

**Josh Kay****From:** Ernie Segars [esegars@co.laurens.sc.us]**Sent:** Tuesday, February 19, 2008 10:06 AM**To:** Dr. John V. Griffith**Cc:** Josh Kay**Subject:** RE: Frampton Hall

Dr. Griffith- Thank you for the information that you shared with us last week. I have looked at the documents and it appears that this is a very viable project. I have some concerns about the college's time line and the county's ability to respond to the request in an appropriate matter. My issue is this-

I assume that when you present the proposal to the PC Board of Trustees that you would prefer to have a commitment from the county and the city towards the purchase of the building. I certainly appreciate the city's willingness and ability to participate in this project. Unfortunately, I cannot make that commitment from the county without further discussions with County Council and an indication as to whether a majority will support the project. County Council has only one meeting scheduled between this date and the end of the month ( on Feb. 26) and this will be the only opportunity that I will have to discuss this project with Council before the date of PC's board meeting.

I propose the following- Let me take this issue to County Council in Executive Session on Feb. 26 and present to Council the information that has been collected so far, which is:

- 1.) The county's bond attorneys have advised that the project is possible, with a number of funding plans available.
- 2.) The project offers the opportunity for economic growth, through the hiring of additional faculty members who will live in the county and the possibilities of further economic growth with the Genetic Center in Greenwood and major medical facilities located in Greenville, Spartanburg and Greenwood.
- 3.) Neighboring counties have expressed an interest in the project and the pharmacy school will likely be located some where in the Upstate. It is the college's preference to locate the facility in Clinton, but other options may be available.
- 4.) The advantages of bring a professional school to Laurens County and the City of Clinton would bode well for future economic development as the county seeks to diversify its economy and to garner the interest of young professionals who would move here with other economic expansion.

I do not want to move this project too quickly, but I also do not want to make a commitment to the college and to the City of Clinton that the county cannot keep. I believe at this point that the county's maximum investment in the project will be \$500,000.

If we proceed with a discussion in Executive Session on Feb. 26, the following would be very helpful:

- 1.) Any updated report of economic benefits that would result from this project. We received some information on this earlier, but any updates or expansion of that list will be helpful.
- 2.) Do you have any information on a similar project involving public agencies and private institutions in South Carolina? I know that the City of Columbia has worked with the University of South Carolina on capital projects, but this situation is a little different.

I don't know whether we are at a point yet where we need a presentation from you and other college representatives. Also, if I do not have a clear understanding of the college's needs and time line, please let me know. The county can use all the time available, but, again, I do not want the college to make a decision based on the uncertainties that exist now.

I will be in all week if you need to get in touch with me. My office number is 984-5484 and my cell is 876-

6/24/2009

**8096-A-0016**

0027

Thanks-

Ernie Segars  
Laurens County Administrator

-----Original Message-----

**From:** Dr. John V. Griffith [mailto:griffith@presby.edu]  
**Sent:** Wednesday, February 06, 2008 5:35 PM  
**To:** 'Ernie Segars'  
**Subject:** FW: Frampton Hall

**From:** Dr. John V. Griffith [mailto:griffith@presby.edu]  
**Sent:** Wednesday, February 06, 2008 5:34 PM  
**To:** jkay@ci.clinton.sc.us; 'eseagars@co.laurens.sc.us'  
**Cc:** 'mmsgall@presby.edu'  
**Subject:** Frampton Hall

Dear Josh and Ernie,

Today I spoke with Bud Nalley, chair of the finance committee, of Presbyterian Homes of South Carolina. This conversation was held with the assumption of strict confidentiality. I told him that you would be in contact with him and Kathy Ligon, President of the Home, regarding the negotiations for Frampton Hall. This was agreed to by Josh and me in a telephone conversation several weeks ago. I would like to speak with you about this matter before you make contact. He would like to speak with you before the decision is made on this project. I told him that this is a competitive situation. He understands.

