



Richland County Council
Regular Session
MINUTES
May 6, 2025 – 6:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Jesica Mackey, Chair; Derrek Pugh, Vice-Chair; Jason Branham, Derrek Pugh, Tyra Little, Paul Livingston, Allison Terracio, Don Weaver, Gretchen Barron, Tish Dozier-Alleyne, Jesica Mackey, Cheryl English, and Chakisse Newton

OTHERS PRESENT: Anette Kirylo, Patrick Wright, Ashiya Myers, Aric Jensen, Kyle Holsclaw, Sandra Haynes, Angela Weathersby, Kenny Bowen, Lori Thomas, Stacey Hamm, Andy Haworth, Michelle Onley, Maddison Wilkerson, Judy Carter, Tamar Black, Jennifer Wladischkin, Michael Byrd, Jeff Ruble, Jackie Hancock, Sarah Harris, Venyke Harley, Synithia Williams, Eric Williams, Pamela Green, Leonardo Brown, Phillip Harris, John Thompson, Nathaniel Miller, Oscar Rosales, and Brittany Hammond

1. **CALL TO ORDER** – Chairwoman Jesica Mackey called the meeting to order at approximately 6:00 PM.
2. **INVOCATION** – The Honorable Tyra K. Little led the Invocation.
3. **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by Bishop Simeon Moultrie, The Brook Church.
4. **PRESENTATION OF RESOLUTIONS** – Ms. Barron moved to adopt the resolutions recognizing the Office of Small Business Opportunity and National Correctional Officers' Week, seconded by Mr. Pugh.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- a. A Resolution Recognizing the Office of Small Business Opportunity {Resolution #2025-0506-001} – The County Administrator, Leonardo Brown, read the resolution.
- b. A Resolution Honoring May 4-10, 2025, as National Correctional Officers Week {Resolution #2025-0506-002} – Ms. English read the resolution.
5. **PRESENTATION OF PROCLAMATIONS**
 - a. A Proclamation Recognizing Blythewood High School Girls' Basketball Team as 2025 State Champions – Mr. Brown read the proclamation.
 - b. A Proclamation Recognizing W. I. Keenan High School Boys' Basketball Team as 2025 5A Division 1 AAA State Champions – Mr. Brown read the proclamation.
 - c. A Proclamation Designating May as National Tennis Month – Ms. Newton read the proclamation.

POINT OF PERSONAL PRIVILEGE – Ms. Mackey recognized that Dr. Kim Moore, Richland School District II Superintendent, Ms. Niki Porter, Vice Chair - Richland School District II Board, Dr. Craig Witherspoon, Richland School District I Superintendent, Richland School Board Members Aaron Bishop, Jamie Devine, and Angela Clyburn, and Judge Tomothy Edmond were in the audience.

6. **APPROVAL OF MINUTES**
 - a. Regular Session: April 15, 2025 – Mr. Livingston moved to approve the minutes as distributed, seconded by Ms. Terracio.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- b. Zoning Public Hearing: April 22, 2025 – Ms. Newton moved to approve the minutes as distributed, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

7. **ADOPTION OF AGENDA** – Ms. Little moved to amend Item 15(d) by changing the language from “Hate Crime” to “Hate Intimidation,” and the item to be considered as a First Reading item, seconded by Ms. Terracio.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

The County Attorney, Patrick Wright, requested to add “Project Connect Property Update [Pursuant to SC Code of Laws, Sec. 30—4-70(a)(2)]” as an Executive Session item.

Mr. Pugh moved to adopt the agenda as amended, seconded by Mr. Weaver.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

8. **REPORT OF THE ATTORNEY FOR EXECUTIVE SESSION (Pursuant to SC Code 30-4-70)** – County Attorney Patrick Wright noted the items eligible for Executive Session:

- a. Discussion and legal advice concerning the Contract for Private/Public Pet Services [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]
- b. Personnel Matter – Grievance Reviews and Recommendations [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(1)]
- c. Property Inquiry – 120 Clemson Road, Columbia, SC 29229, TMS #R25608-01-38 [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2) and Sec. 30-4-70(a)(5)]
- d. Property Inquiry – NE/S Lykes Lane, TMS #R06400-01-01 [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]
- e. Property Inquiry – B/S Clemson Rd. Ext., TMS #R25800-04-01 [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]
- f. Property Inquiry – Capital Projects: Columbia Place Mall [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]
- g. Duerr v. Richland County Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]
- h. 2025 Administrator Evaluation and Contract Renewal [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(1)]
- i. Project Connect Property Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]

Ms. Barron moved to go into Executive Session, seconded by Ms. Terracio.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

***Council went into Executive Session at approximately 6:49 PM
and came out at approximately 6:57 PM***

Mr. Pugh moved to come out of Executive Session, seconded by Ms. Little.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Mackey indicated Council entered into Executive Session to receive legal advice. No action was taken in Executive Session.

- i. Project Connect Property Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – No action was taken.

9. **CITIZENS' INPUT**

- a. For Items on the Agenda Not Requiring a Public Hearing – No one signed up to speak.

10. **CITIZENS' INPUT**

- a. Must Pertain to Richland County Matters Not on the Agenda (Items for which a public hearing is required or a public hearing has been scheduled cannot be addressed at this time)

1. Tyler Watts, 1302 Briarcliff Road, Shelby, NC 28152 – Bailey Bill

11. **REPORT OF THE COUNTY ADMINISTRATOR**

- a. Updates for Consideration

1. *General Updates*

2. *Introduction of New Department Directors* – Mr. Brown introduced Brittany Hammond, Office of Budget and Strategic Management Director, and Eric Williams, Operational Services Director.

3. *Leadership South Carolina 2025 Graduate Acknowledgement*—Mr. Brown noted that he recently graduated from Leadership South Carolina. He pointed out that part of their class project was to provide a new generator to the Saluda County volunteer fire station. The remaining funds were donated for a scholarship for the State Fire Association. In addition, they provided a meal for the fire station and the families of the fallen firefighters.

4. *Comprehensive Plan Meeting Dates*

- Monday, May 1 Edventure Children's Museum 211 Gervais St, Columbia, SC
- Wednesday, May 7, Ballentine Community Center, 1009 Bickley Rd, Irmo, SC
- Monday, May 12, North Springs Community Center, 1320 Clemson Rd, Columbia, SC
- Wednesday, May 14 Doko Manor 100 Alvina Hagood Cir, Blythewood, SC
- Wednesday, May 21, Garners Ferry Adult Activity Center, 8620 Garners Ferry Rd, Hopkins, SC
- Thursday, June 26, Eastover Park, 1031 Main Street, Eastover, SC

- b. Administrator's Nomination: (Items in this section require action that may prejudice the County's interest in a discernible way (i.e., time-sensitive, exigent, or of immediate importance))

1. *Request for Letter of Support – Brookdale Place – Workforce Housing* – Mr. Brown stated we have received a request for a letter of support from a local provider who is applying for credits toward a workforce housing development.

Ms. Mackey moved to approve the request, seconded by Ms. Newton.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Barron moved to reconsider this item, seconded by Ms. Terracio.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The motion for reconsideration failed.

2. *Community Planning & Development – Comprehensive Plan – Nealon Planning Change Order Scope Amendment 1* – Mr. Brown indicated staff recommends increasing the contractual amount of the Nealon Planning agreement by \$13,100 to approve additional work for data accuracy and the Optional Community Viz Model for the Comprehensive Plan Update.

Ms. English moved to approve this item, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Barron moved to reconsider this item, seconded by Ms. English.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The motion for reconsideration failed.

12. **REPORT OF THE CLERK OF COUNCIL**

- a. FY 2025-2026 Budget Meetings – Ms. Anette Kirylo, Clerk to Council, indicated that the following budget work sessions and readings will be held in Council Chambers.

- May 8, 2025 – Enterprise Fund and Millage Agencies Work Session (3:00-5:00 PM)
- May 13, 2025 – General Fund Work Session, (3:00-5:00 PM)

- May 15, 2025 – Grants and Special Revenue Work Session (3:00-5:00 PM)
- May 22, 2025 – Budget Public Hearing (6:00 PM)
- June 6, 2025 – 2nd Reading of Budget (6:00 PM)
- June 17, 2025 – 3rd Reading of Budget (6:00 PM)

- b. District 11 Rezoning Town Hall, June 16, 6:00-7:30 PM, Garners Ferry Adult Activity Center, 8620 Garners Ferry Road, Hopkins – Ms. Kirylo noted there will be a rezoning town hall meeting for District 11 on June 16th, 6:00-7:30 PM at the Garners Ferry Adult Activity Center.

13. **REPORT OF THE CHAIR** – No report was given.

14. **OPEN/CLOSE PUBLIC HEARINGS**

- a. An Ordinance establishing a temporary moratorium on application acceptance, permit issuance, approvals, and other authorizations for demolition, new construction, rezoning, and rehabilitation in the Olympia Mill Village area of unincorporated Richland County
1. Sherry Jaco, 1166 Olympia Avenue, Columbia, SC 29201
- b. An Ordinance to raise revenue, make appropriations, and adopt FY 2025 Annual Budget for Richland County, South Carolina; authorizing the levying of Ad Valorem property taxes which together with the prior year's carryover and other State levies and any additional amount appropriated by the Richland County Council prior to July 1, 2024 will provide sufficient revenues for the operations of Richland County Government from July 1, 2024 through June 30, 2025 (Fiscal Year 2025) – No one signed up to speak.
- c. Authorizing the expansion of the boundaries of the I-77 Corridor Regional Industrial Park jointly developed with Fairfield County to include certain property located in Richland County; the execution and delivery of a public infrastructure credit agreement to provide for public infrastructure credits to Foundry at Blythewood SC, LLC, a company previously identified as Project Mockingbird; and other related matters – No one signed up to speak.

15. **APPROVAL OF CONSENT ITEMS**

- a. Case #24-061MA, Brad Shell, HM/RT to GC (14.03 Acres), 10205 Wilson Blvd. and W/S Wilson Blvd., TMS #R14900-01-04 and R14900-01-17 {District 2} [SECOND READING]
- b. Case #25-014MA, Gale B. Grayson, HM to RT (4.89 Acres), 11321 Monticello Road, TMS #R05600-02-59 {District 2} [SECOND READING]
- c. Case #25-016MA, Helen Bryson, HM to RT (1.82 Acres), 1036 Langford Road, TMS #R23400-05-07 {District 2} [SECOND READING]
- d. I move to direct the County Administrator to research and present the options for Richland County to enact a Hate Intimidation Ordinance [LITTLE and TERRACIO]

Proposed Ordinance: "AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 18, OFFENSES, TO ADD A NEW SUBSECTION, HATE INTIMIDATION, TO ESTABLISH THE OFFENSE AND TO PROVIDE A PENALTY FOR EACH VIOLATION".

- e. Grants & Community Outreach – HOME Project with Columbia Housing Authority

Ms. Newton moved to approve Items 15(a) –(e), seconded by Ms. Terracio.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Barron moved to reconsider Item 15(e), seconded by Mr. Pugh.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The motion for reconsideration failed.

16. **THIRD READING ITEMS**

- a. Authorizing the expansion of the boundaries of the I-77 Corridor Regional Industrial Park jointly developed with Fairfield County to include certain property located in Richland County; the execution and delivery of a public infrastructure credit agreement to provide for public infrastructure credits to Foundry at Blythewood SC LLC, a company previously identified as Project Mockingbird; and other related matters {Ordinance # 025-25HR} – Ms. Barron moved to approve this item, seconded by Mr. Livingston

In Favor: Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, English, and Newton

Opposed: Branham

Recuse: Mackey (due to her parent company representing the applicant.)

The vote was in favor.

- b. An Ordinance establishing a temporary moratorium on application acceptance, permit issuance, approvals, or other authorizations for demolition, new construction, rezoning, and rehabilitation in the Olympia Mill Village area of unincorporated Richland County {Ordinance # 026-25HR} – Ms. Terracio moved to approve this item, seconded by Ms. Barron.

In Favor: Pugh, Little, Terracio, Weaver, Barron, Alleyne, Mackey, and English

Opposed: Branham, Livingston, and Newton

The vote was in favor.

- c. An Ordinance to raise revenue, make appropriations, and adopt FY 2025 Annual Budget for Richland County, South Carolina; authorizing the levying of Ad Valorem property taxes which together with the prior year's carryover and other State levies and additional amount appropriated by the Richland County Council prior to July 1, 2024 will provide sufficient revenues for the operations of Richland County Government from July 1, 2024 through June 30, 2025 (Fiscal Year 2025) {Ordinance # 027-25HR} – Ms. Barron moved to approve this item, seconded by Ms. Terracio.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

17. **SECOND READING ITEMS**

- a. An Ordinance Authorizing the East Richland County Public Service District, South Carolina, to issue not exceeding \$10,000,000 of General Obligation Bonds; and providing for other matters related thereto – Mr. Weaver moved to approve this item, seconded by Ms. Terracio.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- b. Authorizing the expansion of the boundaries of the I-77 Corridor Regional Industrial Park jointly developed with Fairfield County to include certain property located in Richland County; the execution and delivery of an amended and restated public infrastructure credit agreement to provide for public infrastructure credits to a company identified for the time being as Project Huger; and other related matters – Mr. Livingston moved to approve this item, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, English, and Newton

Recuse: Mackey (due to her parent company representing the applicant.)

The vote in favor was unanimous.

18. **FIRST READING ITEM**

- a. An Ordinance authorizing the levying of Ad Valorem property taxes which together with the prior year's carryover and other State levies and any additional amount appropriated by the Richland County Council prior to July 1, 2025 will provide sufficient revenues for the operations of Richland County Government during the period from July 1, 2025 through June 30, 2026. So as to raise revenue, make appropriations and amend the General Fund, Millage Agencies, Special Revenue Funds, Enterprise Funds, and Debt Service Funds Budget for Richland County, South Carolina, for Fiscal Year Beginning July 1, 2025, and ending June 30, 2026 [BY TITLE ONLY] – Ms. Barron moved to approve this item, seconded by Mr. Weaver.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- b. An Ordinance authorizing the levying of Ad Valorem property taxes which together with the prior year's carryover and other State Levies and any additional amount appropriated by the Richland County Council prior to July 1, 2025 will provide sufficient revenues for the operations of Richland County Government during the period from July 1, 2025 through June 30, 2026 [BY TITLE ONLY] – Ms. Barron moved to approve this item, seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

19. **REPORT OF THE ADMINISTRATION & FINANCE COMMITTEE**

- a. Community Planning & Development – Conservation – Conservation Fund Easement – Cabin Creek Properties [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] [EXECUTIVE SESSION] – Mr. Brown indicated the Administration and Finance Committee decided to hold off on making a decision regarding the Cabin Creek

Properties until the County has a chance to get the scope of all the County's property and bring them back to the committee. At this time, no further action is needed.

20. **REPORT OF THE ECONOMIC DEVELOPMENT COMMITTEE**

- a. Authorizing the expansion of the boundaries of the I-77 Corridor Regional Industrial Park jointly developed with Fairfield County to include certain property located in Richland County; the execution and delivery of an infrastructure credit agreement to provide for infrastructure credit to Project Sparrow; and other related matters [FIRST READING] – Mr. Livingston stated the committee recommended approval of this item.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- b. Committing to negotiate a fee-in-lieu of ad valorem taxes agreement between Richland County and Project Sam; identifying the project; and other matters related thereto {Resolution #2025-0506-003} – Mr. Livingston stated the committee recommended approval of this item.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- c. Authorizing the execution and delivery of a fee-in-lieu-of ad valorem taxes and incentive agreement by and between Richland County and Project Sam to provide for payment of a fee-in-lieu of taxes; authorizing certain infrastructure credits; and other related matters thereto [FIRST READING] {Resolution #2025-0506-004} – Mr. Livingston stated the committee recommended approval of this item.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- d. Committing to negotiate a fee-in-lieu of ad valorem taxes agreement between Richland County and Project Whitewater; identifying the project; and other matters related theretothereto – Mr. Livingston stated the committee recommended approval of this item.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

21. **REPORT OF THE RULES AND APPOINTMENTS COMMITTEE**

- a. NOTIFICATION OF APPOINTMENTS

1. Building Codes Board of Appeals – Six (6) Vacancies (ONE applicant must be from the Architecture Industry, ONE applicant must be from the Gas Industry, ONE applicant must be from the Plumbing Industry, ONE applicant must be from the Electrical Industry, and TWO applicants must be from the Fire Industry as alternates)

2. Employee Grievance Committee – Three (3) Vacancies (TWO applicants will serve as alternates)

Ms. Barron stated that the committee recommended appointing Mr. Andrei Blackman to fill the Electrical Industry vacancy on the Building Codes Board of Appeals, reappointing Mr. John Dunn to the Employee Grievance Committee, and appointing Ms. Anna Browder and Ms. Velvetta Morris to fill the alternate vacancies on the Employee Grievance Committee.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Councilman Branham stepped away from the meeting at approx.: 7:41 PM.

22. **REPORT OF THE COMMUNITY IMPACT GRANTS COMMITTEE**

- a. Allocation Set-Aside Request – Ms. Mackey stated the committee recommended setting aside 10% of the one mill of Community Impact Grant funding. The set aside will be utilized to fund a child welfare initiative.

In Favor: Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

Not Present: Branham

The vote in favor was unanimous.

Councilwoman Barron stepped away from the meeting approximately at 7:42 PM

- b. FY 2026 Grant Requests – Ms. Mackey stated the committee forwarded their funding recommendations for Community Partner Grants and Competitive Grants for Council approval.

Ms. Terracio made a substitute motion to fund Midlands Housing Alliance (Transitions Homeless Center) at \$200,000 by reallocating funding from the Competitive Grants balance, seconded by Ms. Newton.

Mr. Weaver asked if reallocating \$50,000 from the Competitive Grants balance would affect the funding of any of the other organizations.

Ms. Mackey replied that it would not.

Ms. Newton pointed out, for next year, she looks forward to our continuing to evolve the process by putting together standards and guidelines for what determines an organization to be a Community Partner. In addition, we need to establish guidelines around what type of reporting we need and what percentage of our contribution can be allocated for their total budget.

Ms. Mackey believes using Competitive Grant funds to fund an additional amount for a Community Partner organization would be considered unfair.

In Favor: Terracio and Weaver

Opposed: Pugh, Little, Livingston, Alleyne, Mackey, English, and Newton

Not Present: Branham and Barron

The substitute motion failed.

In Favor: Pugh, Little, Livingston, Weaver, Alleyne, Mackey, and English

Opposed: Terracio and Newton

The vote was in favor of the committee's recommendation.

Ms. Mackey noted that for this to be finalized, it must go through the budget process.

Councilman Branham returned to the meeting at approx.: 7:41 PM to 7:50 PM.

23. **REPORT OF THE TRANSPORTATION AD HOC COMMITTEE**

- a. Award of Construction – Resurfacing Bid Package U – Mr. Livingston stated the committee recommends awarding the contract to Armstrong Contractors, LLC for \$2,730,000, including a 15% contingency for a total approved amount of \$3,149,850.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Alleyne, Mackey, English, and Newton

Not Present: Barron

The vote in favor was unanimous.

Mr. Pugh moved to reconsider this item, seconded by Mr. Livingston.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Alleyne, Mackey, English, and Newton

Not Present: Barron

The motion for reconsideration failed.

- b. Transportation Updates—Mr. Livingston stated that the committee received an update at the committee meeting, which is included in the agenda packet.

24. **OTHER ITEMS**

- a. FY25 District 3 Hospitality Tax Allocations (SC Juneteenth Festival - \$5,000)
b. FY25 District 6 Hospitality Tax Allocations (South Carolina Ballet - \$3,000)
c. FY25 – District 9 Hospitality Tax Allocations (Columbia Music Festival Association - \$5,000)

Ms. Newton moved to approve Items 24(a)-(c), seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Alleyne, Mackey, English, and Newton

Not Present: Barron

The vote in favor was unanimous.

Ms. Newton moved to reconsider Items 24(a)-(c), seconded by Ms. English.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Alleyne, Mackey, English, and Newton

Not Present: Barron

The motion for reconsideration failed.

25. **EXECUTIVE SESSION** – Mr. Livingston moved to go into Executive Session, seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Alleyne, Mackey, English, and Newton

Not Present: Barron

The vote in favor was unanimous.

Councilwoman Barron returned to the meeting at approximately at 8:00 PM

***Council went into Executive Session at approximately 7:52 PM
and came out at approximately 8:53 PM***

Mr. Weaver moved to come out of Executive Session, seconded by Ms. Newton.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Mackey indicated Council entered into Executive Session to receive legal advice. No action was taken in Executive Session.

- a. Discussion and legal advice concerning the Contract for Private/Public Pet Services [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – No action was taken.
- b. Personnel Matter – Grievance Reviews and Recommendations [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(1)] – Ms. Newton moved to approve the Employee Grievance Committee's recommendation for Case # PW4757, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Newton moved to reconsider this item, seconded by Ms. Barron.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The motion for reconsideration failed.

