



Board Meeting Agenda

Date & Time: Thursday, June 25, 2020 at 5:00 PM

Location:

Zoom Virtual Meeting

(<https://zoom.us/j/92283675584?pwd=ZlVhbzIUMUIlUjJWMkI3cm5YSWVnQT09>)

Phone: +1 929 205 6099

Meeting ID: 922 8367 5584

Password: 623453

- I. Call to Order/Welcome (Stephen Wilson)
Motion: Special Meeting to address building purchase
5:06 pm meeting called

- II. Board Member Attendance Roll Call
 - a. Stephen Wilson- Present
 - b. Jodi Zeis - Present
 - c. Michelle Crane – Present
 - d. Jonathan Pace – Present
 - e. Julie Johnson - Present
 - f. Beckye Barnes – Present
 - g. Demetria Pollard – Present
 - h. Sara Arnett –Present
 - i. Chad Davis - Present

- III. Other attendees
 - a. Traci Bryant-Riches
 - b. Melissa Rabon, Executive Director, PACE Academy

- IV. Update from Traci:
 - a. Toured Value City Building on 1801 Faust St, Columbia, SC
 - b. Another group is looking at the building
 - c. Need to get Letter of Interest approved tonight



- d. This gives us 150 days due diligence
 - e. Then 60 days
 - f. Suggests writing contract to state based on finances coming available
 - g. Seller is asking \$1,700,000. Torrie Rush suggests we offer \$1,300,000
 - h. Asking to limit earnest money to \$2500
- V. Stephen Wilson asks for any questions from the board members or reservations
- VI. Jodie Zeis motions that letter of interest be submitted; Beckye Barnes seconds motion.
- VII. Vote for Submission of Letter of Interest:
- a. Stephen Wilson- yes
 - b. Jodi Zeis - yes
 - c. Michelle Crane – yes
 - d. Jonathan Pace – yes
 - e. Julie Johnson - yes
 - f. Beckye Barnes – yes
 - g. Demetria Pollard – yes
 - h. Sara Arnett –yes
 - i. Chad Davis – yes
- VIII. Motion carries to submit a letter of intent to purchase 1801 Faust St, Columbia, SC for \$1,300,000 with a request of \$2500 earnest money.
- IX. Discussion continues about the real estate market being very hot and that perhaps we need to come in at full price. Traci Bryant-Riches suggests that terms be added to the approval of the submission that Stephen Wilson, Board Chair, is able to negotiate up to the full asking price of \$1,700,000.
- X. Jodie Zeis motions that we vote on the terms to be added to the contract. Demetria Pollard seconds the motion.
- XI. Vote to add terms:
- a. Stephen Wilson- yes
 - b. Jodi Zeis - yes
 - c. Michelle Crane – yes



- d. Jonathan Pace – yes
 - e. Julie Johnson - yes
 - f. Beckye Barnes – yes
 - g. Demetria Pollard – yes
 - h. Sara Arnett –yes
 - i. Chad Davis – yes
- XII. Julie Johnson suggests the realtor ask for right of first refusal and that we have opportunity to match or better the offer within 48 hours with legitimate confirm.
- XIII. Michelle Crane motions that to accept the terms for the right of first refusak and the request to match or better the offer with in 48 hours with legitimate confirm to the terms of the contract. Stephen Wilson seconds the motion.
- XIV. Roll call to vote on addition of terms to offer.
- a. Stephen Wilson- yes
 - b. Jodi Zeis - yes
 - c. Michelle Crane – yes
 - d. Jonathan Pace – yes
 - e. Julie Johnson - yes
 - f. Beckye Barnes – yes
 - g. Demetria Pollard – yes
 - h. Sara Arnett –yes
 - i. Chad Davis – yes
- XV. Motion carries.
- XVI. Melissa Rabon motions to adjourn the meeting. Michelle Crane seconds the motion.
- XVII. Meeting adjourned at 5:26 p.m.

Meeting minutes kept by Michelle Crane, Board Secretary.