Also, our attorneys are drafting a concept for your review. We'll have a document in your hands next week. Morris Galloway will get a copy to you. Our Board will make the decision on the pharmacy school on February 27. If it is a yes, we will want to move forward with negotiations as rapidly as possible.  
Best regards, John Griffith

**Josh Kay**

**From:** Bob Staton [restaton@mail.presby.edu]  
**Sent:** Friday, February 22, 2008 9:31 AM  
**To:** Josh Kay  
**Cc:** Dr. John V. Griffith  
**Subject:** FW: Pharmacy info  
**Attachments:** Pharmacy Outline2.doc; Pharmacy School Economic Impact Estimate.xls

Josh

This is a copy of info we have send to Ernie  
 Let me know if you have any questions  
 Bob

Ernie

Enclosed are 3 items on the economic impact of a pharmacy school (two of the items are also attached). After you have had a chance to review, let me know if there is other information that would be helpful. You can email me or call me (803-331-8288-cell)

**I. This is a listing of facts regarding the proposed pharmacy school that we have developed based on our proposed model.**

PC School of Pharmacy

- Why are we considering a Pharmacy School at PC?
  - Nationwide shortage of pharmacist
  - Nationwide shortage of seats in pharmacy schools in the US
  - Pharmacy plays to strengths of PC
    - Reputation in the sciences
    - Credo of service to others
  - Brings attention and distinction to PC and our region which will benefit Clinton.
  
- What is a pharmacy school?
  - 4 year program that awards a Pharm D degree
  - Requires a minimum of 2 years of undergraduate study before admission
  - Generally a minimum of 50% of pharmacy students have a 4 year degree.
  
- What do you have to do to establish a pharmacy school?
  - Accredited by various governing agencies
  - Attract and hire a dean, administration and faculty
  - Determine a location (outside of current campus) that supports the school and its students and faculty:
    - Clinton
    - Greenwood
    - Greenville
  - Acquire or develop a facility that will provide 3 large classrooms (75 people) and 3 labs
  - Develop curriculum

- What is the time frame for establish a pharmacy school
  - It would take 2 years to develop curriculum, obtained approvals from accrediting bodies and hire faculty and staff.
  - PC's schedule is to take this to its Board of Trustees in late February 2008 for a decision.
  - If the decision is yes, we would move immediately into the development of the school and program with the first class to enroll in the fall of 2010.
  
- Economic impact of creating a pharmacy school: new people (330 to 500 a core of which (30-35 will be highly paid).
  - Dean and Administrators will be paid in excess of \$125,000 and there will be 5 in this category
  - When fully staffed there will be 25 faculty in the pharmacy school with an average salary of between 90,000 and 100,000.
  - When the first class enters payroll will be \$1.5 million and when the first class graduates the payroll will be in excess of \$3.8 millions
  - In the school's 6<sup>th</sup> year of operation payroll will be in excess of \$6.0 million
  - The total expenditures of the pharmacy school is approximately \$4.1 million in 2010-11 and will rise to \$9.4 million by 2015-16
  - It is anticipated that the initial class in the school will be 75 students, with a total student body of 300.
    - Many of these students have completed college
    - Many are married and have families
    - Residential space will be needed
    - These students will be spending within the community

## II. Economic impact for the next 6 years as estimated by Norman Scarborough

### Estimated Economic Impact

PC Pharmacy

2008-2013

A Six Year Forecast

Category	Economic Impact	Employment Impact
Faculty and Staff Spending*	\$ 5,892,046	39
Visitors' Spending	461,779	61
Students' Spending**	23,277,686	150
Operating Expenditures	1,043,380	32
<b>Total</b>	<b>\$30,674,891</b>	<b>282</b>
If PC contracts a \$6.2 million facility (one time impact)		
Construction	\$ 8,056,762	29
<b>Total</b>	<b>38,731,654</b>	<b>311</b>

\* Assumes that 60% of Pharmacy faculty will live in Laurens County and that they will spend an average of \$45,000 per year.

\*\* Assumes that Pharmacy students, whose average age at matriculation is 24, will spend an average of \$12,500 per year.