- c. Property Inquiry – 120 Clemson Road, Columbia, SC 29229, TMS #R25608-01-38 [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2) and Sec. 30-4-70(a)(5)] – Ms. Mackey moved to authorize the County Administrator to enter into an agreement to sell County property located at 120 Clemson Road, Columbia, SC 29229, TMS #R25608-01-38, seconded by Ms. English.
- d. Property Inquiry – NE/S Lykes Lane, TMS #R06400-01-01 [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – No action was taken.
- e. Property Inquiry – B/S Clemson Rd. Ext., TMS #R25800-04-01 [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – Ms. Mackey moved to authorize the County Administrator to obtain an appraisal and report information back to Council related to the property on Clemson Road Extension, TMS #R25800-04-01, seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Barron, Alleyne, Mackey, English, and Newton

Recuse: Weaver (due to owning property adjacent to the property)

- f. Property Inquiry – Capital Projects: Columbia Place Mall [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – Ms. Little moved to authorize the County Administrator to enter into an agreement to purchase property located at the Columbia Place Mall, as discussed in Executive Session, seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Barron moved to reconsider this item, seconded by Ms. Terracio.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The motion for reconsideration failed.

- g. Duerr v. Richland County Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – No action was taken.
- h. 2025 Administrator Evaluation and Contract Renewal [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(1)] – Mr. Livingston moved to authorize the Chair to move forward with the execution of a new employment agreement with the County Administrator, as discussed in Executive Session, seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

26. **MOTION PERIOD** – No motions were submitted.

POINT OF PERSONAL PRIVILEGE – Mr. Pugh recognized Nursing Week and Teacher Appreciation Week.

POINT OF PERSONAL PRIVILEGE – Ms. Barron noted the Junior League of Columbia recognized Richland County Council as a Friend of the League. The Clerk to Council has the award.

27. **ADJOURNMENT** – Ms. Barron moved to adjourn the meeting, seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 9:03 PM.



**STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND**

RESOLUTION

**RECOGNIZING NATIONAL BUSINESS WEEK
AND THE RICHLAND COUNTY
OFFICE OF SMALL BUSINESS OPPORTUNITY**

WHEREAS, small businesses are the foundation of Richland County's economy, fueling job creation, fostering innovation, and serving as vital contributors to the social and economic fabric of our communities; and

WHEREAS, during National Small Business Week, observed May 5–11, 2025, we honor the resilience, creativity, and hard work of entrepreneurs and small business owners whose efforts drive growth and opportunity across our county and the nation; and

WHEREAS, small businesses in Richland County provide essential goods and services, employ thousands of residents, and bring character and vibrancy to our towns, neighborhoods, and commercial corridors; and

WHEREAS, these businesses often serve as launchpads for innovation, empowering individuals from all backgrounds to pursue economic independence and long-term success; and

WHEREAS, Richland County remains committed to supporting a thriving small business ecosystem, including through the work of the Office of Small Business Opportunity (OSBO), which provides technical assistance, access to procurement, and business development resources to promote equity and inclusion; and

WHEREAS, fostering a strong local economy requires continued collaboration among public agencies, community leaders, and private enterprises to reduce barriers and open doors for entrepreneurs at every stage;

NOW, THEREFORE, be it proclaimed that the Richland County Council recognizes the importance of small businesses to the health and prosperity of our community and proudly designates the week of May 5–11, 2025, as Small Business Week in Richland County, urging all residents to support and celebrate the contributions of local businesses during this week and throughout the year.

Jesica Mackey, Chair
Richland County Council District 9

ATTEST this 6th day of May, 2025

Anette Aquino Kirylo
Richland County Clerk to Council



**STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND**

RESOLUTION

**HONORING RICHLAND COUNTY
CORRECTIONAL OFFICERS**

WHEREAS, the Alvin S. Glenn Detention Center stands as a cornerstone within the criminal justice framework of Richland County, serving as the third-largest detention facility in South Carolina; and

WHEREAS, the hard-working and dedicated officers of the Alvin Glen Detention Center serve with unwavering commitment to their duty; ensuring the safe, secure, and humane supervision of individuals incarcerated in the detention facility; and

WHEREAS, the Alvin S. Glenn Detention Center Officers are committed to fostering a culture of accountability, professionalism, and transparency, thereby establishing a strong and reliable foundation for its operations; and

WHEREAS, in often demanding circumstances, the service of correctional officers often goes unseen and underappreciated, yet they display courage, empathy, and resilience to uphold the law and ensure the safety of our community and incarcerated individuals; and

WHEREAS, the Richland County Council acknowledges and commends the dedication, courage, and integrity exhibited by the correctional officers of the Alvin S. Glenn Detention Center, recognizing their pivotal role and commitment to the justice system and to public safety;

NOW, THEREFORE BE IT RESOLVED, that Richland County Councilmembers Jason Branham, Derrek Pugh, Tyra Little, Paul Livingston, Allison Terracio, Don Weaver, Gretchen Barron, Tish Alleyne-Dozier, Jesica Mackey, Cheryl English, and Chakisse Newton do hereby recognize May 4th - 10th as National Correctional Officer Appreciation Week in Richland County and offer a meaningful opportunity to honor and thank these dedicated individuals for their service and sacrifice to the citizens of Richland County.

Jesica Mackey, Chair
Richland County Council District 9

ATTEST this 5th day of May 2024

Anette A. Kirylo
Richland County Clerk to Council



**STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND
PROCLAMATION**

**RECOGNIZING BLYTHEWOOD HIGH SCHOOL
GIRLS BASKETBALL TEAM
2025 CLASS AAAAA STATE CHAMPIONS**

WHEREAS, it is with great pride and respect that I honor the outstanding Blythewood High School Girls Basketball Team on their 2025 Class AAAAA Championship win, historic season, unwavering dedication and ultimate success; and

WHEREAS, the team members, Codi Goff, Kennedy Anderson, Aniya Guerrero, Alayna Young, Daniella Bosmans, Hayley Hightower, Madison Thomas, Kaila Spain, Sherron Waters, Chase Thomas and India Williams with unyielding dedication and an unwavering spirit, achieved the pinnacle of success as high school athletes and have displayed remarkable talent, resiliency and commitment to the sport; and

WHEREAS, the Head Coach, Emily McElveen, “Coach Mac,” and Assistant Coaches, Stephanie Hayes, Patrick Thomas and Denise Coleman have demonstrated commitment to academic and leadership excellence, as well as, the ability to overcome past adversity in order to achieve the ultimate success alongside their team. The Blythewood High School Head Coach and Assistant Coaches have also demonstrated their commitment and integral part in the exceptional achievement of the team members for whom they lead; and

WHEREAS, The Blythewood High School Girls Basketball Team and their Coaches have demonstrated to their school and to the community, that success is their priority with the educational development of students through athletics, while holding the belief that a well-organized sports program meets the student’s need for self-expression, mental alertness, physical growth, discipline, overcoming adversity and hard work; and

NOW THEREFORE BE IT PROCLAIMED, that Richland County Council Vice Chair, Derrek Pugh, does hereby proudly recognize The Blythewood High School Girls Basketball Team and their coaches as the 2025 Class AAAAA State Champions and for being a symbol of pride and inspiration to Blythewood High School and to Richland County, South Carolina.

Derrek Pugh, Vice Chair
Richland County District 2

Jesica Mackey, Chair
Richland County Council District 9

ATTEST this 6th day of May 2025

Anette Aquino Kirylo
Richland County Clerk of Council



STATE OF SOUTH CAROLINA COUNTY OF RICHLAND

PROCLAMATION

RECOGNIZING W.J. KEENAN HIGH SCHOOL BOYS BASKETBALL TEAM - 2025 AAA STATE CHAMPIONS

WHEREAS, it is with great pride and respect that I honor the outstanding W.J. Keenan Boys Basketball team, a multi-champion team, for their 2025 State Championship win. This is the team's second championship win in five years and the eighth under Head Coach, Zachary Norris. The team's accomplishments include back-to-back AAA crowns in 2019 and 2020 and becoming the second program in the state to win 10 state titles; and

WHEREAS, the team members, Brian Sumter, Zy'ion Jones, Ja'nolan Mathis, Ty'heim McNeil, Antoine Caughman, Jr., Broderick Anderson, Jr., Ny'keim Mcneil, Isaiah Jacques, Noah Smith, Malik Brunson, Jr., Marcus Simpson, Jr., Jamauri Johnson, Marcus Simmons, Jr. and Anthony King II, with unyielding dedication and an unwavering spirit, achieved the pinnacle of success as high school athletes and have displayed remarkable talent and commitment to the sport; and

WHEREAS, the Coaches, Ryan Norris, Tomothy Edmund, Alexander Harper, Bernie Norris, Greg Williams, Quinton Somerville, Brandon Trapp, Ernest Hemmingway, Derrick Crawford and Hodges Anthony have demonstrated commitment to academic and leadership excellence. The W.J. Keenan High School Coaches have also demonstrated their commitment and integral part in the exceptional achievements of the team members for whom they lead; and

WHEREAS, the W.J. Keenan High School Boys Basketball Team and their Coaches have demonstrated to their school and to the community, that success is their priority with the educational development of students through athletics, while holding the belief that a well-organized sports program meets the student's need for self-expression, mental alertness, and physical growth; and

NOW THEREFORE BE IT PROCLAIMED, that Richland County Councilmembers, Gretchen Barron and Tyra K. Little hereby proudly recognize W.J. Keenan High School Boys Basketball Team and their coaches for their 2025 5A AAA State Championship win and for their exceptional contributions to the world of high school basketball. We extend our heartfelt congratulations for their remarkable 2025 AAA Championship win, for all of their achievements and thank them for being a symbol of pride and inspiration to W.J. Keenan High School and to Richland County, South Carolina.

Gretchen Barron
Richland County Council District 7

Jesica Mackey, Chair
Richland County Council District 9

ATTEST this 6th day of May 2025

Anette A. Kirylo
Richland County Clerk to Council



Report of the County Administrator

REGULAR SESSION Tuesday, May 6, 2025

ITEMS FOR EXECUTIVE SESSION:

PERSONNEL MATTER - GRIEVANCE REVIEWS AND RECOMMENDATIONS [PURSUANT TO S.C. CODE OF LAWS, SEC. 30-4-70(A)(1)]

PROPERTY INQUIRY - 120 CLEMSON ROAD, COLUMBIA, SC 29229, TMS #R25608-01-38 [PURSUANT TO S.C. CODE OF LAWS, SEC. 30-4-70(A)(2) AND 30-4-70(A)(5)]

PROPERTY INQUIRY – NE/S LYKES LN, TMS#R06400- 01-01 [PURSUANT TO S.C. CODE OF LAWS, SEC. 30-4- 070(A)(2)]

PROPERTY INQUIRY – B/S CLEMSON RD EXT, TMS#R25800- 04-01 [PURSUANT TO S.C. CODE OF LAWS, SEC. 30-4-070(A)(2)]

PROPERTY INQUIRY - CAPITAL PROJECTS: COLUMBIA PLACE MALL [PURSUANT TO SC CODE OF LAWS, SEC. 30-4-70(A)(2)]

UPDATES FOR CONSIDERATION:

GENERAL UPDATES

INTRODUCTION OF NEW DEPARTMENT DIRECTORS

- Brittany Hammond, Director of Budget & Strategic Performance
- Eric Williams, Director of Operational Services

LEADERSHIP SOUTH CAROLINA 2025 GRADUATE ACKNOWLEDGMENT

County Administrator Leonardo Brown is a recent graduate of Leadership South Carolina Class of 2025. Leadership South Carolina, established in 1979 by the Governor's Office and the South Carolina business community, is the oldest and most respected of the state's leadership programs. The nine-month program provides its candidates the opportunity to enhance their leadership qualities while broadening their understanding of issues facing the state.

COMPREHENSIVE PLAN MEETING DATES: (All meetings listed will be held from 5 pm to 7 pm.)

Monday, May 1	Edventure Children's Museum	211 Gervais St, Columbia, SC
Wednesday, May 7	Ballentine Community Center	1009 Bickley Rd, Irmo, SC
Monday, May 12	North Springs Community Center	1320 Clemson Rd, Columbia, SC
Wednesday, May 14	Doko Manor	100 Alvina Hagood Cir, Blythewood, SC
Wednesday, May 21	Garners Ferry Adult Activity Center	8620 Garners Ferry Rd, Hopkins, SC

ADMINISTRATOR'S NOMINATION:

Items in this section require action that may prejudice the County's interest in a discernable way (i.e. time sensitive, exigent, or of immediate importance)

REQUEST FOR LETTER OF SUPPORT – BROOKDALE PLACE – WORKFORCE HOUSING: The developer has requested a letter of support from the County in its efforts to secure state funding. The proposed Brookdale Place 11.34 acres site is located at 9850 Two Notch Road in Columbia, Richland County, SC.

COMMUNITY PLANNING & DEVELOPMENT - COMPREHENSIVE PLAN – NEALON PLANNING CHANGE ORDER SCOPE AMENDMENT 1: Staff recommends increasing the contractual amount of the Nealon Planning agreement by \$13,100 to approve additional work for data accuracy and the Optional CommunityViz Model for the Comprehensive Plan Update.

ATTACHMENTS:

1. Department Director Biographies
2. Brookdale Place Development Information
3. Agenda Briefing: Community Planning & Development - Comprehensive Plan – Nealon Planning Change Order Scope Amendment 1

Welcome to the Team



Brittany N. Hammond, MBA

Director of the Office Budget & Strategic Performance,

Brittany N. Hammond is a financial management executive with over a decade of experience in strategic budgeting, grants administration, and fiscal operations across state government, higher education, and nonprofits.

She has served as Chief Financial Officer at the South Carolina Department of Labor, Licensing and Regulation, and Chief of Finance and Administration at the South Carolina Emergency Management Division, where she managed multimillion-dollar budgets, improved compliance, secured new revenue, and enhanced operational efficiency. Brittany also led staff development initiatives that boosted morale and productivity.

Previously, as Director of Grants and Contracts at the University of South Carolina, she improved grant management, recovered indirect costs, and fostered a collaborative, solutions-oriented environment. She has represented agencies at legislative hearings, building strong cross-agency partnerships. Brittany holds a Master of Business Administration from Walden University, a Bachelor of Science in Criminal Justice from USC Upstate, and an Associate's Degree in Criminal Justice from Midlands Technical College.

Eric Williams

Director of Operational Services

Eric Williams is a seasoned government executive with over 20 years of public sector experience, previously serving as the Deputy Director of Operational Services for Richland County. In this role, he managed the planning, development, and maintenance of County facilities and infrastructure, providing critical leadership in project management, capital improvements, emergency response, and inter-agency coordination.



Eric brings a comprehensive background in building inspection, project management, code enforcement, floodplain management, and ADA coordination, having held progressively responsible leadership positions across multiple municipalities. His expertise spans from interpreting complex codes and overseeing construction compliance to managing large multidisciplinary teams and facility operations.

As the Building Official for the Town of Fort Mill, he played a pivotal role in the development and construction of Kingsley, a \$500 million mixed-use development that houses the headquarters of Fortune 500 companies LPL Financial and Lash Group, along with retail spaces, apartments, offices, and hotels.

Eric holds a Master of Business Administration from Limestone College and is a certified Master Code Professional through the International Code Council (ICC). He also holds multiple South Carolina licenses including Building Official, Home Builder, and Home Inspector. Additionally, Eric is a certified ICC and SC LLR Building Codes Instructor who has successfully taught multiple courses that have led to the certification of numerous Building and Code Officials throughout the state. Known for his operational insight, collaborative leadership, and commitment to excellence, Eric continues to drive improvements that enhance public safety, accessibility, and community resilience.

Report of the County Administrator Attachment 2

From: [Patrick Palmer](#)
To: [LEONARDO BROWN](#)
Subject: Support Letter Request for Brookdale Place Workforce Housing Development
Date: Wednesday, April 23, 2025 2:11:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[25-03_SL-1_Site Layout-11X17.pdf](#)
[Brookdale Place- Narrative.pdf](#)
[Brookdale Place- Sample State Credit Support Letter.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Brown,

We are currently working to bring much-needed workforce housing to the County through a proposed development at 9850 Two Notch Road, known as Brookdale Place. As you know, securing state funding is a key component of making this project a reality. One of the critical requirements for the funding application is a letter of support from the local municipality confirming that the County is in favor of adding this housing.

While it may seem like a formality, the letter carries significant weight with the state in demonstrating local alignment and support. To help streamline the process, I've attached background information on the project as well as a draft letter of support for your review and consideration. Please feel free to make any changes you see fit.

If you are comfortable with the contents, I would be grateful if you could print the letter on Richland County letterhead, sign it, and send it back to me at your earliest convenience so we can include it in our submittal package to the state.

Of course, I'm happy to answer any questions or discuss any specifics of the site or project in more detail if helpful.

Thank you so much for your time and consideration.

Patrick Palmer, CCIM

Principal | Director of Retail Services | [Bio | Website](#)

Cell 803.556.3340



[Sign-Up](#) to receive our market reports

NAIColumbia

807 Gervais Street, Suite 200 | Columbia, SC 29201

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without verifying that the instructions are correct. NAI Columbia is an affiliate of NAI Global and works in partnership with [NAI Earle Furman](#) in Greenville, SC, and [NAI Piedmont Triad](#) in Greensboro, NC.

Brookdale Place, Columbia, SC

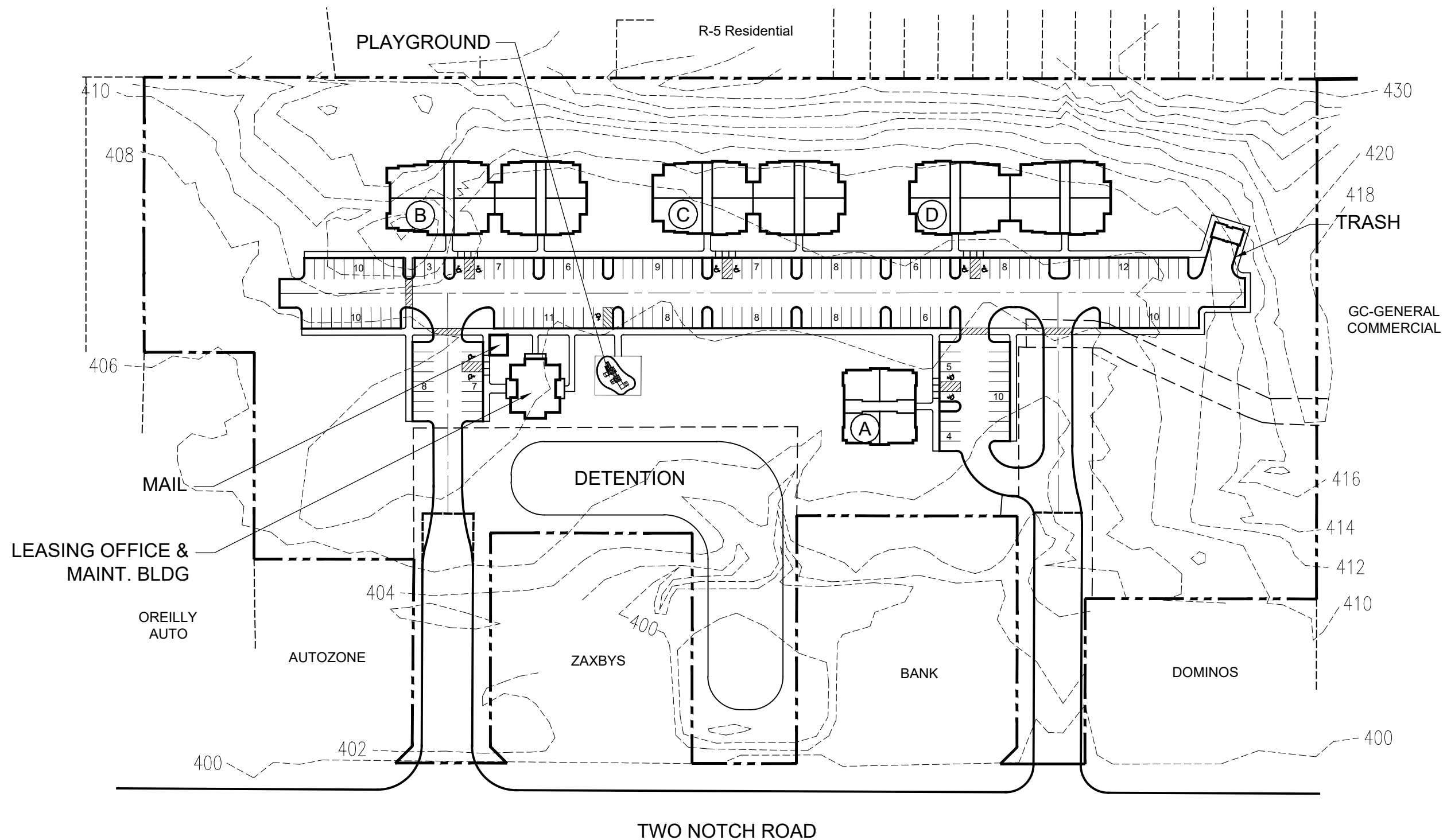
The proposed Brookdale Place development site is located at 9850 Two Notch Road in Columbia, Richland County, SC. The site is 11.34 acres and zoned GC which allows multifamily development.

