



SOUTH CAROLINA STATE FIREFIGHTERS' ASSOCIATION

**Executive Committee Minutes
Special Called TEAMS Meeting
February 27, 2025**

To discuss the property at 3670 Fernandina Road:

Attendance:

President Arant, Pierce Womack, Kevin Henson, Malcolm Burns, John Bowers, Terry Sheriff, Brad Kavetski, Billy Barnes

Absent:

Ross Vezin, Mike Norket, Jason Dennis,

Staff: Director Helms, Deputy Director Lewis

ROI: Sherri Burriss, Jonah Burriss

On February 27, 2025, at 3:07pm President Arant called to order a Special Called Meeting via Teams.

The meeting to discuss a new property that was coming onto the market located at 3670 Fernandina Road (Dick Smith Nissan & Dick Smith Infinity). Executive

Director Helms provided some general information and then turned the discussion over to representatives from ROI Commercial, Sherri Burriss and Jonah Burriss. Jonah, through Teams, shared some initial documents showing the property that he was able to gather and advised that the property had not yet been listed/advertised. He also shared the below information:

He was advised by the selling broker that the asking price for both properties was \$5,050,000.

He broke down the pricing as follows:

Nissan Dick Smith at \$3.5 million

- Showroom and body shop: 26,000 sq ft
- Lot size: 5.07 Acres

Infinity Dealership at 1.5 million

- Showroom: 7,500 sq ft
- Lot size: 1.69 Acres

Dick Smith is relocating just up the road.

Helms asked for ROI to confirm the total listing price because the numbers were off.

He explained the adjustments to the property due to the I-26 expansion project, which will impact the entrance off Fernandina Road.

If the association is interested, we should move quickly. We can always dig into more specifics during due diligence period of the contract.

After ROI's presentation and answering a few questions, they were released from the call to allow EC discussion.

President Arant asked for discussion input from the executive committee.

- Malcolm Burns - liked the property/location and was interested in presenting a contract; offering that if we discovered issues/concerns during the due diligence period we weren't locked in.
- John Bowers - agreed that signing a contract wouldn't prevent us withdrawing offer during due diligence period, we wouldn't lose anything.
- Kevin Henson - I have questions. Need to be able to look at property, what is the plan for the property given it would be a renovation. Also, felt little rushed but understood that's real estate.
- President Arant - if there was something we didn't like we could very easily pull away.
- John Bowers - brought up layout and that other properties we have looked at were more suited for our general use, office space. Would want to conduct walkthrough to see if it would suit our immediate needs and what would it take to renovate to our overall needs.
- President Arant - we wouldn't do anything until a walkthrough.
- Pierce Womack - my holdout is to know what the historical committee's plan for museum would be. During his time on executive committee hasn't seen anything on the museum for staffing, funding, long term stuff. We have discussed it but haven't really seen a plan on anything but if there is please provide to me.
- President Arant - we've mentioned several avenues and routes to potentially take but nothing has come to fruition. Funding from State probably not going to happen
- Pierce Womack – where is that coming from, funding not coming from State
- President Arant – need to have a building first compared to just asking for money first, would look better if in possession of building before asking for money
- John Bowers - agreed with President Arant and that didn't know if we could ask State for money for a museum and then bring in an office building. Discussed previous options of locations and having main office at one location and museum at another but ideally thought it best to be in one location. Would rather secure a location and then develop a plan that we could present to whomever at the State.
- Pierce Womack – only discussion and not been any answers. What developed from the location next to state museum, never heard anything and same thing at State Fire. Concerned with long term spending this is a large amount of money, not prepared for that and setup for that. Don't have a good solid plan of what we're doing today and those day-to-day operations, not ready for something this big yet.
- **Malcolm Burns - made a motion to enter or provide a letter of intent to seller of interest in property and we schedule a walkthrough next week to see the viability of it.**
- Malcolm Burns - Don't think we can afford to wait long. Hear concerns but conversations committee has had for several years and isn't something new.

- President Arant - asked for second
- **John Bowers – seconded**
- President Arant – moved into discussion period
- Terry Sheriff – asked if letter of intent rather than contract would not put out any money if backed out
- Executive Director Helms – confirmed that was correct but also we wouldn't be out of any money if we had a signed contract and backed out during due diligence period
- John Bowers – I see no downside of signing contract
- Executive Director Helms – confirmed Bowers statement
- **Malcolm Burns – offered to amend his motion to change from a letter of intent to signing a contract instead**
- President Arant – asked for second
- **John Bowers – seconded**
- President Arant – discussion
- Billy Barnes – question what is actual intent? Look at both properties, or just one
- Malcom Burns – confirmed contract for both properties
- Brick Lewis – spoke with Sherri Burriss and she advised that we could sign a contract for properties separately or as one. Waiting on confirmation of total sale price for both properties
- Kevin Henson – what's estimated inspection costs
- Executive Director Helms – mentioned previous inspection figures of \$15K-\$20k depending on property. Wouldn't have an estimate until someone could look at property, but have been budgeting \$50k since process started
- Brick Lewis – Jonah Burriss just contacted and provided correction on asking price. \$5.5 million and only selling as one property, not splitting it up. This price and how properties being sold were not what they originally provided Jonah
- **Malcolm Burns – withdrew his motion (any/all)**
- Executive Director Helms – we moved to have this meeting quickly based off what we were originally provided \$3.5 million for Nissan property and 1.5 million for Infinity property. This was reason coming to you today
- John Bowers – agrees with Malcolm
- Kevin Henson – suggested creating non-negotiables at least when it comes to property, identifying if it even fits the scope of what we're trying to do, hard points where we have to say yes, we have to say no
- President Arant – these discussions were had under President Caggiano or Holzheimer of what direction / bullet points. During our fall retreat in mountains, we discussed some of the needs; meeting room, enough space for potential museum, parking; the hard things were looking for at the time and that changes over the years with new committee members. Maybe should revisit what we're looking for
- Kevin Henson – have perfect opportunity in 10 days (strategic planning workshop) to put it down (document) for now or later
- *Executive Director Helms – wanted confirmation that we were not going to proceed with this property*
- President Arant – confirmed to not proceed
- Pierce Womack – motion to adjourn
- Kevin Henson – seconded

Adjourned 4:35