Davidson
Roslyn Holcombe

Members Excused:

Tobias Vogel, Chairman