The proposed development will consist of 80 apartment units targeting families with incomes ranging from 20% to 70% AMI. The unit mix will consist of (8) one bedroom/one bath units, (48) two bedroom/one bath units, (18) three bedroom/two bath units and (6) four bedroom/two bath units. Unit square footages and proposed rents are as follows:

	Units	Gross Rent	Utility Allowance	Tenant Rent	Unit Sq Footage
LIHTC Rents (20%)					
1 BR	4	323	150	173	840
2 BR	4	387	202	185	1030
LIHTC Rents (50%) PBV UNITS					
1 BR	3	808	150	658	840
2 BR	6	952	202	750	1030
3 BR	9	1103	263	840	1245
4 BR	2	1251	322	929	1350
LIHTC Rents (60%)					
1 BR	1	958	150	808	840
2 BR	36	1142	202	940	1,030
3 BR	9	1333	263	1070	1,245
4 BR	4	1471	322	1149	1,350
LIHTC Rents (70%)					
2 BR	2	1292	202	1090	1,030

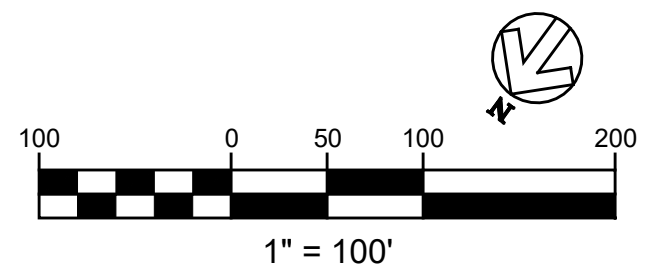
There will be a total of four (4) residential buildings and an office/community building. The community building will feature a computer center, an exercise room, the on-site laundry and offices for the on-site property manager and maintenance personnel. Exterior amenities include a playground, a gazebo and outdoor sitting. Unit amenities include ceiling fans, Energy Star appliances such as a dishwasher, refrigerators and garbage disposal, above the range microwaves, mini-blinds throughout, and washer dryer hook-ups. The development will be built to meet the 3.0 Energy Star Certification.

The total development cost is estimated at \$22.7 million dollars. The sources of funds will consist of conventional debt, federal tax credits, SC state tax credits and other soft funds.



BUILDING BREAKDOWN					
BUILDING TYPE	1 BR	2 BR	3 BR	4 BR	TOTAL
A	8				8
B		18		6	24
C		18	6		24
D		12	12		24
TOTALS	8	48	18	6	80

171 PARKING SPACES



**RICHLAND COUNTY GOVERNMENT
ADMINISTRATION**

2020 Hampton Street, Suite 4069, Columbia, SC 29204
P 803-576-2050 | F 803-576-2137 | TDD 803-576-2045
richlandcountysc.gov



May 1, 2025

Connelly Development, LLC
T. Kevin Connelly
125 Old Chapin Road
Lexington, SC 29072

RE: Brookdale Place
9850 Two Notch Road
Columbia, SC 29223
Tax Map #R22803-03-20 and a portion of #R22802-01-11

Dear Mr. Connelly:

Thank you for sharing information on the proposed Brookdale Place housing development to be located at 9850 Two Notch Road in Columbia. It is my opinion that affordable housing is an important and valuable asset to our area and will help attract quality businesses to the surrounding community. The proposed development will help provide much needed safe and affordable housing to Richland County.

It is my understanding that you are applying to SC State Housing Finance and Development Authority for state and federal tax credits as part of the financing for the development. It is my sincere hope that you are successful in obtaining the funding needed in order to see this proposal through to fruition.

Please feel free to contact me at 803-576-2060 if I can be of further assistance as you move forward with the development.

Sincerely,

Leonardo Brown
Richland County Administrator

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050

Report of the County Administrator Attachment 3**Agenda Briefing**

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	April 8, 2025	Meeting Date:	May 6, 2025
Legal Review	Patrick Wright via email	Date:	April 29, 2025
Budget Review	Maddison Wilkerson via email	Date:	April 16, 2025
Finance Review	Stacey Hamm via email	Date:	April 16, 2025
Approved for consideration:		Assistant County Administrator	Aric A Jensen, AICP
Meeting/Committee	Regular Session		
Subject	Nealon Planning Change Order #1: Comprehensive Plan Update		

RECOMMENDED/REQUESTED ACTION:

Staff recommends increasing the contractual amount of the Nealon Planning agreement by \$13,100 to approve additional work for data accuracy and the Optional CommunityViz Model for the Comprehensive Plan Update.

Request for Council Reconsideration: ☐ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There is enough funding in the Professional Service line item of the Neighborhood Redevelopment budget to cover the additional cost.

Applicable fund, cost center, and spend category:

Fund: 1210

Cost Center: 6500

Spend Category: Professional Service

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

Consent Item 13. O: *Community Planning & Development – Planning Services – 2025 Comprehensive Plan Update*

“...to approve Items 13(m) – 13(o)...”

Council Member	The Honorable Chakisse Newton, District 11
Meeting	Regular Session
Date	July 2, 2024

STRATEGIC & GENERATIVE DISCUSSION:

CommunityViz is an analysis tool that allows planners to generate complex, custom analytics, including scenarios, suitability analysis, build out potential, and impact analysis. The process generates quantitative data on the potential impacts that future land use scenarios could have on the County’s resources. This data can also serve as a benchmark and as a resource to guide future projects. Staff recommends including this addition for \$13,100. The original project award was less than the budgeted amount approved by Council, so there is already funding in the Community Planning and Development budget to cover this addition.

The future land use scenarios are an important part of determining how the County will grow. Nealon Planning included an option in their original Cost Proposal to run the various scenarios through the CommunityViz Model, but staff recommended not including it in the bid award because it was not known at that time if it would be beneficial. As the project passes the one third point, Staff has determined that the CommunityViz modeling would enhance the process and improve outcomes.

The additional work for data accuracy includes time associated with verifying if County's parcels listed as unimproved or vacant truly are. In some instances, parcel data does not include building information, but upon further inspection a building or facility is located on the property. This updated information will be provided to the County for future use and can be incorporated into the County's parcel data.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

Objective: Evaluate the community specific capacity for additional shopping and amenity recruitment: The CommunityViz model will create a suitability analysis related to locations chosen for shopping and amenity development.

Objective: Establish process to prioritize initiatives to align with available resources: Modeling preferred development patterns in designated areas across Richland County will facilitate the allocation of resources in a prioritized manner.

Objective: Establish plans and success metrics that allow for smart growth: The CommunityViz Model will provide metrics and data analysis associated with various growth patterns which help determine the most suitable locations for implementing smart growth initiatives.

Objective: Coordinate departments to prepare for anticipated growth in areas by providing water, sewer, and roads in necessary locations: Aligning with other departments to assess potential

infrastructure requirements will enable the strategic development of short and long-term funding measures as needed.

SUMMATIVE OVERALL COUNTY IMPACT:

- Utilizing this model improves County operations by providing staff with the quantitative data needed to make decisions about growth and development.
- The model shows citizens different ways the County can grow and provides data to help the public make informed decisions about how they'd like to see the County grow.
- The final land use scenario will go into the model and provide a benchmark on anticipated growth and development which can be used to measure progress toward achieving the goals in the Comprehensive Plan.
- The data provided in the model for the final land use scenario can be used by other County departments to anticipate the needs for future infrastructure related to development.
- The data provided in the model will provide County Council with information they can use to identify areas for further study, prioritization and reinvestment.

ATTACHMENTS:

1. Richland County 2025 Comprehensive Plan Change Order No. 1



PO Box 2552
Hickory, NC 28603
P: (704) 904-0219

CHANGE ORDER

PROJECT NAME: Richland County 2025 Comprehensive Plan

CHANGE ORDER #: 1_rev

TO: Mr. Leonardo Brown, County Administrator
Richland County, South Carolina

CHANGE ORDER DATE: 04/15/25

CC: Mr. Aric Jensen, Assistant County Administrator

PROJECT #: 24305

Ms. Synithia Williams, Director, Community Planning & Development DATE OF CONTRACT: 08/13/24

Mr. Geo Price, Zoning Administrator

The above reference contract is changed as follows:

Description	Amount
Additional Services - Task 2.1.1 O - Addition of the CommunityViz Model	\$ 9,500.00
Additional Services - Task 1.4 - Additional work for data accuracy (refer to Scope of Work)	\$ 3,600.00
<hr/>	
The original contract amount (Excluding any hourly and expense phases)	\$ 245,462.50
Net change by previous change orders..... (Excluding any hourly and expense phases)	\$ -
Net change by this change order..... (This is a not-to-exceed, or "NTE," amount.)	\$ 13,100.00
Revised contract amount..... (Excluding any hourly and expense phases)	<u>\$ 258,562.50</u>

All other terms and conditions set forth in the original contract shall remain in effect for the duration of the contract.

NOT VALID UNLESS SIGNED BY ALL PARTIES

NEALON PLANNING, PLLC
CONSULTANT

RICHLAND COUNTY
CLIENT NAME ("CONSULTANT")

Signature

Margaret Nealon for Nealon Planning, PLLC

Date

Signature

Mr. Leonardo Brown, County Administrator
for Richland County, South Carolina

Date

**STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 025-25HR**

**AUTHORIZING THE EXPANSION OF THE BOUNDARIES OF
THE I-77 CORRIDOR REGIONAL INDUSTRIAL PARK
JOINTLY DEVELOPED WITH FAIRFIELD COUNTY TO
INCLUDE CERTAIN PROPERTY LOCATED IN RICHLAND
COUNTY; THE EXECUTION AND DELIVERY OF A PUBLIC
INFRASTRUCTURE CREDIT AGREEMENT TO PROVIDE FOR
PUBLIC INFRASTRUCTURE CREDITS TO FOUNDRY AT
BLYTHEWOOD SC LLC, A COMPANY PREVIOUSLY
IDENTIFIED AS PROJECT MOCKINGBIRD; AND OTHER
RELATED MATTERS.**

WHEREAS, Richland County ("County"), acting by and through its County Council ("County Council"), is authorized pursuant to the provisions of Article VIII, Section 13(D) of the South Carolina Constitution and the provisions of Title 4, Chapter 1 of the Code of Laws of South Carolina, 1976, as amended (collectively, "Act"), to (i) develop a multicounty park with counties having contiguous borders with the County; and (ii) include property in the multicounty park, which inclusion under the terms of the Act (A) makes such property exempt from *ad valorem* property taxes, and (B) changes the character of the annual receipts from such property to fees-in-lieu of *ad valorem* property taxes in an amount equal to the *ad valorem* taxes that would have been due and payable but for the location of the property in such multicounty park ("Fee Payments");

WHEREAS, the County is further authorized by Section 4-1-175 of the Act, to grant credits against Fee Payments ("Public Infrastructure Credit") to pay costs of, amongst other things, designing, acquiring, constructing, improving or expanding infrastructure serving the County (collectively, "Public Infrastructure");

WHEREAS, pursuant to the authority provided in the Act, the County has developed with Fairfield County, South Carolina ("Fairfield"), the I-77 Corridor Regional Industrial Park ("Park") and executed the Amended and Restated Master Agreement Governing the I-77 Corridor Regional Industrial Park, dated September 1, 2018 ("Park Agreement"), which governs the operation of the Park;

WHEREAS, Foundry at Blythewood SC LLC, a South Carolina limited liability company previously identified as Project Mockingbird (the "Company"), has committed to establish a multi-family housing project in the County consisting of approximately 300 units ("Project") including, and to be located on, land more particularly identified in the Agreement (as hereinafter defined) ("Land"), consisting of total taxable investment by the Company in real and personal property of not less than Forty-Four Million Six Hundred Thousand and 00/100 Dollars (\$44,600,000), and in connection with the Project, anticipates making investment in certain Public Infrastructure;

WHEREAS, at the Company's request, the County desires to expand the boundaries of the Park and to amend the Park Agreement to include the Land and other real and personal property comprising the Project (collectively, the "Property") in the Park; and

WHEREAS, the County further desires to enter into a Public Infrastructure Credit Agreement with the Company, the substantially final form of which is attached as Exhibit A ("Agreement"), to provide Public Infrastructure Credits against the Company's Fee Payments with respect to the Project for the purpose of

assisting in paying the costs of certain Public Infrastructure invested by the Company at, in, or in connection with, the Project, subject to the terms and conditions set forth in the Agreement.

NOW THEREFORE, BE IT ORDAINED, by the County Council as follows:

Section 1. Statutory Findings. Based on representations made by the Company to the County, the County finds that the Project and the Public Infrastructure will enhance the economic development of the County and promote the welfare of its citizens.

Section 2. Expansion of the Park Boundaries; Inclusion of Property. The Chair of County Council (“Chair”) is authorized to execute such documents and take such further actions as may be necessary to complete the expansion of the Park boundaries and the amendment to the Park Agreement to include the Property in the Park. Pursuant to the terms of the Park Agreement, the expansion of the Park’s boundaries to include the Property is complete on the adoption of this Ordinance by County Council and delivery of written notice to Fairfield of the inclusion of the Property in the Park, which written notice shall include a copy of this Ordinance and identification of the Property.

Section 3. Approval of Public Infrastructure Credit; Authorization to Execute and Deliver Agreement. The Public Infrastructure Credits, as more particularly set forth in the Agreement, against the Company’s Fee Payments with respect to the Project are approved. The form, terms and provisions of the Agreement that is before this meeting are approved and all of the Agreement’s terms are incorporated in this Ordinance by reference as if the Agreement was set out in this Ordinance in its entirety. The Chair is authorized and directed to execute the Agreement in the name of and on behalf of the County, subject to the approval of any revisions or changes as are not materially adverse to the County by the County Administrator and counsel to the County, and the Clerk to County Council is hereby authorized and directed to attest the Agreement and to deliver the Agreement to the Company.

Section 4. Further Assurances. The County Council confirms the authority of the Chair, the County Administrator, the Director of Economic Development and the Clerk to County Council, and various other County officials and staff, acting at the direction of the Chair, the County Administrator, the Director of Economic Development or Clerk to County Council, as appropriate, to take whatever further action and to negotiate, execute and deliver whatever further documents as may be appropriate to effect the intent of this Ordinance and the incentives offered to the Company under this Ordinance and the Agreement.

Section 5. Savings Clause. The provisions of this Ordinance are separable. If any part of this Ordinance is, for any reason, unenforceable then the validity of the remainder of this Ordinance is unaffected.

Section 6. General Repealer. Any prior ordinance, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Section 7. Effectiveness. This Ordinance is effective after its third reading and public hearing.

[End of Ordinance]

RICHLAND COUNTY, SOUTH CAROLINA

(SEAL)
ATTEST:

Jesica Mackey, Chair
Richland County Council

Anette Kyrlo, Clerk of Council
Richland County Council

First Reading: April 1, 2025
Second Reading: April 15, 2025
Public Hearing: May 6, 2025
Third Reading: May 6, 2025

EXHIBIT A

FORM OF AGREEMENT

See attached.

PUBLIC INFRASTRUCTURE CREDIT AGREEMENT

by and between

RICHLAND COUNTY, SOUTH CAROLINA

and

FOUNDRY AT BLYTHEWOOD SC LLC

Effective as of: May 6, 2025

PUBLIC INFRASTRUCTURE CREDIT AGREEMENT

This PUBLIC INFRASTRUCTURE CREDIT AGREEMENT, effective as of May 6, 2025 (“Agreement”), is by and between RICHLAND COUNTY, SOUTH CAROLINA, a body politic and corporate, and a political subdivision of the State of South Carolina (“County”), and FOUNDRY AT BLYTHEWOOD SC LLC, a South Carolina limited liability company previously identified as Project Mockingbird (as hereinafter defined “Company”, and together with the County, collectively, the “Parties,” and each, a “Party”).

WITNESSETH:

WHEREAS, the County, acting by and through its County Council (“County Council”), is authorized and empowered under and pursuant to the provisions of Article VIII, Section 13(D) of the South Carolina Constitution and the provisions of Title 4, Chapter 1 of the Code of Laws of South Carolina, 1976, as amended (collectively, “Act”), to (i) develop multicounty parks with counties having contiguous borders with the County; and (ii) include property in the multicounty park, which inclusion under the terms of the Act (A) makes such property exempt from *ad valorem* property taxes, and (B) changes the character of the annual receipts from such property to fees-in-lieu of *ad valorem* property taxes in an amount equal to the *ad valorem* taxes that would have been due and payable but for the location of the property in such multicounty park (“Fee Payments”);

WHEREAS, the County is further authorized by Section 4-1-175 of the Act to grant credits against Fee Payments (“Public Infrastructure Credit”) to pay costs of, amongst other things, designing, acquiring, constructing, improving or expanding public infrastructure serving the County (collectively, “Public Infrastructure”);

WHEREAS, pursuant to the authority provided in the Act, the County has developed with Fairfield County, South Carolina, the I-77 Corridor Regional Industrial Park (“Park”) and executed the “Amended and Restated Master Agreement Governing the I-77 Corridor Regional Industrial Park” dated September 1, 2018 (“Park Agreement”), which governs the operation of the Park;

WHEREAS, the Company has committed to establish a multi-family housing project in the County consisting of approximately 300 units (“Project”) including, and to be located on, land more particularly identified on Exhibit A hereto (“Land”), consisting of total taxable investment by the Company in real and personal property of not less than Forty-Four Million Six Hundred Thousand and 00/100 Dollars (\$44,600,000), and in connection with the Project, anticipates making investment in certain Public Infrastructure as further described herein;

WHEREAS, by an ordinance enacted on May 6, 2025 (“Ordinance”), the County authorized the expansion of the boundaries of the Park and an amendment to the Park Agreement to include the Land and other real and personal property comprising the Project (“Property”) in the Park; and

WHEREAS, pursuant to the Ordinance, the County further authorized the execution and delivery of this Agreement to provide Public Infrastructure Credits against the Company’s Fee Payments with respect to the Project for the purpose of assisting in paying the costs of certain Public Infrastructure invested by the Company at, in, or in connection with, the Project, subject to the terms and conditions below.

NOW, THEREFORE, in consideration of the respective representations and agreements hereinafter contained, the County and the Company agree as follows:

ARTICLE I REPRESENTATIONS

Section 1.1. *Representations by the County.* The County represents to the Company as follows:

- (a) The County is a body politic and corporate and a political subdivision of the State of South Carolina;
- (b) The County is authorized and empowered by the provisions of the Act to enter into and carry out its obligations under this Agreement;
- (c) The County has duly authorized and approved the execution and delivery of this Agreement by adoption of the Ordinance in accordance with the procedural requirements of the Act and any other applicable state law;
- (d) The County is not in default of any of its obligations (contractual or otherwise) as a result of entering into and performing its obligations under this Agreement;
- (e) The County has approved the inclusion of the Property in the Park; and
- (f) Based on representations made by the Company to the County, the County has determined the Project and the Public Infrastructure, including, but not limited to, the Company Public Infrastructure, as defined below, will enhance the economic development of the County and promote the welfare of its citizens. Therefore, the County is entering into this Agreement for the purpose of promoting the economic development of the County and the welfare of its citizens.

Section 1.2. *Representations and Covenants by the Company.* The Company represents to the County as follows:

- (a) The Company is in good standing under the laws of the State of South Carolina, has power to conduct business in the State of South Carolina and enter into this Agreement, and by proper company action has authorized the officials signing this Agreement to execute and deliver it;
- (b) The Company will use commercially reasonable efforts to achieve the Investment Commitment, as defined below, at the Project;
- (c) The Company's execution and delivery of this Agreement, and its compliance with the provisions of this Agreement do not result in a default under any agreement or instrument to which the Company is now a party or by which it is bound; and
- (d) The Company covenants to complete any and all Company Public Infrastructure in a workmanlike manner and in accordance with all applicable codes and regulations.

ARTICLE II PUBLIC INFRASTRUCTURE CREDITS

Section 2.1. *Investment Commitment.* The Company shall invest not less than Forty-Four Million Six Hundred Thousand and 00/100 Dollars (\$44,600,000) in taxable property in the Project ("Investment Commitment") by May 6, 2030 ("Certification Deadline"). The Company shall certify to the County achievement of the Investment Commitment on a date no later than the Certification Deadline ("Certification Date"), by providing documentation, which documentation may include, without limitation, pay applications, invoices, and accounting logs, and, only with respect to the personal property portion of

the Project, any SCDOR PT-100 filed by the Company with respect to the Project, to the County's Economic Development Department sufficient to reflect achievement of the Investment Commitment, in form and substance reasonably acceptable to the County. Notwithstanding anything in this Agreement to the contrary, the Certification Date shall not be later than, and may not be extended past, the Certification Deadline. If the Company fails to achieve and so certify the Investment Commitment by the Certification Deadline, the County may terminate this Agreement and, upon any such termination, the Company shall no longer be entitled to any further benefits under this Agreement. Notwithstanding anything in this Agreement to the contrary, the Certification Deadline shall not be later than, and may not be extended past, the last day of the year which is five years after the effective date of this Agreement.

Section 2.2. Public Infrastructure Commitment.

(a) Prior to receiving the Public Infrastructure Credits under this Agreement, the Company shall make an investment in Public Infrastructure in the County which may be comprised of any or all of the following improvements and facilities benefitting the public or dedicated to public use: water, sewer, or stormwater improvements, greenspaces, recreation or community facilities, pedestrian or transportation facilities, parking facilities, facade redevelopment, roadway improvements, energy production or communications technology infrastructure, and expenditures on the eradication of blight (collectively, the "Non-Workforce Housing Public Infrastructure"), as well as that portion of the overall Project investment attributable to the construction of housing units with rental rates qualifying such units as "workforce housing" (collectively, the "Workforce Housing Public Infrastructure"). For purposes of this Agreement, "workforce housing" shall be defined as housing that is affordable to the occupant or occupants, as applicable, when applying no more than 30% of gross income of the occupant or occupants, as applicable, to housing costs, for those earning between 80% and 120% of the area median income, as published by Fannie Mae, for the Project location of just south of the intersection of U.S. Highway 21 and Interstate 77 on Blythewood Crossing Lane, Richland County, South Carolina, as more particularly described on Exhibit A attached hereto.