### III. Annual economic impact when school fully operational

Annual economic impact when student body of 300 is in place (year 6) is estimated to be:

Faculty/Staff Spending	\$897,000
Visitor spending	\$416,000
Student Spending	\$4,700,000
Operating Expenses	\$333,000

**Total of about \$6.35 million.**

Thanks  
Bob

Bob Staton  
Exec VP External Relations  
Presbyterian College  
503 S Broad St  
Clinton, SC 29325  
O: (864) 833-8578  
F: (864) 833-8481

**Josh Kay**

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**From:** Josh Kay  
**Sent:** Wednesday, February 06, 2008 10:59 AM  
**To:** 'esegars@co.laurens.sc.us'  
**Subject:** Re: Pharmacy School

Not yet. I hope to sit down with Dr.G early next week to get his thoughts on the situation.

I'll keep you abreast of that conversation.

Thanks

Josh Kay

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Sent from my BlackBerry Wireless Device

-----Original Message-----

**From:** Ernie Segars <esegars@co.laurens.sc.us>  
**To:** Josh Kay  
**Sent:** Wed Feb 06 10:55:19 2008  
**Subject:** Pharmacy School

Josh- Is there anything new with this issue? I thought that Dr. Griffith said that the P.C. Board of Trustees would have to make a decision by late February if the project is a go. I will be out of the office Wednesday and Thursday, but I will be back by mid-morning Friday.

Thanks- Ernie Segars

## Josh Kay

**From:** Josh Kay  
**Sent:** Thursday, February 07, 2008 9:18 AM  
**To:** Dr. John V. Griffith  
**Subject:** RE: Frampton Hall

John

Please let me know when you are available to discuss this project. I am not available Wed – Fri next week, but other than that I wide open.

Thanks

Joshua L. Kay  
City Manager  
City of Clinton  
864-833-7505

**From:** Dr. John V. Griffith [mailto:griffith@presby.edu]  
**Sent:** Wednesday, February 06, 2008 5:34 PM  
**To:** Josh Kay; eseagars@co.laurens.sc.us  
**Cc:** mmgall@presby.edu  
**Subject:** Frampton Hall

Dear Josh and Ernie,

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Best regards, John Griffith

**Josh Kay**

**From:** Josh Kay  
**Sent:** Wednesday, February 13, 2008 8:55 AM  
**To:** Ernie Segars  
**Subject:** Meeting with Dr. Griffith

Ernie

Dr. Griffith has called and would like to meet with us this Friday sometime between 2 and 5 pm. I am wide open during that time, so if you are available just let me know what time would be ok with you.

Thanks

Joshua L. Kay  
City Manager  
City of Clinton  
864-833-7505



**Josh Kay**

**From:** Josh Kay  
**Sent:** Thursday, February 14, 2008 10:48 AM  
**To:** Ernie Segars  
**Subject:** RE: Meeting with Dr. Griffith  
2 pm at Dr. Griffith's office.

I agree that we can't commit until they commit!

Joshua L. Kay  
City Manager  
City of Clinton  
864-833-7505

**From:** Ernie Segars [mailto:esegars@co.laurens.sc.us]  
**Sent:** Thursday, February 14, 2008 9:57 AM  
**To:** Josh Kay  
**Subject:** RE: Meeting with Dr. Griffith

Josh- I will be in town Friday afternoon. How about 2 p.m., I assume at Dr. Griffith's office? Just let me know. One word of caution, I will not be in a position to commit to anything on behalf of Laurens County. My instructions from Council were to look into this issue and see what our options may be. I will have to get back to Council with any request or proposal from PC.

Thanks- ES

-----Original Message-----

**From:** Josh Kay [mailto:jkay@ci.clinton.sc.us]  
**Sent:** Wednesday, February 13, 2008 8:55 AM  
**To:** Ernie Segars  
**Subject:** Meeting with Dr. Griffith

Ernie  
Dr. Griffith has called and would like to meet with us this Friday sometime between 2 and 5 pm. I am wide open during that time. so if you are available just let me know what time would be ok with you.

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Joshua L. Kay  
City Manager  
City of Clinton  
864-833-7505