(b) In connection with the Project, the Company has committed with commercially reasonable efforts to invest in, or cause to be invested in, the Public Infrastructure as described on Exhibit B hereto ("Company Public Infrastructure"). The Company shall certify actual investment in the Company Public Infrastructure to the County on the Certification Date, by providing to the County's Economic Development Department (i) with respect to the Non-Workforce Housing Public Infrastructure portion of the Company Public Infrastructure, documentation, which documentation may include, without limitation, pay applications, invoices, and accounting logs, sufficient to reflect the Company's investment in the Non-Workforce Housing Public Infrastructure portion of the Company Public Infrastructure, and (ii) with respect to the Workforce Housing Public Infrastructure portion of the Company Public Infrastructure, documentation, which documentation may include, without limitation pay applications, invoices, accounting logs, rent rolls, and related documentation, sufficient to reflect the number of housing units comprising the Project that the Company is submitting as "workforce housing" for the purposes of Workforce Housing Public Infrastructure qualification (the "Certified Workforce Housing Unit Level") as well as the construction costs attributable to such units, all in form and substance reasonably acceptable to the County; provided, however, the Company hereby acknowledges and agrees that the number of such units shall not be less than 50% of the total number of units comprising the Project. If the Company fails to substantially complete the Company Public Infrastructure by the Certification Deadline in at least the cumulative total investment amount set forth on Exhibit B hereto, then the Company may not be entitled to the full value of the Public Infrastructure Credit as provided by this Agreement.

(c) Following the Certification Date, the County's Economic Development Department shall have 30 days ("Verification Deadline") to verify the Company's investment in the Company Public

Infrastructure. The County has the right to exclude from the investment in Company Public Infrastructure certified by the Company any costs the County determines, in its sole discretion, to be ineligible costs. The County may also reject any Company Public Infrastructure investment as ineligible if the County determines, in its sole discretion, that it has not been completed in a workmanlike manner or in accordance with applicable codes or regulations. The County's Economic Development Department shall, on a date no later than the Verification Deadline (the "Verification Date"), provide to the Company, by written notice, the County's determination of the verified amount of Company Public Infrastructure investment, including specifically the Certified Workforce Housing Unit Level to be maintained during the Credit Term, as defined on Exhibit C hereto. Failure to provide such a written determination by the Verification Deadline shall be deemed to be a determination by the County that all Company Public Infrastructure investment certified by the Company is verified as eligible costs and agreement as to the Certified Workforce Housing Unit Level submitted by the Company, and, in such event, the Verification Date shall be deemed to be the Verification Deadline.

Section 2.3. Public Infrastructure Credit.

(a) To assist in paying for costs of Company Public Infrastructure, the County shall provide a Public Infrastructure Credit against each of the Company's Fee Payments due with respect to the Project, commencing with the first Fee Payment following the Verification Date or such other subsequent Fee Payment as may be designated by the Company, in writing, to the County together with, or following, the Company's certification to the County pursuant to **Section 2.2(b)** hereof. The term, amount and calculation of the Public Infrastructure Credit is described on Exhibit C hereto.

(b) On or before each April 30 immediately following the December 31 of each year corresponding to each tax year for which the Company is entitled to a Public Infrastructure Credit, the Company shall submit to the County Auditor, with a copy to the County's Economic Development Department, an annual Public Infrastructure Credit certification, substantially in the form of Exhibit D hereto, reflecting the calculation of the Public Infrastructure Credit to which the Company is entitled for such tax year (e.g., December 31, 2026 corresponds to tax year 2027, with a Public Infrastructure Credit certification deadline of April 30, 2027). Following receipt of such certification, the County shall prepare and issue the Company's annual Fee Payment bill with respect to the Project net of the Public Infrastructure Credit set forth in **Section 2.3(a)** of this Agreement, as may be adjusted pursuant to such certification ("Net Fee Payment"). Following receipt of the bill, the Company shall timely remit the Net Fee Payment to the County in accordance with applicable law.

(c) THIS AGREEMENT AND THE PUBLIC INFRASTRUCTURE CREDITS PROVIDED BY THIS AGREEMENT ARE LIMITED OBLIGATIONS OF THE COUNTY. THE PUBLIC INFRASTRUCTURE CREDITS ARE DERIVED SOLELY FROM AND TO THE EXTENT OF THE FEE PAYMENTS MADE BY THE COMPANY TO THE COUNTY PURSUANT TO THE ACT AND THE PARK AGREEMENT. THE PUBLIC INFRASTRUCTURE CREDITS DO NOT AND SHALL NOT CONSTITUTE A GENERAL OBLIGATION OF THE COUNTY OR ANY MUNICIPALITY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION AND DO NOT AND SHALL NOT CONSTITUTE OR GIVE RISE TO A PECUNIARY LIABILITY OF THE COUNTY OR ANY MUNICIPALITY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE COUNTY OR ANY MUNICIPALITY. THE FULL FAITH, CREDIT, AND TAXING POWER OF THE COUNTY OR ANY MUNICIPALITY ARE NOT PLEDGED FOR THE PROVISION OF THE PUBLIC INFRASTRUCTURE CREDITS.

(d) The County makes no representation or warranty with respect to the Company Public Infrastructure. The execution and delivery of this Agreement and the extension of the Public Infrastructure Credit do not constitute a commitment by the County to maintain the Company Public Infrastructure.

Section 2.4. Filings; Administration. To assist the County in administering the Public Infrastructure Credit, with respect to the Company's Fee Payments due with respect to the personal property portion of the Project, the Company shall, for each tax year corresponding to the Credit Term prepare and file a separate schedule to the SCDOR PT-100 with respect to the personal property portion of the Project. Additionally, the Company shall, on or before January 31 of each year following the commencement of the Credit Term, deliver to the Economic Development Director of the County the information required by the terms of the County's Resolution dated November 7, 2023, which is attached hereto as Exhibit E, as may be amended by subsequent resolution, with respect to the Company.

Section 2.5 Cumulative Public Infrastructure Credit. The cumulative dollar amount of the Public Infrastructure Credit shall not exceed the amount invested, or caused to be invested in, by the Company in Company Public Infrastructure, as verified, or deemed verified, by the County on or before the Verification Deadline. The County Economic Development Department shall provide the verified investment amount to the County Auditor for purposes of applying the Public Infrastructure Credit in accordance with **Section 2.3** of this Agreement.

ARTICLE III DEFAULTS AND REMEDIES

Section 3.1. Events of Default. The following are "Events of Default" under this Agreement:

(a) Failure by the Company to make a Net Fee Payment, which failure has not been cured within 30 days following receipt of written notice from the County specifying the delinquency in payment and requesting that it be remedied;

(b) An abandonment or closure of the Project; for purposes of this Agreement, "abandonment or closure of the Project" means failure to place all or a portion of the Project in service by December 31, 2030;

(c) A representation or warranty made by the Company which is deemed materially incorrect when deemed made;

(d) Failure by the Company to perform any of the terms, conditions, obligations, or covenants under this Agreement (other than those described in **Sections 2.1** and **2.2** of this Agreement and under (a) above), which failure has not been cured within 30 days after written notice from the County to the Company specifying such failure and requesting that it be remedied, unless the Company has instituted corrective action within the 30-day period and is diligently pursuing corrective action until the default is corrected, in which case the 30-day period is extended to include the period during which the Company is diligently pursuing corrective action;

(e) A representation or warranty made by the County which is deemed materially incorrect when deemed made; or

(f) Failure by the County to perform any of the terms, conditions, obligations, or covenants hereunder, which failure has not been cured within 30 days after written notice from the Company to the County specifying such failure and requesting that it be remedied, unless the County has instituted corrective action within the 30-day period and is diligently pursuing corrective action until the default is corrected, in which case the 30-day period is extended to include the period during which the County is diligently pursuing corrective action.

Section 3.2. Remedies on Default.

(a) If an Event of Default by the Company has occurred and is continuing, then the County may take any one or more of the following remedial actions:

(i) terminate this Agreement; or

(ii) take whatever action at law or in equity may appear necessary or desirable to collect amounts due or otherwise remedy the Event of Default or recover its damages.

(b) If an Event of Default by the County has occurred and is continuing, the Company may take one or more of the following actions:

(i) bring an action for specific enforcement;

(ii) terminate this Agreement; or

(iii) in case of a materially incorrect representation or warranty, take such action as is appropriate, including legal action, to recover its damages, to the extent allowed by law.

Section 3.3. *Reimbursement of Legal Fees and Other Expenses.* On the occurrence of an Event of Default, if a Party is required to employ attorneys or incur other reasonable expenses for the collection of payments due under this Agreement or for the enforcement of performance or observance of any obligation or agreement, the prevailing Party is entitled to seek reimbursement of the reasonable fees of such attorneys and such other reasonable expenses so incurred.

Section 3.4. *Remedies Not Exclusive.* No remedy described in this Agreement is intended to be exclusive of any other remedy or remedies, and each and every such remedy is cumulative and in addition to every other remedy given under this Agreement or existing at law or in equity or by statute.

Section 3.5. *Nonwaiver.* A delay or omission by the Company or County to exercise any right or power accruing on an Event of Default does not waive such right or power and is not deemed to be a waiver or acquiescence of the Event of Default. Every power and remedy given to the Company or County by this Agreement may be exercised from time to time and as often as may be deemed expedient.

ARTICLE IV MISCELLANEOUS

Section 4.1. *Examination of Records; Confidentiality.*

(a) The County and its authorized agents, at any reasonable time on prior written notice, may enter and examine the Project and have access to and examine the Company's books and records relating to the Project for the purposes of (i) identifying the Project; (ii) confirming achievement of the Investment Commitment; (iii) verifying the investment in the Company Public Infrastructure; and (iv) permitting the County to carry out its duties and obligations in its sovereign capacity (such as, without limitation, for such routine health and safety purposes as would be applied to any other manufacturing or commercial facility in the County).

(b) The County acknowledges that the Company may utilize confidential and proprietary processes and materials, services, equipment, trade secrets, and techniques ("Confidential Information") and that disclosure of the Confidential Information could result in substantial economic harm to the Company. The Company may clearly label any Confidential Information delivered to the County pursuant to this Agreement as "Confidential Information." Except as required by law, the County, or any employee,

agent, or contractor of the County, shall not disclose or otherwise divulge any labeled Confidential Information to any other person, firm, governmental body or agency. The Company acknowledges that the County is subject to the South Carolina Freedom of Information Act, and, as a result, must disclose certain documents and information on request, absent an exemption. If the County is required to disclose any Confidential Information to a third party, the County will use its best efforts to provide the Company with as much advance notice as is reasonably possible of such disclosure requirement prior to making such disclosure and to cooperate reasonably with any attempts by the Company to obtain judicial or other relief from such disclosure requirement.

Section 4.2. Assignment. The Company may assign or otherwise transfer any of its rights and interests in this Agreement on prior written consent of the County, which may be given by resolution, and which consent will not be unreasonably conditioned, withheld, or delayed. Notwithstanding the foregoing, any assignment of this Agreement, in whole or in part, to an affiliated entity of the Company is hereby approved without any further action of the County Council. The County's Director of Economic Development must receive notice of any assignment to an affiliated entity of the Company. For purposes of this Agreement, "affiliated entity" shall mean any corporation, limited liability company, partnership or other person or entity which now or hereafter owns all or part of the Company or which is now or hereafter owned in whole or in part by the Company, or by any partner, shareholder or owner of the Company, and shall also include any subsidiary, affiliate or other person, individual, or entity who now or hereafter bears a relationship to the Company as described in Section 267(b) of the Internal Revenue Code.

Section 4.3. Provisions of Agreement for Sole Benefit of County and Company. Except as otherwise specifically provided in this Agreement, nothing in this Agreement expressed or implied confers on any person or entity other than the County and the Company any right, remedy, or claim under or by reason of this Agreement, this Agreement being intended to be for the sole and exclusive benefit of the County and the Company.

Section 4.4. Severability. If any provision of this Agreement is declared illegal, invalid, or unenforceable for any reason, the remaining provisions of this Agreement are unimpaired, and the Parties shall reform such illegal, invalid, or unenforceable provision to effectuate most closely the legal, valid, and enforceable intent of this Agreement.

Section 4.5. Limitation of Liability.

(a) The County is not liable to the Company for any costs, expenses, losses, damages, claims or actions in connection with this Agreement, except from amounts received by the County from the Company under this Agreement.

(b) All covenants, stipulations, promises, agreements and obligations of the County contained in this Agreement are binding on members of the County Council or any elected official, officer, agent, servant or employee of the County only in his or her official capacity and not in his or her individual capacity, and no recourse for the payment of any moneys or performance of any of the covenants and agreements under this Agreement or for any claims based on this Agreement may be had against any member of County Council or any elected official, officer, agent, servant or employee of the County except solely in their official capacity.

(c) The County is not responsible for the Company Public Infrastructure and disclaims all liability with respect to the Company Public Infrastructure.

Section 4.6. Indemnification Covenant.

(a) Except as provided in paragraph (d) below, the Company shall indemnify and save the County, its employees, elected officials, officers and agents (each, an “Indemnified Party”) harmless against and from all liability or claims arising from the County’s execution of this Agreement, performance of the County’s obligations under this Agreement or the administration of its duties pursuant to this Agreement, or otherwise by virtue of the County having entered into this Agreement.

(b) The County is entitled to use counsel of its choice and the Company shall reimburse the County for all of its costs, including attorneys’ fees, incurred in connection with the response to or defense against such liability or claims as described in paragraph (a) above. The County shall provide a statement of the costs incurred in the response or defense, and the Company shall pay the County within 30 days of receipt of the statement. The Company may request reasonable documentation evidencing the costs shown on the statement. However, the County is not required to provide any documentation which may be privileged or confidential to evidence the costs.

(c) The County may request the Company to resist or defend against any claim on behalf of an Indemnified Party. On such request, the Company shall resist or defend against such claim on behalf of the Indemnified Party, at the Company’s expense. The Company is entitled to use counsel of its choice, manage and control the defense of or response to such claim for the Indemnified Party; provided the Company is not entitled to settle any such claim without the consent of that Indemnified Party.

(d) Notwithstanding anything herein to the contrary, the Company is not required to indemnify any Indemnified Party against or reimburse the County for costs arising from any claim or liability (i) occasioned by the acts of that Indemnified Party, which are unrelated to the execution of this Agreement, performance of the County’s obligations under this Agreement, or the administration of its duties under this Agreement, or otherwise by virtue of the County having entered into this Agreement; or (ii) resulting from that Indemnified Party’s own negligence, bad faith, fraud, deceit, or willful misconduct.

(e) An Indemnified Party may not avail itself of the indemnification or reimbursement of costs provided in this Section unless it provides the Company with prompt notice, reasonable under the circumstances, of the existence or threat of any claim or liability, including, without limitation, copies of any citations, orders, fines, charges, remediation requests, or other claims or threats of claims, in order to afford the Company notice, reasonable under the circumstances, within which to defend or otherwise respond to a claim.

Section 4.7. Notices. All notices, certificates, requests, or other communications under this Agreement are sufficiently given and are deemed given, unless otherwise required by this Agreement, when (i) delivered and confirmed by United States first-class, registered mail, postage prepaid or (ii) sent by facsimile, and addressed as follows:

if to the County:	Richland County, South Carolina Attn: Director of Economic Development 2020 Hampton Street Columbia, South Carolina 29204 Phone: 803.576.2043 Fax: 803.576.2137
-------------------	--

with a copy to (does not constitute notice):	Parker Poe Adams & Bernstein LLP Attn: Ray E. Jones 1221 Main Street, Suite 1100 (29201) Post Office Box 1509
---	--

Columbia, South Carolina 29202
Phone: 803.255.8000
Fax: 803.255.8017

if to the Company:

Foundry at Blythewood SC LLC
Attn: _____

Phone: _____
Fax: _____

with a copy to

Maynard Nexsen PC
Attn: Tushar V. Chikhliker
1230 Main Street, Suite 700 (29201)
Post Office Box 2426
Columbia, South Carolina (29202)
Phone: 803.540.2188
Fax: 803.727.1469

The County and the Company may, by notice given under this Section, designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent.

Section 4.8. *Administrative Fees.* The Company will reimburse, or cause reimbursement to, the County for the Administration Expenses in an amount not exceeding Five Thousand Dollars (\$5,000). The Company will reimburse the County for its Administration Expenses on receipt of a written request from the County or at the County's direction, which request shall include a statement of the amount and nature of the Administration Expense. The Company shall pay the Administration Expenses as set forth in the written request no later than 60 days following receipt of the written request from the County. For purposes of this Section, "Administration Expenses" means the reasonable expenses incurred by the County in the negotiation, approval and implementation of the terms and provisions of this Agreement, including reasonable attorneys' fees. Administration Expenses do not include any costs, expenses, including attorneys' fees, incurred by the County (i) in defending challenges to the Fee Payments or Public Infrastructure Credits brought by third parties or the Company or its affiliates and related entities, or (ii) in connection with matters arising at the request of the Company outside of the immediate scope of this Agreement, including amendments to the terms of this Agreement. The payment by the Company of the County's Administration Expenses shall not be construed as prohibiting the County from engaging, at its discretion, the counsel of the County's choice.

Section 4.9. *Entire Agreement.* This Agreement expresses the entire understanding and all agreements of the Parties with each other, and neither Party is bound by any agreement or any representation to the other Party which is not expressly set forth in this Agreement or in certificates delivered in connection with the execution and delivery of this Agreement.

Section 4.10. *Agreement to Sign Other Documents.* From time to time, and at the expense of the Company, to the extent any expense is incurred, the County agrees to execute and deliver to the Company such additional instruments as the Company may reasonably request and as are authorized by law and reasonably within the purposes and scope of the Act and this Agreement to effectuate the purposes of this Agreement.

Section 4.11. *Agreement's Construction.* Each Party and its counsel have reviewed this Agreement and any rule of construction to the effect that ambiguities are to be resolved against a drafting party does not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 4.12. *Applicable Law.* South Carolina law, exclusive of its conflicts of law provisions that would refer the governance of this Agreement to the laws of another jurisdiction, governs this Agreement and all documents executed in connection with this Agreement.

Section 4.13. *Counterparts.* This Agreement may be executed in any number of counterparts, and all of the counterparts together constitute one and the same instrument.

Section 4.14. *Amendments.* This Agreement may be amended only by written agreement of the Parties.

Section 4.15. *Waiver.* Either Party may waive compliance by the other Party with any term or condition of this Agreement but the waiver is valid only if it is in a writing signed by the waiving Party.

Section 4.16. *Termination.* Unless first terminated under any other provision of this Agreement, this Agreement terminates on the expiration of the Credit Term and payment by the Company of any outstanding Net Fee Payment due on the Project pursuant to the terms of this Agreement.

Section 4.17. *Business Day.* If any action, payment, or notice is, by the terms of this Agreement, required to be taken, made, or given on any Saturday, Sunday, or legal holiday in the jurisdiction in which the Party obligated to act is situated, such action, payment, or notice may be taken, made, or given on the following business day with the same effect as if taken, made or given as required under this Agreement, and no interest will accrue in the interim.

[TWO SIGNATURE PAGES FOLLOW]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Richland County, South Carolina, has caused this Agreement to be executed by the appropriate officials of the County and its corporate seal to be affixed and attested, effective the day and year first above written.

RICHLAND COUNTY, SOUTH CAROLINA

(SEAL)
ATTEST:

Jesica Mackey, Chair
Richland County Council

Anette Kyrlo, Clerk to Council
Richland County Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

[SIGNATURE PAGE 1 TO PUBLIC INFRASTRUCTURE CREDIT AGREEMENT]

IN WITNESS WHEREOF, the Company has caused this Agreement to be executed by its authorized officer(s), effective the day and year first above written.

FOUNDRY AT BLYTHEWOOD SC LLC

By: _____

Name: _____

Its: _____

[SIGNATURE PAGE 2 TO PUBLIC INFRASTRUCTURE CREDIT AGREEMENT]

EXHIBIT A

LAND DESCRIPTION

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being just south of the intersection of U.S. Highway 21 and Interstate 77 on Blythewood Crossing Lane, in the County of Richland, State of South Carolina, consisting of 28.36 acres, shown and delineated as Parcel B on a plat prepared for Fitch Irick Partners by Civil Engineering of Columbia dated April 11, 2025, recorded April 11, 2025 in the Office of the Register of Deeds for Richland County in Book 3010, page 1500. Reference is made to said plat for a more accurate and complete description.

TMS No.: R14800-02-27 (p/o)

EXHIBIT B (See Section 2.2)

DESCRIPTION OF COMPANY PUBLIC INFRASTRUCTURE

The Company Public Infrastructure includes Non-Workforce Housing Public Infrastructure and Workforce Housing Public Infrastructure, as listed below;

<u>Description</u>	<u>Budget</u>
Sewer Improvements	\$150,000
Water Improvements	\$500,000
Stormwater Improvements	\$750,000
Paving	\$600,000
Construction costs derived from Certified Workforce Housing Unit Level	To be determined in accordance with this Agreement

Notwithstanding anything above or in this Agreement to the contrary, the Company and the County acknowledge and agree that: (i) the Company Public Infrastructure shall, subject to the provisions of **Section 2.2(c)** of this Agreement, include, in addition to that described and delineated above, any Public Infrastructure invested in, or caused to be invested in, by the Company in connection with the Project and consisting of improvements or infrastructure included within the description of Public Infrastructure set forth in **Section 2.2** of this Agreement; and, (ii) the specific line item budget amounts listed above are current estimates and the actual expenditures made by the Company with respect to each such line item may fluctuate as the Project develops.

EXHIBIT C (See Section 2.3)

DESCRIPTION OF PUBLIC INFRASTRUCTURE CREDIT

The County shall provide a 40% Public Infrastructure Credit against the Fee Payments due and owing from the Company to the County with respect to the Project as provided in this Agreement, provided, the cumulative total amount of the Public Infrastructure Credit shall not exceed the Company's investment in the Company Public Infrastructure; provided further that such 40% Public Infrastructure Credit shall be subject to reduction for any year of the Credit Term for which the Certified Workforce Housing Unit Level is not maintained, as set forth in greater detail, and to the extent required by, Exhibit D hereto.

The Company is eligible to receive the Public Infrastructure Credit against each of the Company's Fee Payments due with respect to the Project for a period of 10 consecutive years, beginning with the first such Fee Payment due with respect to the Project following the Verification Date or such other subsequent Fee Payment as may be designated by the Company, in writing, to the County together with, or following, the Company's certification to the County pursuant to **Section 2.2(b)** hereof, and ending with the earlier of the 10th such year or the year in which the cumulative total amount of the Public Infrastructure Credit equals the Company's investment in the Company Public Infrastructure ("Credit Term").

EXHIBIT D (See Section 2.3)

PUBLIC INFRASTRUCTURE CREDIT CERTIFICATION

Reference is made to that certain Public Infrastructure Credit Agreement dated as of May 6, 2025 (the “Agreement”) by and between Foundry at Blythewood SC LLC, a South Carolina limited liability company previously identified as Project Mockingbird (the “Company”) and Richland County, South Carolina (the “County”). Each capitalized term used herein and not otherwise defined herein shall have the meaning ascribed to such term in the Agreement.

I _____, the _____ of the Company, do hereby certify in connection with Section 2.3 of the Agreement, as follows:

(1) Total investment in verified Company Public Infrastructure as of the Verification Date pursuant to Section 2.2(c) of the Agreement is \$_____, of which \$_____ is attributable to Non-Workforce Housing Public Infrastructure and \$_____ is attributable to Workforce Housing Public Infrastructure.

(2) The total Certified Workforce Housing Unit Level as of the Verification Date is _____ units which is equal to ____% of the total units at the Project.

(3) Current area median income as published by Fannie Mae, for the Project location of _____ is _____ (the “Current AMI Level”).

(4) The total number of Project housing units qualifying as “workforce housing” pursuant to Section 2.2(a) of the Agreement and the Current AMI Level is _____ units (the “Annual Certified Workforce Housing Unit Level”), as evidenced by the accounting logs, rent rolls, and/or related documentation attached hereto.

(5) The aggregate amount of Public Infrastructure Credits previously received by the Company against Fee Payments due with respect to the Project for tax years through Tax Year ____ (i.e., the immediately preceding tax year) is \$_____, which leaves \$_____ in verified Company Public Infrastructure investment eligible to be prospectively paid to the Company through the Public Infrastructure Credits under the Agreement. The Company has received Public Infrastructure Credits against Fee Payments due with respect to the Project for a cumulative total of _____ tax years (exclusive of the tax year for which this certification is being prepared).

(6) (a) The Annual Certified Workforce Housing Unit Level meets or exceeds the Certified Workforce Housing Unit Level and, accordingly, the Company is entitled to the full Public Infrastructure Credit of 40% against the Fee Payment due and owing from the Company to the County with respect to the Project for Tax Year ____ (i.e., the Fee Payment due with respect to the Project for Project property placed in service as of December 31, 20____, and due to be paid on or about January 15, 20____).

OR

(b) The Annual Certified Workforce Housing Unit Level is less than the Certified Workforce Housing Unit Level and, accordingly, the Company is entitled to a Public Infrastructure Credit of less than 40% against the Fee Payment due and owing from the Company to the County with respect to the Project for Tax Year ____ (i.e., the Fee Payment due with respect to the Project for Project property placed in service as of December 31, 20____, and due to be paid on or about January 15, 20____), as calculated and illustrated in the formula and example set forth below:

Formula:

- A. $(\text{Annual Certified Workforce Housing Unit Level} / \text{Certified Workforce Housing Unit Level}) \times 100$
= Workforce Housing Shortfall Ratio
- B. $40\% \text{ Public Infrastructure Credit} \times \text{Workforce Housing Shortfall Ratio} = \text{applicable Public Infrastructure Credit percentage}$

By way of example, in the event that the Annual Certified Workforce Housing Unit Level is 120 units and the Certified Workforce Housing Unit Level is 150 units resulting in a Workforce Housing Shortfall Ratio of 80, the applicable Public Infrastructure Credit percentage would be 32% (reduced from 40%).

Accordingly, the Company is entitled to a Public Infrastructure Credit of ____% against the Fee Payment due and owing from the Company to the County with respect to the Project for Tax Year _____ (*i.e.*, the Fee Payment due with respect to the Project for Project property placed in service as of December 31, 20____, and due to be paid on or about January 15, 20____).

IN WITNESS WHEREOF, I have set my hand this ____ day of _____, 20____.

FOUNDRY AT BLYTHEWOOD SC LLC

By: _____
Name: _____
Its: _____

EXHIBIT E (See Section 2.4)

**RICHLAND COUNTY RESOLUTION REQUIRING CERTAIN ACCOUNTABILITY PRACTICES CONCERNING
ECONOMIC DEVELOPMENT PROJECTS IN THE COUNTY**

See attached.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

A RESOLUTION

**REQUIRING CERTAIN ACCOUNTABILITY PRACTICES CONCERNING
ECONOMIC DEVELOPMENT PROJECTS IN RICHLAND COUNTY**

WHEREAS, Richland County Council adopted a resolution dated as of December 12, 2017 (“Prior Resolution”), which requires companies receiving economic development incentives from Richland County, South Carolina (“County”) to submit annual reports to the Richland County Economic Development Office; and

WHEREAS, the County desires to reaffirm its desire to have companies submit such annual reports and to update certain information regarding the submission of the annual reports.

NOW, THEREFORE, BE IT RESOLVED by Richland County Council as follows:

Section 1. The County affirms that each company awarded an incentive by the County in exchange for the location or expansion of a facility or facilities within the County shall submit an annual report to the Richland County Economic Development Office by no later January 31 of each year throughout the term of the incentives.

Section 2. The Richland County Economic Development Office is authorized to create (and from time to time, if necessary, amend or recreate) and make available the form of the annual report; however, such form shall require, at a minimum, the following information, but may request such other information as the County may deem necessary or prudent:

- a. Name of company;
- b. Cumulative capital investment (less any removed investment) to date as a result of the project;
- c. Net jobs created to date as a result of the project;
- d. Age, race, gender, and county of residence of each employee at the facility or facilities in the County; and
- e. Average wage of the jobs created as a result of the project.

Section 3. A copy of the then-current form of the annual report may be obtained from the Richland County Economic Development Office. The annual report shall likewise be submitted to the following address (or at such other address or in such other format as may be communicated by the Richland County Economic Development Office) by the required date.

Richland County Economic Development Office
Attention: Existing Industry Manager
1201 Main Street, Suite 1110
Columbia, SC 29201

Section 4. Subject to Section 5 below, this Resolution amends and restates the Prior Resolution in its entirety and sets forth the County’s requirements with respect to the annual reports to be submitted by each company awarded an incentive by the County as described in Section 1.

Section 5. The substance of this Resolution shall be incorporated into any agreement between the County and a company with respect to the incentives granted by the County to such company with an effective date on or after January 1, 2024 (“Effective Date”). For any agreements dated before the Effective Date, the Prior Resolution shall be incorporated into the agreement between the County and a company with respect to the incentives granted by the County to such company.

Section 6. In the event that any company shall fail to submit an annual report, or any portion thereof, such company may be required to return all incentives, or a dollar amount equal thereof, to the County. Such incentives, or the dollar amount equal thereto, shall be paid to the County within 60 days after the date upon which the information was originally due.

AND IT IS SO RESOLVED this 7th day of November 2023.

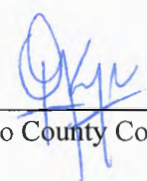
RICHLAND COUNTY, SOUTH CAROLINA



Chair, Richland County Council

(SEAL)

ATTEST:



Clerk to County Council

RICHLAND COUNTY ATTORNEY'S OFFICE



Approved As To LEGAL Form Only
No Opinion Rendered As To Content

STATE OF SOUTH CAROLINA
STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 026-25HR

AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON APPLICATION ACCEPTANCE, PERMIT ISSUANCE, APPROVALS, OR OTHER AUTHORIZATIONS FOR DEMOLITION, NEW CONSTRUCTION, REZONING, AND REHABILITATION IN THE OLYMPIA MILL VILLAGE AREA OF UNINCORPORATED RICHLAND COUNTY

WHEREAS, Richland County Council (“Council”) is empowered to enact ordinances for the implementation and enforcement of powers granted to it pursuant to Sections 4-9-30(9) and (17) of the South Carolina Code of Laws and to exercise other powers as necessary to promote the health, safety, and welfare of Richland County; and

WHEREAS, Council is empowered to establish a neighborhood overlay district to protect and preserve the unique design features and character of an established neighborhood within the unincorporated areas of the County and to promote new construction that is compatible with the character of the existing neighborhood; and

WHEREAS, Council adopted the Capital City Mill District Neighborhood Master Plan on November 14, 2007 which recommended the adoption of a neighborhood character overlay district to preserve historic character and provided a unified framework for design and development in the Mill District; and

WHEREAS, the Olympia Mill Village, located within the Mill District South of Olympia and Granby Mills, served as a mill village surrounding the Olympia Mill that was constructed in 1899; and

WHEREAS, consistent with the recommendation to adopt a neighborhood character overlay the Richland County Planning Commission began developing guidelines for the Olympia Mills Neighborhood Overlay District; and

WHEREAS, Council determines and finds it beneficial for the operations of the County and beneficial for the promotion of the public interest in orderly and prudent development of the County, for the County to review and study the impact of construction, demolition, rezoning, and rehabilitation in the Olympia Mill Village and develop appropriate guidelines ; and

WHEREAS, Council further determines and finds the benefits and effectiveness of such a review and study will be aided and facilitated by a temporary moratorium on the acceptance of applications, issuance of permits, approvals, or other authorizations for new construction, demolition, rezoning, or rehabilitation in the Olympia Mill Village; and

WHEREAS, Council believes and finds it is appropriate to establish, by this Ordinance, a temporary moratorium period of one hundred eighty (180) days on the acceptance of applications, issuance of permits, approvals, or other authorizations for new construction, demolition, rezoning, or rehabilitation in the Olympia Mill Village; and

NOW THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. Moratorium Imposed. Richland County Council hereby declares a moratorium on the acceptance of applications, issuance of permits, approvals, or other authorizations for new construction, demolition, rezoning, or rehabilitation in the Olympia Mill Village:

- (A) All activities by the County, including County staff and any of the County's agents, boards, committees, or commissions in connection with the acceptance, review, processing, and granting of applications for approvals, permit issuance, or other permissions related to new construction, demolition, rezoning, or rehabilitation in the Olympia Mill Village, located within the unincorporated area of the County, are temporarily suspended.
- (B) A temporary moratorium is established to give the County adequate time and opportunity to review and study, analyze, and make recommendations to Council concerning guidelines for the Neighborhood Character Olympia Mill Village Overlay District.
- (C) This moratorium shall not have any affect upon applications approved or permits issued prior to the date of the first reading of the adoption of this Ordinance. Otherwise, the provisions of this Ordinance shall be effective under the pending ordinance doctrine from the date of approval of first reading.
- (D) A map, provided by the Richland County Department of Planning and Development Services, delineating the area in which the temporary moratorium is established is hereby incorporated herein and adopted by Council. See Attached Exhibit "A".

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. This Ordinance shall expire one hundred eighty (180) days following the date of adoption of this Ordinance or until rescinded by Richland County Council, whichever is earlier. The Council, by subsequent Ordinance, may extend the temporary moratorium for a further time period upon appropriate findings.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair
Richland County Council District 9

ATTEST THIS THE 6th DAY
OF May, 2025.

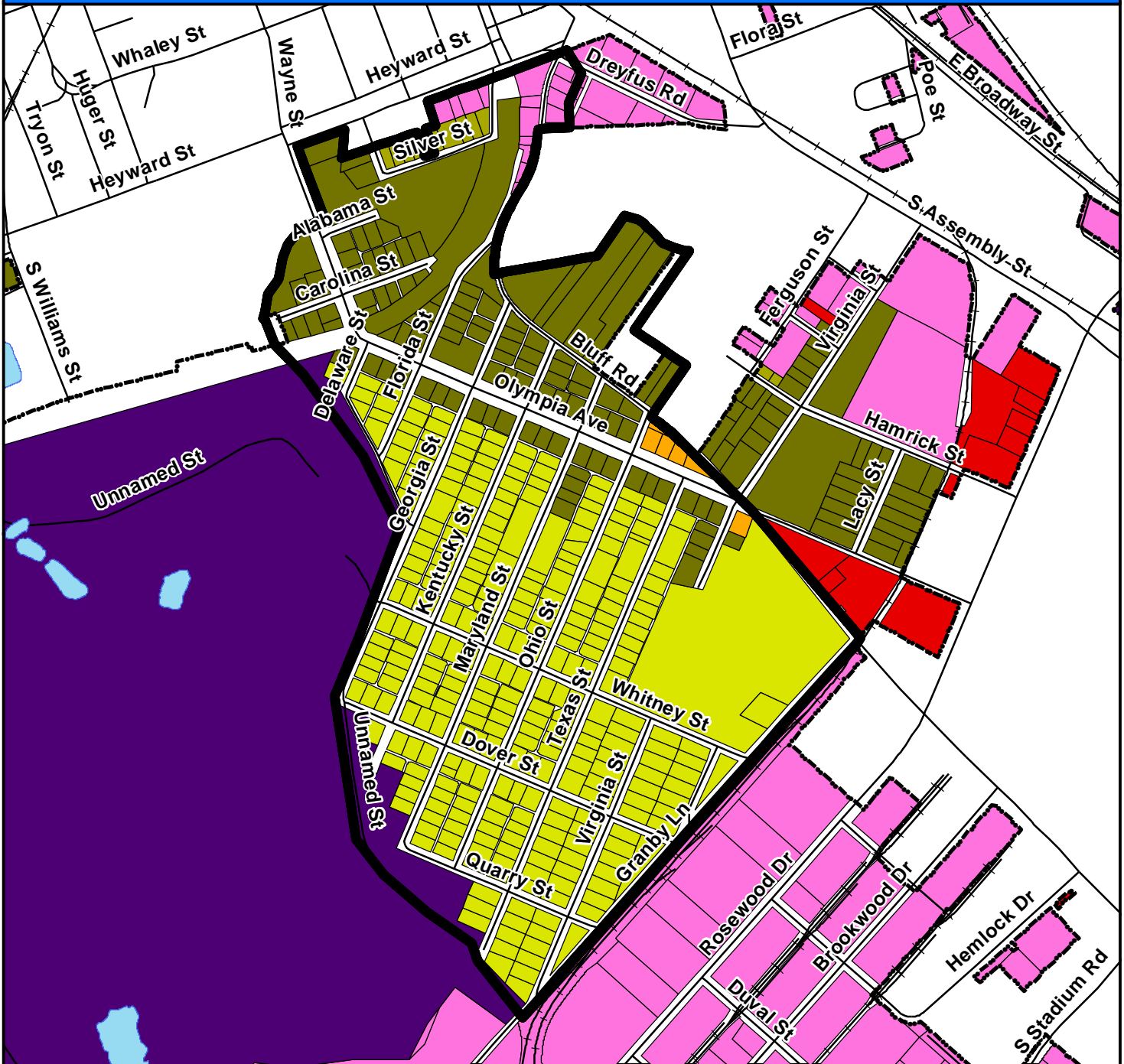
Anette Aquino Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: April 1, 2025
Second Reading: April 15, 2025
Third Reading: May 6, 2025
Public Hearing: May 6, 2025

Olympia - Overlay Area



ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 027-25HR

An Ordinance to raise revenue, make appropriations, and adopt FY 2025 Annual Budget for Richland County, South Carolina; authorizing the levying of Ad Valorem property taxes which together with the prior year’s carryover and other State Levies and any additional amount appropriated by the Richland County Council prior to July 1, 2024 will provide sufficient revenues for the operations of Richland County Government from July 1, 2024 through June 30, 2025 (Fiscal Year 2025)

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION 1. The following appropriations by activity and the estimated revenue to support these appropriations, as well as other supporting documents contained in the adopted Fiscal Year 2024-2025 Annual Budget is hereby adopted, with such supporting documents being made reference to and incorporated herein by reference, as follows:

Fund	Revenue	Transfer In	Fund Balance	Total Sources	Expenditures	Transfer Out	Total Uses
General Fund Operating	\$216,959,183	\$8,286,209	\$8,132,616	\$233,378,008	\$218,258,199	\$15,119,809	\$233,378,008
General Fund Capital		\$0	\$6,225,000	\$6,225,000	\$6,225,000		\$6,225,000
General Fund	\$216,959,183	\$8,286,209	\$14,357,616	\$239,603,008	\$224,483,199	\$15,119,809	\$239,603,008
Special Revenue							
Victim's Rights	\$195,000	\$1,212,504	\$0	\$1,407,504	\$1,407,504	\$0	\$1,407,504
Tourism Development	\$1,332,000	\$0	\$222,121	\$1,554,121	\$1,332,000	\$222,121	\$1,554,121
Temporary Alcohol Permits	\$111,947	\$0	\$115,000	\$226,947	\$226,947	\$0	\$226,947
Emergency Telephone System	\$3,465,057	\$3,556,442	\$762,050	\$7,783,549	\$7,608,473	\$175,076	\$7,783,549
Fire Service	\$32,530,001	\$0	\$4,321,849	\$36,851,850	\$32,509,073	\$4,342,777	\$36,851,850
Stormwater Management	\$4,093,800	\$0	\$183,741	\$4,277,541	\$4,028,800	\$248,741	\$4,277,541
Conservation Commission Fund	\$994,000	\$143,988	\$1,470,564	\$2,608,552	\$2,562,343	\$46,209	\$2,608,552
Neighborhood Redev. Fund	\$994,000	\$0	\$0	\$994,000	\$952,907	\$41,093	\$994,000
Hospitality Tax	\$10,442,422	\$0	\$3,555,182	\$13,997,604	\$9,012,254	\$4,985,350	\$13,997,604
Accommodation Tax	\$640,000	\$0	\$232,148	\$872,148	\$750,000	\$122,148	\$872,148
Title IVD - Sheriff's Fund	\$32,000	\$35,824	\$0	\$67,824	\$67,824	\$0	\$67,824
Title IV - Family Court	\$1,101,701	\$324,015	\$0	\$1,425,716	\$1,425,716	\$0	\$1,425,716
Road Maintenance Fee	\$6,338,862	\$0	\$5,703,215	\$12,042,077	\$11,594,086	\$447,991	\$12,042,077
Public Defender	\$2,309,184	\$4,337,543	\$0	\$6,646,727	\$6,646,727	\$0	\$6,646,727
Transportation Tax	\$96,682,144	\$0	\$0	\$96,682,144	\$2,846,691	\$93,835,453	\$96,682,144
Mass Transit	\$0	\$27,198,375	\$0	\$27,198,375	\$27,198,375	\$0	\$27,198,375
School Resource Officers	\$6,595,773	\$1,964,979	\$0	\$8,560,752	\$7,961,127	\$599,625	\$8,560,752
Economic Development	\$4,360,872	\$1,096,331	\$3,500,000	\$8,957,203	\$7,228,830	\$1,728,373	\$8,957,203
Child Fatality Review	\$35,000	\$0	\$0	\$35,000	\$35,000	\$0	\$35,000
Special Revenue Total	\$172,253,763	\$39,870,001	\$20,065,870	\$232,189,634	\$125,394,677	\$106,794,957	\$232,189,634
Debt Service							
General Debt Service	\$18,721,888	\$0	\$0	\$18,721,888	\$18,721,888	\$0	\$18,721,888
Fire Bonds 2018B 1,500,000	\$555,000	\$0	\$0	\$555,000	\$555,000	\$0	\$555,000
RFC-IP Revenue Bond 2019	\$1,605,577	\$0	\$0	\$1,605,577	\$1,605,577	\$0	\$1,605,577
Hospitality Refund 2013A B/S	\$0	\$1,486,963	\$0	\$1,486,963	\$1,486,963	\$0	\$1,486,963
East Richland Public Svc Dist.	\$1,438,560	\$0	\$0	\$1,438,560	\$1,438,560	\$0	\$1,438,560
Recreation Commission Debt Svc	\$458,016	\$0	\$0	\$458,016	\$458,016	\$0	\$458,016
Riverbanks Zoo Debt Service	\$2,670,190	\$0	\$0	\$2,670,190	\$2,670,190	\$0	\$2,670,190
School District 1 Debt Service	\$69,127,795	\$0	\$0	\$69,127,795	\$69,127,795	\$0	\$69,127,795
School District 2 Debt Service	\$64,845,932	\$0	\$0	\$64,845,932	\$64,845,932	\$0	\$64,845,932
Transportation Debt Service		\$14,434,250	\$0	\$14,434,250	\$14,434,250	\$0	\$14,434,250
Debt Service Total	\$159,422,958	\$15,921,213	\$0	\$175,344,171	\$175,344,171	\$0	\$175,344,171
Enterprise Funds							
Solid Waste Enterprise Fund	\$45,612,681	\$0	\$0	\$45,612,681	\$44,041,800	\$1,570,881	\$45,612,681
Richland County Utilities	\$15,015,898	\$0	\$10,000,000	\$25,015,898	\$23,451,907	\$1,563,991	\$25,015,898
Hamilton-Owens Airport Operating	\$268,000	\$0	\$365,330	\$633,330	\$532,691	\$100,639	\$633,330
Enterprise Funds Total	\$60,896,579	\$0	\$10,365,330	\$71,261,909	\$68,026,398	\$3,235,511	\$71,261,909
Millage Agencies							
Richland Cnty Recreation Commission	\$19,743,400	\$0	\$0	\$19,743,400	\$19,743,400	\$0	\$19,743,400
Columbia Area Mental Health	\$3,017,923	\$0	\$0	\$3,017,923	\$3,017,923	\$0	\$3,017,923
Public Library	\$34,505,365	\$0	\$0	\$34,505,365	\$34,505,365	\$0	\$34,505,365
Riverbanks Zoo	\$1,517,888	\$0	\$0	\$1,517,888	\$1,517,888	\$0	\$1,517,888
Midlands Technical College	\$8,321,255	\$0	\$0	\$8,321,255	\$8,321,255	\$0	\$8,321,255
Midlands Tech Capital/Debt Service	\$4,427,677	\$0	\$0	\$4,427,677	\$4,427,677	\$0	\$4,427,677
School District One	\$270,928,511	\$0	\$0	\$270,928,511	\$270,928,511	\$0	\$270,928,511
School District Two	\$193,918,258	\$0	\$0	\$193,918,258	\$193,918,258	\$0	\$193,918,258
Millage Agencies Total	\$536,380,277	\$0	\$0	\$536,380,277	\$536,380,277	\$0	\$536,380,277
Grand Total	\$1,145,912,760	\$64,077,423	\$44,788,816	\$1,254,778,999	\$1,129,628,722	\$125,150,277	\$1,254,778,999

SECTION 2. Mileage rate paid to County employees shall be the same as the U.S. Federal reimbursement rate per mile for the fiscal period stated above.

SECTION 3. All fees previously approved by the County Council, either through budget ordinances or ordinances apart from

the budget, will remain in effect unless and until the County Council votes to amend those fees.

SECTION 4. No County fees, excluding fees from SECTION 16, SECTION 17, SECTION 18 and SECTION 19, based on CPI shall be adjusted on the current year inflationary adjustment (CPI) due to the small incremental change.

SECTION 5 At fiscal year-end, any funds encumbered for capital purchases shall reflect as a designation of fund balance in the Annual Comprehensive Financial Report and shall be brought forward in the subsequent fiscal year as budgeted fund balance. This automatic re-budgeting shall not require a supplemental budget ordinance.

SECTION 6. Continuation grants and those with no personnel or match requests are considered approved as presented with budget adoption up to available budgeted match dollars. All other grants will require individual Council approval prior to award acceptance.

SECTION 7. Commensurate with budget authority, the County Administrator may approve purchases in the amount of one hundred thousand dollars (\$100,000) or less. Purchases in excess of one hundred thousand dollars (\$100,000) shall be reviewed and approved by the County Council prior to acceptance.

SECTION 8. All non-exclusive contracts exceeding \$100,000 and existing at the time of budget adoption shall be renewed for the subsequent fiscal year provided the following conditions exist: The services provided under the contract will continue to be required in the subsequent fiscal year; the contract was originally procured through the County's Procurement Division utilizing the competitive procurement method, where appropriate, and following all other procurement ordinances, regulations and guidelines; The contract is within a five-year period during which contracts may be renewed annually upon mutual agreement by both parties not to exceed five years; the performance of the contractor has been confirmed, in writing, by the user department and by the Manager of Procurement to be satisfactory; Budget dollars have been appropriated by the County Council to fund the contract for the subsequent fiscal year. All items included on the State contract greater than \$100,000 are considered as reviewed and approved therefore will not be required to go back to Council for additional approval.

SECTION 9. Designated fund balance allocated in prior years for the establishment of an emergency disaster fund, economic development fund, and an insurance reserve fund shall remain as designated, but only to the extent of available fund balance as approved by the County Administrator.

SECTION 10. All One-percent funds collected through established Multi-County Industrial Park agreements or the funds from the completed sale of any county-owned property in a multi-county park shall be placed in the Richland County Economic Development Fund and be immediately appropriated for the purpose of continued Economic Development. This appropriation shall not require a supplemental budget ordinance.

SECTION 11. Funds awarded to the Sheriff's Department through forfeiture are included as part of this ordinance and Council designates, as the governing body, that the Sheriff shall maintain these funds in accordance with Federal, State and County guidelines. All forfeited funds will be audited along with the General Fund and posted at that time.

SECTION 12. The County will be self-funded against tort claim liability and shall no longer carry an excess liability insurance policy. Funding shall be established through the annual automatic re-budgeting of these County funded accounts. The amount to be carried forward shall not exceed the unspent portion of the current year appropriation and shall be used only for the original intended purpose as identified in the year of appropriation. This shall increase the original appropriated budget and shall not require a separate budget amendment.

SECTION 13. The Sheriff and Finance Director will assess the status of fees collected through the Special Duty Program prior to the end of fiscal year 2024. All excess funds collected for the administrative cost over cost incurred shall reflect as a designation of fund balance and shall be brought forward in the following fiscal year as budgeted fund balance. This automatic re-budgeting shall not require a supplemental budget ordinance. Continuation of the Special Duty Program and associated fees shall be evaluated each year during the budget process.

SECTION 14. The appropriation includes the approval of the Sheriff's Department School Resource Officer Program. Funding shall be contingent upon annual approval and appropriation by County Council. At the end of each fiscal year, the Finance Director and the Sheriff will assess the status of the billing and collections for each school district as of the end of the fiscal year. Any program shortfall of collections for the fiscal year by the School District shall result in additional collection procedures inclusive of charging shortfall to the Sheriff's Department fiscal budget. All excess funds collected beyond cost of the program shall be brought forward in the subsequent budget year as a budgeted use of fund balance and made available to the Sheriff's Department to be used toward the district-specific program cost. The automatic re-budgeting shall not require a supplemental budget ordinance. Continuation of the School Resource Officer program and associated fees shall be evaluated each fiscal year during the budget process.

SECTION 15. All funds collected by the Sheriff's Department as a cost reimbursement from employees shall be credited back to the sheriff's budget and allowed to utilize for other operational cost.

SECTION 16. During its June 18, 2024 meeting, Richland County Council approved changes in the Land Development Fee Schedule effective July 1, 2024 (FY 2025). New fee schedule is as follows:

Residential Plan Review

Review Type	Description of services	Proposed Cost
Sketch plan	Review of conceptual plan, first resubmittal, and Development	
	Review Team meeting	\$650
Preliminary Plan Review	Initial review & first submittal, initial record drawing review	\$750+\$20/lot
Additional reviews	Each additional review	50% of original fee
Additional record drawing reviews	Each additional review	\$500
Land Disturbance Permit	Disturbance permit and MS4 inspections	2years \$3,000+\$200ac 5years \$4,500+ \$200/ac
	Preconstruction meeting	covered by LDP fee
	Inspection reports	covered by LDP fee
	Final inspection for NOT	covered by LDP fee
	Re-inspection of final inspection	\$750
Permit renewal	Per year after initial permit expires	\$1,000
Modification to approved plans	Major, minor and owner revision	25% of original fee

Infrastructure Fees

Road inspections	Inspection of roadway base, first proof roll, asphalt paving, curb and gutter, and sidewalk	\$1250 +\$1/LF
Storm Drainage Pipe	Visual inspection at install, check of inverts, slope, and camera inspection as needed	\$0.25/LF
Reinspection of sub-standard infrastructure		\$250 every 500LF
Warranty Bond	(submission required to release construction surety) review of bond and release letters	\$250

Non-compliance Fees

Stop Work	A site inspection is required to lift a stop work order	\$1,200
Unauthorized work	Work without a permit or approval; fee is in addition to standard permitting fees	\$1,000

Commercial Plan Review

Review Type	Description of services	Proposed Cost
Preliminary Plan Review	Initial review & first submittal, initial record drawing review	\$1,250
Additional reviews	Each additional review	\$250
Additional record drawing reviews	Each additional review	\$250
Land Disturbance Permit	Disturbance permit and MS4 inspections	2years \$1,500+\$100/ac 5years \$3,500+ \$100/ac
	preconstruction meeting	covered by LDP fee
	inspection reports	covered by LDP fee
	final inspection for NOT	covered by LDP fee
Re-inspection of final inspection		\$750
Permit renewal	Per year after initial permit expires	\$1,000
Modification to approved plans	Major, minor and owner revision	25% of original fee
Linear Projects	Initial review & first submittal, initial record drawing review	based on disturbance
	< 1 acre	\$325
	>1 ac- 5 ac	\$500
	>5ac	\$750
	Additional reviews	50% original fee
	LDP linear projects >1ac	\$525
Small commercial	<1ac, no engineered infrastructure	\$325

Miscellaneous

Encroachments	Work inside County right-of-way	\$300
SWPPPs	Level 1 project working under a SWPPP	\$300
SWPPPs	Level 2 project working under a SWPPP	\$500
Individual Lot Development	IL-NOI aggregating to >1 acre inside a larger common plan	\$300 + \$20/lot
*Fee waiver will apply to residents working on property they own		

Plat Reviews

Type	Description of services	Proposed Cost
Bonded Plat	Review of plat- initial review and first resubmittal	\$150 +\$20/lot
	Review of bond estimate and surety, 1 site inspection	\$500
Final Plat	Review of plat- initial review and first resubmittal	\$80 +\$10/lot
Additional reviews for any plat	Each additional review	\$250

SECTION 17. During its June 18, 2024 meeting, Richland County Council approved an increase in the Solid Waste rates effective July 1, 2024 (FY2025). The new rates for curbside, as approved, are as follows:

Solid Waste Rates FY2025:

- Residential Curbside \$385.58
- Backyard Pickup \$694.04
- Disability Backyard Service - \$385.58
- Commercial Curbside Service - \$771.16
- Rollcart Initial Setup Fee - \$75.00
- C&D Disposal at Richland County Landfill - \$27.50 per ton (waste must originate in Richland County)
- Yard/Land Clearing Debris/Dirt - \$27.50 per ton
- Brown Goods/Bulk Items - \$27.50 per ton
- Metal and Appliances - \$27.50 per ton
- Mattress/Box Spring – No Charge for Richland County Residents (Limit 2 per day, Mattress & Box Spring

are 1)

- Mattress/Box Spring Commercial - \$352.00 per ton
- Tires Commercial - \$1.50 each or \$150 per ton
- Residential Tire with proper identification – No Charge (Limit 4 per day)
- Large Commercial Truck Tires (22.5, AG, etc) - \$5.60 each
- Residential Electronic Waste (Up to 5 electronic items per day) – No Charge
- Commercial Electronic Waste, Landfill Only - \$1.10 per lb
- Residential Mulch – County residents receive mulch at no charge. Resident self-load. Landfill only
- Commercial Mulch - \$14.00 per ton, Landfill only
- Residential Latex Paint, No Charge for Richland County residents. (Up to 5 cans of any size per day)
- Commercial Latex Paint - \$1.10 per lb

SECTION 18. During its June 18, 2024 meeting, Richland County Council approved an increase in the Utilities’ fees for water effective July 1, 2024 (FY 2025). New fees, as approved, are as follows:

1st 1,000 gallons	\$23.00
Minimum base charge standard Meter	
Next 8,000 gallons	\$5.14/1000 gallons
Next 11,000 gallons	\$4.81/1000 gallons
Next 10,000 gallons	\$4.53/1000 gallons
Next 30,000 gallons	\$4.26/1000 gallons
Next 60,000 gallons	\$3.87/1000 gallons

SECTION 19. During its June 18, 2024 meeting, Richland County Council approved an increase in the Utilities’ fees for sewer effective July 1, 2024 (FY 2025). New fees, as approved, are as follows:

Sewer Rates:
FY2025: \$74.91

SECTION 20. Conflicting Ordinances Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 21. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION 22. Effective Date. This Ordinance shall become effective March 4, 2025

Richland County Council

By: _____
Jesica Mackey, Chair
Richland County Council

ATTEST THIS THE 6th DAY
OF May, 2025.

Anette Aquino Kirylo
Clerk of Council
RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: FY 2025 – May 7, 2024
Public Hearing: FY 2025 –May 23, 2024
Second Reading: FY 2025 – June 4, 2024
Third Reading: FY 2025 – June 18, 2024
Budget Amendment: FY 2025 – May 6, 2025

SOUTH CAROLINA

)

A RESOLUTION

)

2025-0506-003

RICHLAND COUNTY

)

**COMMITTING TO NEGOTIATE A FEE-IN-LIEU OF AD
VALOREM TAXES AGREEMENT BETWEEN RICHLAND
COUNTY AND PROJECT SAM; IDENTIFYING THE PROJECT;
AND OTHER MATTERS RELATED THERETO**

WHEREAS, Richland County, South Carolina (“County”), acting by and through its County Council (“County Council”) is authorized pursuant to the provisions of Title 12, Chapter 44, Code of Laws of South Carolina, 1976 (the “FILOT Act”) and Title 4, Chapter 1 and Chapter 29, Code of Laws of South Carolina, 1976, as amended (the “SSRC Statute”), to enter into agreements with any industry whereby the industry would pay fees-in-lieu-of taxes (“FILOT”) with respect to qualified projects, and to provide a special source revenue credit (“SSRC”) against such FILOT payments as reimbursement to industry for the costs of qualified infrastructure with respect to such projects; through which powers manufacturing and commercial enterprises are encouraged to locate in the State of South Carolina (“South Carolina” or “State”) or to encourage manufacturing and commercial enterprises now located in the State to expand their investments and thus make use of and employ the manpower, products, and other resources of the State by entering into an agreement with a sponsor, as defined in the FILOT Act, that provides for the payment of a fee-in-lieu of *ad valorem* tax (“FILOT Payments”) with respect to economic development property, as defined in the Act;

WHEREAS, Project Sam (“Sponsor”), desires to invest capital in the County in order to establish solar power generating facilities in the County (“Project”);

WHEREAS, the Project is anticipated to result in an investment of approximately \$112,500,000 in taxable real and personal property; and

WHEREAS, as an inducement to the Sponsor to locate the Project in the County, the Sponsor has requested that the County negotiate an agreement (“Agreement”), which provides for FILOT Payments and SSRCs with respect to the portion of the Project which constitutes economic development property, as defined in the Act.

NOW, THEREFORE, BE IT RESOLVED by the County Council as follows:

Section 1. This Resolution is an inducement resolution for this Project for purposes of the Act.

Section 2. County Council commits to negotiate with the Sponsor to enter into the Agreement on mutually agreeable terms, which provides for FILOT Payments with respect to the portion of the Project which constitutes economic development property and SSRCs to reduce the FILOT payments to a specified per megawatt value. The further details of the FILOT Payments and the agreement will be prescribed by subsequent ordinance of the County to be adopted in accordance with South Carolina law and the rules and procedures of the County.

Section 3. County Council identifies and reflects the Project by this Resolution, therefore permitting expenditures made in connection with the Project before the date of this Resolution to qualify as economic development property, subject to the terms and conditions of the Agreement and the Act.

Section 4. This Resolution is effective after its approval by the County Council.

RESOLVED: May 6, 2025

RICHLAND COUNTY, SOUTH CAROLINA

(SEAL)
ATTEST:

Jesica Mackey, Chair
Richland County Council

Anette Kirylo, Clerk to Council
Richland County Council

SOUTH CAROLINA

)

A RESOLUTION

)

2025-0506-004

RICHLAND COUNTY

)

COMMITTING TO NEGOTIATE A FEE-IN-LIEU OF *AD VALOREM* TAXES AGREEMENT BETWEEN RICHLAND COUNTY AND PROJECT WHITEWATER; IDENTIFYING THE PROJECT; AND OTHER MATTERS RELATED THERETO

WHEREAS, Richland County, South Carolina (“County”), acting by and through its County Council (“County Council”) is authorized pursuant to the provisions of Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended (“Act”) to encourage manufacturing and commercial enterprises to locate in the State of South Carolina (“South Carolina” or “State”) or to encourage manufacturing and commercial enterprises now located in the State to expand their investments and thus make use of and employ the manpower, products, and other resources of the State by entering into an agreement with a sponsor, as defined in the Act, that provides for the payment of a fee-in-lieu of *ad valorem* tax (“FILOT Payments”) with respect to economic development property, as defined in the Act;

WHEREAS, Project Whitewater, an entity whose name cannot be publicly disclosed at this time (“Sponsor”), desires to invest capital in the County in order to expand its manufacturing facilities in the County (“Project”);

WHEREAS, the Project is anticipated to result in an investment of approximately \$34,371,000 in taxable real and personal property; and

WHEREAS, as an inducement to the Sponsor locate the Project in the County, the Sponsor has requested that the County negotiate an agreement (“Agreement”), which provides for FILOT Payments with respect to the portion of the Project which constitutes economic development property, as defined in the Act.

NOW, THEREFORE, BE IT RESOLVED by the County Council as follows:

Section 1. This Resolution is an inducement resolution for this Project for purposes of the Act.

Section 2. County Council agrees to enter into the Agreement, which provides for FILOT Payments with respect to the portion of the Project which constitutes economic development property. The further details of the FILOT Payments and the agreement will be prescribed by subsequent ordinance of the County to be adopted in accordance with South Carolina law and the rules and procedures of the County.

Section 3. County Council identifies and reflects the Project by this Resolution, therefore permitting expenditures made in connection with the Project before the date of this Resolution to qualify as economic development property, subject to the terms and conditions of the Agreement and the Act.

Section 4. This Resolution is effective after its approval by the County Council.

RESOLVED: May 6, 2025

RICHLAND COUNTY, SOUTH CAROLINA

(SEAL)
ATTEST:

Jesica Mackey, Chair
Richland County Council

Anette Kirylo, Clerk to Council
Richland County Council

Community Partners										
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
489467	Senior Resources, Inc	Community-Based Services for Richland County Seniors	Project is designed to provide a suite of social services to elderly County residents who live at or below the federal poverty level. The program provides nutritious meals, transportation, community engagement, and other supportive services to help mitigate the need for intensive long-term care.	Youth Activities	FY2024	FY2025	\$ 548,046.00	\$ 470,546.00	\$ 470,546.00	Applicant requested three ineligible line items: (1) \$60,000 in Program Expenses; (2) \$7,500 in Insurance; and, (3) \$10,000 in Professional Fees. The \$77,500 Ineligible sub-total was subsequently subtracted from the total Requested Amount of \$548,046.00. Therefore, the amount eligible for funding is \$470,546.00.
489292	Midlands Housing Alliance	Transitions Homeless Center	This organization is focused on providing supportive and transitional housing services to homeless individuals in Richland County. More specifically, the organization is requesting funds to add more personnel for case management and technical assistance for their wraparound services, designed to get people back on their feet.	Food Insecurity	FY2024	FY2025	\$ 200,000.00	\$ 200,000.00	\$ 150,000.00	
488888	Mental Illness Recovery Center, Inc	Youth Transitional Living Program	Transitional housing program for female youth aged 17 - 22. The project will offer supportive housing and access to ongoing behavioral healthcare services. The project will be operated out of 10-bed property owned and operated by the applicant.	Youth Activities	FY2024	FY2025	\$ 150,000.00	\$ 150,000.00	\$ 125,000.00	
487632	Columbia Urban League	Science Technology Enrichment Program	Project describes a skills training program for ages 14-19 years old. Training will cover life and professional skills, focusing on activities like building business etiquette and budgeting to prepare them for college, work or life after high school. The program will run year-round and is delivered through a series of weekly sessions.	Youth Activities	FY2024	FY2025	\$ 100,000.00	\$ 100,000.00	\$ 90,000.00	
489174	Greater Columbia Chamber of Commerce	Columbia Chamber of Commerce BRAC	Project intends to strengthen the relationship between local business, military families, and military installation leadership and increase service members and their families quality of life therefore continuing to make Columbia an attractive place to support a large influx of training at Fort Jackson. This will be achieved by focusing on educating businesses on opportunities on military installations as well as increasing engagement between leaders in D.C. and military installation leadership.	Veterans Assistance	FY2024	FY2025	\$ 53,500.00	\$ 53,500.00	\$ 53,500.00	

Community Partners										
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
491556	Greater Columbia Community Relations Council	Youth Leadership & Affordable Housing Development Initiative	Two projects: Young Contemporaries for Change (YCC) which provides leadership training to young leaders and seeks to address issues of community violence (namely youth violence, bullying, and dropout prevention) and create social justice advocates. The second project aims to address affordable housing through focused interventions & training workshops for low-moderate-income renters.	Multiple	FY2024	FY2025	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
490303	Oliver Gospel Mission	Meals	Community organization running daily operation that provides meals to the Richland County community members who are in need.	Food Insecurity	FY2024	FY2025	\$ 50,000.00	\$ 50,000.00		
488397	Pathways to Healing (PTH)	Rape Crisis Rapid Response	Project intends to help expand the capacity for the Rapid Response program. Personnel will support victims of sexual violence through various services including a 24/7 hotline and by accompanying victims to the hospital.	Youth Activities	FY2024	FY2025	\$ 85,000.00	\$ 85,000.00	\$ 13,514.00	
Totals:							\$ 1,236,546.00	\$ 1,159,046.00	\$ 952,560.00	

Competitive Grants											
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Geographic Focus	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
486849	Able South Carolina	Promoting Access to Safe Services (Year 4)	The program is centered on supporting advocacy efforts for the organization's mission. As part of these events, the organization will provide training(s) on core topics related to its mission including education on disabilities, self-advocacy, and health relationships.	Youth Activities	Countywide	FY2024	-	\$ 37,093.02	\$ 25,886.40	\$ 20,000.00	This application included a ~\$11,200 request for travel costs (\$280), a portion of the presidents salary (\$2,939.40), and fringe costs (\$7,987.22). These costs are considered operational expenses and are ineligible under CIG guidelines for FY26.
487036	Boys & Girls Clubs of the Midlands	BE GREAT Academy Scholarships	Program will provide children in the community with full scholarships to the BE GREAT Academy childcare program. The BE GREAT Academy program is designed to support and nurture young people, particularly those from underserved communities by offering a range of activities and services that contribute to their academic, physical and personal development.	Youth Activities	Multiple	-	-	\$ 50,000.00	\$ -		This applicant requested funds for program scholarships, which are ineligible according to CIG guidelines. Additionally, the proposed budget was unclear on the use of funds beyond the scholarships.
491689	Career Development Center at Saint John	Career Development Center/Workforce Readiness	Project will provide two programs to underrepresented youth: A drone piloting course, to help participants become FAA Drone Pilot certified. The second program is intended to provide various technology courses to young people, specifically centered on the Microsoft 365 platform. This program will primarily target young people in the Booker Washington Heights Community, who may be exposed to complicated societal conditions such as violence and crime.	Youth Activities	District 4	FY2024	-	\$ 50,000.00	\$ 21,025.00		This application's budget narrative was largely incomplete and lacked a narrative. Without this information, it is difficult for a reviewer to appropriately discern eligibility to select costs. Additionally, the following line items were deemed, ineligible as regular operating expenses: Furniture: 4,500, Training: 1,875, WIFI: \$600, Computer Equipment: \$4,000, IT Support: \$1,800, Insurance: \$1,800.
491153	Central Midlands Development Corporation	Innovation & Second Chances	Program focuses on 2 sub-sections. First, the TransVR, which utilizes state-of-the-art virtual reality (VR) technology to offer hands-on career exploration and training in fields such as manufacturing, welding, healthcare, and logistics. This program will primarily serve middle and high school students, and adults in underserved communities. Second, the organization offers a CDL training program that will serve second-chance citizens, specifically individuals reentering society after incarceration.	Youth Activities	Countywide	-	-	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00	
491755	Christian Assistance Bridge (CAB)	Fighting Food Insecurity: Empowering Families Through Community Support and Resources	Program will use funds to purchase essential food items for 1,700 families in need residing in underserved populations, covering mileage and marketing costs associated with food distribution. Program also offers services to families needing financial counseling and budget planning assistance in order to develop self-sufficiency.	Food Insecurity	Countywide	FY2024	-	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
491693	Columbia International University	Youth Programs to Assist Community	Proposes two programs/events ("RAMServe" and "Hoop for Hope Basketball Camp"). RAMServe is a county wide community service day powered by young people; Hoop for Hope is a 4-day summer camp is run by college athletes for elementary and middle school students. These events are both geared toward supporting underserved communities with a focus on targeting youth and lowering their involvement in violent syndicate organizations and associated activities.	Youth Activities	Countywide	FY2024	-	\$ 40,047.00	\$ -		990 not provided, no business license and budget covers only through FY24

Competitive Grants											
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Geographic Focus	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
487293	Communities In Schools of South Carolina (CISSC)	School-based Community Services for Underserved Low-Income Students	The proposed project is an on-site support services for youth and their families. Programming is centered around academic, behavioral and personal development that would translate to overall academic success. On-site services would be used as an intervention and preventative measure for youth and improve access to vital resources within their school campus.	Youth Activities	Multiple	FY2024	FY2025	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	
489013	DD&J Junior Tennis Foundation	Champions In Action(CIA): Tennis and Leadership Development Program	Program provides tennis instruction paired with life skills development training for youth ages 6-16 in under-served communities in Columbia, SC. Program aims to use sports training as a tool to build character, support educational achievement, and reduce juvenile delinquency. Approximately 150 youth are set to participate with the program running from March-June 2026.	Youth Activities	Multiple	-	-	\$ 40,000.00	\$ 40,000.00		
489986	Empowered to Win Global (ETWG)	Community Impact Grant	Program seeks to provide structured personal development and career readiness learning opportunities for youth (middle school students) with skills outside of the typical school curriculum to help them become future leaders in the community. In addition to the pilot starting in February of 2025, the intention is to serve up to 15 students twice per school year and sustain the program beyond this by diversifying funding sources.	Youth Activities	Multiple	-	-	\$ 10,000.00	\$ -		New Organization without records yet. Did not submit operating budget, 990, Business License or letters of support
489565	Feonix - Mobility Rising	Feonix Transportation Assistance Hub and Access to Care	Program provides transportation to veterans and low-income households who need assistance reaching food banks, farmers' markets, and community pantries. Program aims to address food insecurity and reducing the barrier of access to food sources by providing reliable transportation.	Food Insecurity	Countywide	-	-	\$ 49,982.00	\$ 44,545.00	\$ 40,000.00	Applicant requested \$5,437 for overhead costs (15% Federal De Minimums). The overhead costs fall under regular operating budget expenses and are therefore ineligible for funding. Therefore, the amount eligible is \$44,545.00.
491532	Girls on the Run (GOTR) Columbia	Empowering Girls in Grades 3-8 through Girls on the Run Programming	Physical activity-based youth development program utilizing running as the primary activity, supplemented by lessons and discussions. The program is aimed at helping girls, in grades 3-8, develop problem-solving and decision-making skills. The program partners with school districts and community-based organizations to implement programs locally, culminating in a 5K run for participants.	Youth Activities	Countywide	-	-	\$ 50,000.00	\$ 34,500.00	\$ 20,000.00	This application included a \$15,000 request for “need based scholarships”. This is an ineligible cost per county CIG guidelines for FY26.
491889	Greater Waverly Foundation	Community Garden	Establish a community garden in the Waverly and Midlands communities of Richland County. Program aims to increase access to affordable, nutritious food choices.	Food Insecurity	District 5	-	FY2025	\$ 15,000.00	\$ 15,000.00		

Competitive Grants											
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Geographic Focus	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
486867	Greenview Swim Team	Greenview Dolphins Instructional Training Lesson Program	Program will provide instructional training swim lessons for 100 youth, ages 4-16 years old; and low-income minority children in underserved communities. The Greenview Swim Team focuses on actively involving members in positive reinforcement of excellence through competitive swimming skill development, tutoring, and mentoring.	Youth Activities	Countywide	-	FY2025	\$ 15,000.00	\$ -		The applicants focus on potential work skills that benefit the community such as training youth to swim so they can potentially be a part of swim teams, and expand their skills to be life guards, or certified instructors. This scope of work does not align with the CIG Guidelines that the organization should be providing an innovative solution to an identified problem. The main resources the applicant is providing are swim lessons with the hopes of participants eventually being swimmers or getting jobs in the aquatic space. Participants in this program are not guaranteed to develop working skills, and swimming is not a considered a identified problem for low income comminutes. The applicant also details difficulty with continuing funding the program outside of CIG funding. As a result, it is recommend that the county does not approve this application.
487412	Home Works of America	Critical home repairs for low-income elderly, disabled, Veterans	Home repair program offered to low-income senior African Americans at no charge.		Countywide	FY2024	-	\$ 50,000.00	\$ 46,000.00		Application would have benefited from a greater level of detail into the project's components. No context is provided to address the evaluation methods for post-project completion. Additionally, there is no mention of a marketing/outreach plan. The Budget section does not clearly outline the type/quantity of construction materials needed. Unclear if project is ready to begin without being awarded CIG funding. Final approved eligible amount for the proposal is \$46,000. Reviewers removed \$4000 of the request centered on insurance as this can be considered an operating expense which is ineligible under CIG FY26 guidelines.
488300	Homeless No More	Empowering and Strengthening Homeless Families in Richland County	Program provides a variety of constructive activities for youth inclusive of a Social Emotional Learning (SEL) curriculum that helps prevent violent behavior and teaches conflict resolution. Program creates an opportunity for youth to give back to their community and develop a plethora of soft skills that help build confidence and resilience. This program also supports parents through offering sustainable childcare for working parents, creating a cycle of opportunity for career growth.	Multiple	Countywide	FY2024	-	\$ 50,000.00	\$ -		This application's budget narrative was unclear, and did not provide enough information on the use of funds or how the costs would broken down.
491815	Indian Waters Council, Boy Scouts of America	ScoutReach for Boys & Girls in Richland County	Program provides youth with weekly Scouting meetings year-round, which is their typical scouting program.	Youth Activities	Countywide	FY2024	-	\$ 36,000.00	\$ -		This application is vague about what this project will accomplish. There is not a step by step scope of work for how funds will be utilized in the program and how this program is different than their day to day operations.
490483	Koinonia Foundation/Youth & Teens Ministry	Mount STEM Summer Enrichment Program	Summer program for youth ages 3 - 12 years old, living in the rural area of Lower Richland County; that aims to provide educational and physical activities alongside field trips for youth who participate. Programming is hosted at Mt. Moriah Baptist Church and incorporates religious teaching.	Youth Activities	Multiple	-	FY2025	\$ 50,000.00	\$ -		The proposed scope of work emphasized a religious element, which does not comply with CIG guidelines.
491493	Latino Communications CDC	Food for Your Heart	Project supports food insecurity by providing fresh fruits, vegetables, shelf-stable items, and dairy products to "extremely-low and low-to-moderate income" communities in SC. The program expects to achieve three goals: feeding a total of 5,000 individuals, distributing 72,000 pounds of produce and goods, and reaching 18 of the 23 zip codes in Richland County.	Food Insecurity	Countywide	-	FY2025	\$ 150,000.00	\$ 50,000.00	\$ 50,000.00	Latino Communications CDC will receive \$50,000 out of the total requested \$150,000 total. Multiple line items in the Budget and Budget Narrative were strictly ineligible - for example, Equipment (cargo van purchase) for \$20,000 and Salaries at \$80,000 (cost of maintaining standard agency operations). The overall proposal scored high in the criteria rubric and therefore this applicant was awarded \$50,000.00 for FY26, the maximum allowable amount.

Competitive Grants											
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Geographic Focus	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
488506	Mary L. Jacobs Life Center	Youth Empowerment & Safety Initiative (YES Initiative)	Program will focus on providing workforce development and conflict resolution activities to youths countywide. The scope of work showed the program to engage the children through trade classes, mentoring, and violence prevention classes. Success will be measured by before and after assessments, program completion rates, employment placements, and feedback in quarterly sessions with mentors.	Youth Activities	Countywide	-	FY2025	\$ 50,000.00	\$ 40,000.00	\$ 25,000.00	This application included a \$10,000 request for transportation & operational costs (\$3,000 for buses and gas stipends), venue & facility expenses (\$1,500 for utility, venue, insurance, and maintenance), certification fees (\$3,500), and youth stipends (\$2,000). The combination of these items can be considered cash awards and operating expenses – ineligible costs.
491890	Midlands Area Food Bank	Richland County Food Distribution Program	Program seeks to expand its food distribution services to meet an increasing need among needy persons and households. The project will primarily distribute food through an established network of partner organizations, as well as direct distribution to needy persons/households.	Food Insecurity	Countywide	-	-	\$ 50,000.00	\$ -		This application did not clearly articulate how CIG funding would be used to support the overall operations of the proposed scope of work.
488736	Midlands Education and Business Alliance	Richland County STEAM for ALL	Program will train educators and students on the importance of STEAM careers as well as give them guidance on how to break into those careers. Educators are the main audience; but 9th and 10th graders over all nine school districts will benefit. Courses will impact their class choices, education opportunities, and hopefully workforce opportunities. Educators who attend the course will then be able to teach the course themselves and spread the program quickly.	Youth Activities	Countywide	FY2024	-	\$ 10,000.00	\$ 10,000.00		
490301	Midlands Technical College Foundation	TBD	Program is to provide job training to their population of student veterans. These funds will support up to 25 students (or family members) with specialized training in health care, manufacturing, IT, or the skilled trades. The funds will be specifically used to provide scholarships for QuickJobs training.	Veterans Assistance	Countywide	FY2024	-	\$ 50,000.00	\$ -		This application requests funds for program scholarships which are ineligible according to CIG guidelines.
491628	NoMa STEAM	Inspiring Our Youth to Impact the Future	The program seeks to expand their existing offerings to create equitable afterschool learning opportunities for underserved and underrepresented students in STEAM; encourage multi-generational impact and support the future of the students and communities they serve	Youth Activities	Countywide	FY2024	-	\$ 13,555.00	\$ -		Business License expired, Did not provide proof of insurance, 990 not provided
491891	North Columbia Community Enrichment Foundation	Sacks of Love	The program focuses on food insecurity for children in schools; providing children and their family's with bags of food (or access to a food pantry) over the weekend and school breaks to ensure they can be fed when they are not at school, thus ensuring they will be healthy and ready to learn when they are at school. The project will take place over 35 weeks during the school year at a local middle school and high school.	Food Insecurity	District 3	-	-	\$ 9,000.00	\$ -		990 not provided, insurance from 18 months prior, no letters of support

Competitive Grants											
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Geographic Focus	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
491722	Palmetto Place Children and Youth Services	Pathways to Independence: Empowering Unsheltered Youth Through Comprehensive Support and Workforce Development	Project intends to support young people experiencing homelessness, through the provision of a comprehensive suite of supportive, social services; promoting stability and food partnerships to reduce food insecurity.	Multiple	Countywide	FY2024	-	\$ 45,000.00	\$ 40,000.00	\$ 20,000.00	The applicant requested \$5,000.00 to fund laptops and operating expenses such as internet access fees. As a result, that \$5,000.00 is ineligible and the amount eligible is \$40,000.00.
490324	Range Fore Hope Foundation	Operation Home and Health: A Military Community Empowerment Initiative	This initiative focuses on enhancing the financial literacy, health and wellness of veterans, including active-duty service members and their families. It will address two key areas: programs to promote home ownership and veterans assistance. The initiative is being developed in partnership with several organizations, including First Citizens Bank. Funds will be used for program expenses, supplies, venue and equipment rentals, and hiring consultants to organize corresponding events.	Multiple	Countywide	-	-	\$ 25,000.00	\$ 17,500.00	\$ 10,000.00	This application includes a \$5K request for venue costs and a \$2.5K request for equipment rentals. This application's budget includes notes additional revenue sources to help cover those costs. The reviewer noted that these costs could be reasonably covered by the other identified / proposed funding sources.
491439	Reconciliation Ministries SC	Feeding Hope: Empowering Communities Through Sustainable Food Distribution and Workforce Development	Program will continue to address Food Insecurity for individuals who are recovering from addiction or facing economic hardship in District 1.The organization aim's to create long-term, sustainable change through recovery support, housing, and community engagement. To continue serving the participants in this program, the organization focuses on the need for a Forklift to support food distribution efforts.	Food Insecurity	District 2	-	FY2025	\$ 50,000.00	\$ -		This application requested funds that were ineligible such as the purchase of an asset (e.g., forklift), and considered operating expenses.
490251	Richland County Recreation Commission	Richland County Recreation Commission Community Program Services	Project encompasses 14 programs offered at nine locations throughout the County, with many of the park locations being located in areas of the county that are designated as low to moderate income and populated by a majority of minority populations. The organization budget and narrative are fully requesting to purchase program supplies.	Youth Activities	Countywide	-	-	\$ 50,000.00	\$ -		The application's budget narrative did not include enough information, such as an itemized breakdown, to help a reviewer understand how CIG funds would be used.
491553	SC UpLift Community Outreach	Improving Financial and Homeownership Education in Richland County	The applicant is seeking 100% of the project costs to support its SC UpLift program which offers financial and housing counseling communities to underserved populations, namely those within 80% or below Area Medium income. Through a partnership with ReGenesis (a HUD-Approved Housing Counseling Agency) majority of funds will be used to fund a consultant that will deliver the program's financial and homeownership training services to 55 residents.	Home Ownership	Countywide	-	FY2025	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
490372	Serve and Connect	Decker Collective	Program will expand an established program that focuses on improving safety on Decker Blvd and surrounding neighborhoods. Serve and Connect focuses on enhancing the relationships between community members and law enforcement by working together to promote public safety. With this program, the applicant is focusing on improving connection and trust, and providing increased opportunities for positive youth engagement.	Youth Activities	Multiple	-	FY2025	\$ 50,000.00	\$ 50,000.00		

Competitive Grants											
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Geographic Focus	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
491477	Sistercare, Inc	Sistercare's Teen Outreach Program (STOP): Intimate Partner Violence and Dating Violence Prevention for Richland County Youth and Teens	Program will focus on building awareness and providing resources to victims of domestic violence through education/ training and other events with a focus on the 12-18 year age group, but also providing resources for parents. Funds will be used to update three curricula, which will improve resources and education on domestic violence in schools and online.	Youth Activities	Countywide	FY2024	-	\$ 20,000.00	\$ 17,000.00	\$ 15,000.00	This applicant requested \$3000 for updating their curriculum to support the administration of the program. However, the application did not include enough detail on what needs to be updated, how, or when. As described, this is an operational expense which is ineligible per CIG FY26 guidelines.
488283	South Carolina Philharmonic, Inc	Choose Harmony	A music intervention program for youth in the City of Columbia's Millwood Corridor and Washington Heights aimed at serving as an anti-violence program. Upwards of 500 at risk youth will be guided through 8 weeks of sessions by a music therapist. Sessions will be held at partner schools and churches.	Youth Activities	Multiple	-	FY2025	\$ 30,000.00	\$ 30,000.00	\$ 20,000.00	
491473	South Carolina Research Foundation (FoodShare)	Community Cooks: Food Security through Nutrition Education	FoodShare's mission is to improve the well-being of South Carolinians by partnering with communities as they work to strengthen access to healthy, fresh produce. Through their two main efforts, Fresh Food Box and Community Cooks FoodShare has distributed over 100,000 boxed meals across Richland County. The organization is requesting funds to continue to serve their community in addressing food insecurity.	Food Insecurity	Countywide	-	-	\$ 49,254.00	\$ -		Budget only covered through 2019, 990 from 2014, insurance and business license not provided
490782	St Luke's Fresh Start Ministry	Expanding Fresh Start Ministry	Project is designed to provide a comprehensive suite of supportive social services to underrepresented groups across Richland County. The organization is focused on providing meals, laundry, resume workshops, access to the pantry, and other items to seniors, veterans, disabled individuals, unemployed, and students on a monthly basis.	Multiple	District 1	-	-	\$ 10,000.00	\$ -		990 not provided, proof of insurance not provided, letters of support not provided
491277	The Alston House, Inc	Feeding the Midlands' Most Vulnerable Residents	Three programs: Transitional Housing Program, the Senior Mobile Food Bank, and the Community Outreach program- focus on food insecurity for various underserved populations; eradicating hunger and homelessness.	Food Insecurity	Multiple	FY2024	FY2025	\$ 21,641.00	\$ 17,641.00		This application includes a \$4,000 request for twenty (20) grocery store gift cards which is ineligible for CIG funding. Cash awards are considered ineligible under CIG guidelines for FY26.
491587	The Big Red Barn "Retreat" (BRBR)	Warrior PATHH	A comprehensive community care/therapy program for veterans, active-duty service-members, first responders and their families living in Richland County. Program is referred to as "Posttraumatic Growth and Healing" (PATHH). Programming is focused on facilitating "Posttraumatic Growth" (PTG) in participants and providing emotional tools for life after traumatic events. Program is run out of a physical location referred to as the Big Red Barn.	Veterans Assistance	Countywide	-	-	\$ 50,000.00	\$ 32,000.00	\$ 25,000.00	Applicant provided enough detail on the organizational background and impact summary. However, information on proposed use of funds, evaluation methods, and dissemination of information could have been more thought out. Non-critical items included in budget request without detail. Example: marketing funds request for marketing fails to note why funds are needed and how funds will be used. Final approved eligible amount is \$41,500. Ineligible portion of requested was \$8,500 for program supplies (cleaning supplies for facilities - falls under regular operating expenses) and facilities maintenance (repair/replacement of items in the lodge - also falls under regular operating expenses).
491304	The Cola Town Bike Collective (CTBC)	Reliable Transportation for Homeless Veterans	Funding will be used to acquire bicycles, helmets, locks, lights, and maintenance tools for a fleet of bicycles that will be distributed by the Department of Veterans Affairs (VA) to their unhoused clients.	Veterans Assistance	Countywide	-	-	\$ 10,000.00	\$10,000.00		Note: Applicant has not submitted a final report for funds expended in FY2023.

Competitive Grants											
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Geographic Focus	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
490360	The Ram Foundation	Reading, Arts, Mathematics Summer Enrichment Program	An annual summer camp for low-income youth ages 4-11. This camp focuses on enhancing the quality of life by actively engaging the youth and keeping them occupied in activities designed to encourage them to be productive residents and valued members of society and expand it to a year-round program.	Youth Activities	Countywide	FY2024	-	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
491899	The Therapy Place	Bridges School	Applicant provides a therapeutic school that encompasses 3K through 5th grade for children with special needs who require additional support and more individualized attention and instruction than a traditional school can provide. The organization provides an environment that is family-friendly, including resources and education for the parents/caregivers.	Childcare	Countywide	-	FY2025	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00	
487196	United Way of the Midlands	Young Men United	This program helps male high school students achieve academic and career goals by offering wraparound services. The goal of the program is to help college-capable young men find and stay on their college career path by offering internships, job shadowing, and workplace and college visits. Further, the program offers life-skills workshops for participants to develop professional and social skills needed to be successful in their careers.	Youth Activities	Multiple	-	-	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00	
490904	Varna International Music Academy	Varna International Music Academy	Project is designed to help the organization bring and expand a music (and musical theater) appreciation program to local schools, provide some (unclear) level of instruction to students, and facilitate the delivery of a month long festival in June 2026.	Youth Activities	Multiple	-	-	\$ 75,000.00	\$ 35,000.00		This application is eligible for \$35,000 in costs for the consultant/contractors to help administer the educational workshops. However, the following budget items can be considered regular operating expenses and are ineligible for CIG funds: Salary (\$15,000), venue (\$10,000), program expenses (\$10,000), and program supplies (\$5,000).
491581	Wiley Kennedy Foundation	Coalition of Community Fellows	The Coalition of Community Fellows (CCF) is a mentor based program that the organization describes as one which empowers teens with the confidence and skills to resolve conflicts, manage emotions, build healthy relationships, and develop financial literacy and business acumen for lifelong success.	Youth Activities	Multiple	-	-	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
487119	Wings for Kids	Soaring Beyond School: The WINGS After School Program at Harbison West Elementary	WINGS is one of few after school programs that helps students stay in school, succeed in school, and thrive in life. Identified program partners are responsible for referring youth to the program, which offers evidence-based curriculum and skill-building activities to support the children of working parents.	Childcare	District 5	-	-	\$ 50,000.00	\$ 43,200.00	\$ 40,000.00	The funding request does include items that were deemed ineligible, namely "Regular Operating Budgeted Expenses" in the form of Employee Taxes and Employee Benefits, General Liability Insurance, and Phone Reimbursement for Staff. The amount eligible for this applicant was \$43,200.00.
491831	Yew Belong Community Services, Inc	From "Root to Rise: Using Evidence-Based Mentoring to Improve Mental Health and Promote Life Skills for LGBTQIAP+ Youth in Richland County	Multiple programs with a focus on bettering the lives of LGBTQIAP+ people. Primarily, the applicant is launching a peer mentoring program for youth ages 14-23 and outline how they will hire a Program Coordinator to create a curriculum; and, hire and train Curriculum Development Coaches and Mentors.	Youth Activities	Countywide	-	-	\$ 34,836.00	\$ -		W9 not provided, proof of insurance not provided

Competitive Grants											
Application ID	Organization Name	Application Title	Brief Description	Impact Area	Geographic Focus	Years Funded		Requested Amount	Amount Eligible	Committee Recommendations	Reason for Award Change
491699	Youth Corps	Workforce Of The Future	Program will improve recruitment efforts for their leadership development program. CIG funds will be used to support school engagement, community meetings, and a weekend retreat for potential students.	Youth Activities	Multiple	-	-	\$ 49,860.00	\$ 27,360.00		This application included \$16,000 requests for scholarships, a \$2000 request for a venue for a weekend retreat, \$1,500 for recruitment events, and \$3,000 for recruitment materials. The \$16,000 for scholarships can be considered a cash award which is ineligible. The remaining administrative cost (related to recruitment events) can be considered regular operating expenses, which are ineligible under CIG guidelines.
				Totals:				\$ 1,789,175.00	\$ 950,771.00	\$ 560,000.00	

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Transportation Agenda Briefing

Prepared by:	Mike Maloney, PE	Title:	Director
Department:	Transportation	Division:	
Date Prepared:	March 31, 2025	Meeting Date:	April 22, 2025
Legal Review	Patrick Wright via email	Date:	April 14, 2025
Budget Review	Maddison Wilkerson via email	Date:	April 7, 2025
Finance Review	Stacey Hamm via email	Date:	April 4, 2025
Approved for consideration:		Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM
Meeting/Committee	Transportation Ad Hoc		
Subject	Award of construction - Resurfacing Package U		

RECOMMENDED/REQUESTED ACTION:

County staff recommend the award of contract to Armstrong Contractors, LLC with the lowest responsive, responsible bid in the amount of \$2,739,000 to include a 15% contingency for a total approved amount of \$3,149,850.

Request for Council Reconsideration: ☒ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

The bid comes in below the engineer's estimate of \$3,818,425.10. The savings will allow the Penny to fund additional resurfacing projects.

Applicable fund, cost center, and spend category:

Fund: 1332 Transportation Tax Roadways

Cost Center: 9950 Capital Projects

Spend Category: Construction

Project: Resurfacing Package U

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

On February 11, 2025, bids were received for solicitation RC-698-B-25 Resurfacing Package U. There were four (4) submittals which were reviewed and found to have no discrepancies. Procurement recommends award to Armstrong Contractors, the lowest, responsive, responsible bidder.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

None applicable

TRANSPORTATION PROJECT IMPACT:

Project Referendum:	2012 Transportation Penny		
Project Name:	Resurfacing Package U		
From:	District 8	To:	District 9
Project Category:	Resurfacing		
Project Services:	Construction		
Project Type <small>(2024 Referendum Only)</small>	Click or tap to enter a date.		

Transportation Project Budgetary Impact:

Total Project Budget:	\$6,500,000
Requested Amount:	\$3,149,850
Remaining Project Budget:	\$3,350,150

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

The thirty six roads in the Resurfacing Package U bid package provide almost eight miles of restored roads. The pavements have a rating that requires restoring the roads from existing poor conditions to excellent conditions. The existing Pavement Conditions Index (PCI) values range from 30 to 52; 100 is excellent. The work needed includes pavement and base rehabilitation, replacement of curb and gutter, milling, full-depth patching, and resurfacing of approximately 7.91 miles of roadway located in Richland County.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

Goal: Plan for growth through inclusive and equitable infrastructure

Objective: Create Excellent Facilities

SUMMATIVE OVERALL COUNTY IMPACT:

- This project was anticipated with funding from the 2012 referendum for a Sales and Use Tax.
- The roads involved help balance the Penny expenses in the Council District prorata.
- The work involved restores the drivability and walkability of the roads involved.
- This project received a bid lower than the engineer's estimate.

ATTACHMENTS:

1. Recommendation Letter
2. Listing of Roads

**RICHLAND COUNTY GOVERNMENT
PROCUREMENT DEPARTMENT**

2020 Hampton Street, Suite 3064, Columbia, SC 29204
T 803-576-2130 | F 803-576-2135
richlandcountysc.gov

Attachment 1



February 12, 2025

To: Mr. Michael Maloney, Director of Transportation

From: Deramus Forrester, Contract Analyst

CC: Mrs. Jennifer Wladischkin, Director of Procurement, Dr. Ali Eliadorani, Project Manager

Re: RC-698-B-25 Resurfacing Package U

On February 11, 2025, bids were received for solicitation RC-698-B-25 Resurfacing Package U. There were four (4) submittals which were reviewed and found to have no discrepancies. The bids received were as follows:

Resurfacing Package U Project - BID RESULTS SUMMARY	
BIDDER	SUBMITTED BID
Armstrong Contractors, LLC	\$2,739,000.00
Blythe Construction, Inc	\$3,346,173.26
Palmetto Corp of Conway, Inc	\$3,930,301.35
Truerock Construction, LLC	\$4,943,353.05

Further review shows that Armstrong Contractors, LLC. is duly licensed in South Carolina to perform this work. A copy of their license is attached.

A Non-Mandatory Pre-Bid Conference was held at 10 a.m. on January 23, 2025, during which attendees gained information and bidding directives for the project. See the attached sign-in log.

Attached is a final bid tab sheet for your reference which indicates Armstrong Contractors' bid is 28.3% lower than the Engineer's Estimate of \$3,818,425.10, dated December 17, 2024. There was not a SLBE goal established for this project.

It is Procurement's recommendation that a contract be awarded to the lowest responsive and responsible bidder, Armstrong Contractors, LLC to include a 15% construction contingency of \$410,850.00.

RICHLAND COUNTY GOVERNMENT OFFICE OF PROCUREMENT AND CONTRACTING
2020 HAMPTON STREET, SUITE 3064, COLUMBIA, SC 29204-1002

Project #: RC-698-B-25	Project Name: Resurfacing Package U	Date: 1/23/2025	
		Time: 10 am	
COMPANY NAME	REPRESENTATIVE	EMAIL ADDRESS	TELEPHONE/FAX
Palmetto Corp of Conway	Lou Almonte	lalmonte@palmettocorp.com	843-365-2156
Armstrong Contractor's	Erik McDonald	erik@armstrongcontractors.com	
Richland County	Tamar Black	black.tamar@richlandcountysc.gov	803-576-2132
Richland County	Ali Eliadorani	eliadorani.ali@richlandcountysc.gov	
Richland County	Deramus Forrester	forrester.deramus@richlandcountysc.gov	803-576-2133
	Parker McInnis		

***** PLEASE PRINT CLEARLY! IF THE INFORMATION IS NOT LEGIBLE YOUR ATTENDANCE MAY NOT BE CONSIDERED! *****

Print this page

Board: Commercial Contractors

ARMSTRONG CONTRACTORS LLC

600 LONGTOWN ROAD
COLUMBIA, SC 29229-0018
(803) 788-1190

License number: 107878

License type: GENERAL CONTRACTOR

Status: ACTIVE

Expiration: 10/31/2026

First Issuance Date: 01/28/2003

Classification:

Asphalt Paving-AP5

Water & Sewer Lines-WL5

Qualified By: Financial Statement

President / Owner: MICHAEL ARMSTRONG

[Click here for Classification definitions and licensee's contract dollar limit](#)

Supervised By

ARMSTRONG MICHAEL (CQG)

[File a Complaint against this licensee](#)

Board Public Action History:

View Orders

View Other License for this Person

No Orders Found

		Armstrong Contractors	Blythe Construction Inc	Palmetto Corp of Conway	Truerock Construction LLC
RC-698-B-25	Total Cost	\$2,739,000.00	\$ 3,346,173.26	\$3,930,301.35	\$ 4,943,353.05
Resurfacing Package U					
Due Date 2/11/2025 at 2 pm					

RESURFACING PACKAGE “U”

SCOPE

Milling, full depth patching, and/or resurfacing of approximately 7.91 miles of roadway located within Richland County.

Project Length: ~7.9 mi

District: 8 and 9

PM: Ali Eliadorani

Road Name	District	Length (mi)	Road Name	District	Length (mi)
Castleton Ln	8	0.07	Blue Bill Ct	9	0.02
Fishers Wood Ct	8	0.04	Camp Creek Dr	9	0.95
Fishers Wood Dr	8	0.21	Coach Trail Ct	9	0.05
Laurel Ridge Dr	8	0.06	Dibble Ln	9	0.19
London Ln	8	0.09	Gracewood Dr	9	0.08
Muirfield Ct E	8	0.14	Greenglen Dr	9	0.14
Old Park Cir	8	0.09	Holliday Rd	9	0.45
Ridge Point Dr	8	0.04	Hunters Hill Dr	9	0.29
Rose Creek Ct	8	0.20	Mallet Hill Ct	9	0.26
Rothberry Ct	8	0.07	McNeely Rd	9	0.17
Shadow Grey Ct	8	0.10	Miles Park Dr	9	0.08
Springbrook Rd	8	0.20	N Lake Pointe Dr	9	0.47
Troon Ct	8	0.05	Old Clemson Rd	9	0.41
Unnamed St No 3 (CR-104)	8	0.18	Rivkin Blvd	9	0.43
Wild Rose Ct	8	0.03	Roseberry Ln	9	0.05
Worthington Pkwy	8	0.32	Silver Lake Rd E	9	0.27
			Tallawood Ln	9	0.51
			Tamwood Ln	9	0.37
			Wildewood Park Dr	9	0.18
			Woodchase Ln	9	0.14

PUBLIC STATUS: Closing date for the bid to award the contract for construction was on 2/11/25. The lowest bidder has been determined and Transportation is waiting to receive the official results from the Procurement Department.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Informational Agenda Briefing

Prepared by:	Michael Maloney, P.E.	Title:	Director
Department:	Transportation	Division:	
Date Prepared:	April 16, 2025	Meeting Date:	April 22, 2025
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM	
Meeting/Committee	Transportation Ad Hoc		
Subject:	Transportation Updates		

UPCOMING MEETINGS

April 24	5:00-7:00 pm	Shop Road Extension Phase 2 Public Information Meeting	Bluff Road Park 148 Carswell Dr, Columbia, SC 29209
May 6	6:00 pm	Update Irmo Town Council Broad River Road project	Irmo Town Hall 7300 Woodrow St, Irmo, SC 29063
May 19	2:00 pm	Greenways Commission meeting	Zoom
May 19	4:00 pm	TPAC meeting	2020 Hampton .St 4th floor conference room
May/June	5:00-7:00 pm	Kelly Mill Road Public Information Meeting	TBD

CURRENT PROJECTS UPDATE

Projects in Construction

Blythewood Rd Widening	The project started construction in April 2023 and completion should occur in September 2025. Cherokee Construction will shift traffic to the south side of the roadway in one week. With a closure of southern Community Road coming in May, Cherokee Construction has been requested to focus on the roundabout completion while they are working on the north side of Blythewood Road.
Sunset Drive Sidewalk	The project construction started in May 2024 and completion shall occur in July 2025. The road is open to traffic. The sidewalk project crews will use flaggers to accommodate traffic.
Dirt Road Paving Project O	The project consists of improving Nathan Ridge Ln, Jackson Rd, Sara Mathews Rd, and Howard Coogler Rd. Final Walk-Through completed. Project close out underway.
Alpine Rd Resurfacing and Sidewalk Improvement	The project construction started in February 2024 and substantial completion occurred in October 2024. Close-out documents submitted to SCDOT for approval.
Atlas Rd Widening	The project consists of Phase 1A (Utilities), Phase 1B (Roadway - Shop Rd to Garners Ferry Rd), and Phase 2 (Roadway - Bluff Rd to Shop Rd). Phase 1A construction started in January 2025 and the completion shall occur in June 2026. Phase 1B construction start will be confirmed based on 1A progress. Phase 2 is in design review of roadway and utility design.
Percival Rd Sidewalk	The project construction started in January 2025 and completion shall occur in September 2025.

Resurfacing Package U	The project has been recommended by staff for award, awaiting Council approval.
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Projects in Right-of-Way Acquisition

Broad River Rd Widening	The OET is currently acquiring Rights of Way and easements for the project. All applicable permits and submittals are proceeding as planned. The project will start with initial temporary signals and a utility move in designated sections.
Pineview Rd Widening	The OET is currently acquiring Rights of way.
Smith-Rocky Branch Greenway	Submitted plans to the City of Columbia and received comments back in October 2024. Norfolk Southern has approved the plans but CSX has denied waiving the restrictive covenant on the Vulcan property. Currently working on alternatives to potentially shift the alignment and mitigate the ROW issue.
Dirt Road Paving Program	The following dirt roads in Council District 10 are at 100% design and are awaiting completion of ROW acquisition: Smith Myers Rd; Dry Branch Way; Taylor Arch Rd; Goodwin Way; Smithcreek Rd; and Spring Creek Rd.
Spears Creek Church Rd. Widening	Received authorization to proceed (ATP) into ROW acquisition from SCDOT. Design modification approved for OET to update SCDOT's bridge drawings in accordance with the 2024 bridge design memos.
Lower Richland Blvd. Widening	Received ATP into ROW acquisition from SCDOT. Target right of way acquisition complete or right of entry obtained in November 2025.
Broad River Rd Corridor NIP	Received ATP for ROW acquisition.

Decker/Woodfield NIP	Performing land acquisition for Brookfield Rd and Hunt Club Rd. Faraway Dr. Sidewalk is completed. Final construction plans have been submitted to SCDOT for Hunt Club Rd.
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Projects in Design

Bluff Rd Improvements, Phase 2	Final ROW plans and comments submitted to SCDOT for review in November 2024.
Polo Rd Widening	Design review and adjustments are occurring based on SCDOT comments.
Blythewood Rd Area Improvement	For McNulty Road - Awaiting ROW plans approval for ATP into ROW acquisition. The encroachment permits for Creech Road have been approved. Creech Road is underway with ROW acquisition.
Shop Rd Widening	Hydro response and updated ROW plans were submitted to SCDOT on 3/7/24. Expected to receive ATP for ROW from SCDOT.
Clemson Rd & Sparkleberry Ln Intersection	Awaiting SCDOT approval for ROW plans.
Kelly Mill Rd Special Project	SCDOT reviewed the 30% design. ROW plans have been submitted to SCDOT. Planning the Public Information Meeting for May or June.
Shop Rd Extension Special Project Phase 2	Preliminary design/concept has commenced for support in upcoming public meetings.
Crane Creek Greenway	In the process of obtaining and finalizing the City's flood permit, land disturbance permit and navigable water permit. Easement documents being prepared.
Gills Creek Greenway	Completing the design and acquisition process. Meeting set up in April 2025 with City of Columbia regarding the location of alignment along Crowson Rd.

Jackson Creek (Columbia Mall) Greenway	A public information meeting is expected to schedule soon.
NIPs	Trenholm/New Castle, Crane Creek, and SERN phase 2 are all awaiting an encroachment permit from SCDOT.
Dirt Road Paving Program	Several projects are in design and land acquisition.
Three Rivers Greenway Phase 2	The Penny will bid the project out to contractors. Finalizing the project manual.
Bikeways	Awaiting a request from the City of Columbia for the funds for eight bikeways.

Program Planning

Transportation Penny staff is starting the project scoring for projects in the 2024 Needs Assessment.

Transportation will require a consultant to help prepare the project plan for road widenings and intersection improvements.

- Photos of projects
- Maps images of projects
- Prepare project descriptions
- Analyze traffic accident reports
- Sub consult to a traffic counting firm
- Document roadway lane needs thru 2050, and preliminary warrant analysis for intersections.

Transportation will require another consultant to help prepare the project plan for bike-ped projects.

- Photos of projects
- Maps images of projects
- Prepare project descriptions
- Analyze neighborhoods in need of connection to schools, parks, shopping.
- Analyze fitment and conditions for bike traffic
- Compare to local studies/plans.

There are three areas where government experts are needed for project scoring.

1. Outside funding opportunities
 - a. Reginald Simmons, CMCOG – MPO has offered to help identify funding opportunities.
2. Economic development areas
 - a. Economic Development/Planning & Development – Collaboration with County staff and OET.
3. Blight elimination areas
 - a. Community Development – Collaboration with County staff and OET.



REQUEST OF ACTION

Subject: FY25 - District 3 Hospitality Tax Allocations

A. Purpose

County Council is being requested to approve a total allocation of **\$5,000** for District 3.

B. Background / Discussion

For the 2024 - 2025 Fiscal Year, County Council approved designating the Hospitality Discretionary account funding totaling \$82,425.00 for each district Council member. The details of these motions are listed below:

Motion List (3rd reading) for FY17: Hospitality Tax discretionary account guidelines are as follows: (a) Establish a H-Tax discretionary account for each Council District; (b) Fund the account at the amount of \$164,850.00; (c) Council members will recommend Agencies to be funded by their allocation. Agencies and projects must meet all of the requirements in order to be eligible to receive H-Tax funds; (d) All Council recommendation for appropriations of allocations to Agencies after the beginning of the fiscal year will still be required to be taken back to Council for approval by the full Council prior to the commitment of funding. This would only require one vote.

Motion List (3rd reading) for FY25, Regular Council Meeting – June 18, 2024: Establish Hospitality Tax discretionary accounts for each district in FY25 at the amount of \$82,425. Move that up to \$300,000 of unallocated district specific H-Tax funding for FY23-24 be carried over and added to any additional funding for FY24-25.

Pursuant to Budget Memorandum 2017-1 and the third reading of the budget for FY25 each district Council member was approved \$82,425.00 to allocate funds to Hospitality Tax eligible organizations of their own discretion. As it relates to this request, District 3 H-Tax discretionary account breakdown and its potential impact is listed below:

Initial Discretionary Account Funding	\$ 82,425
FY2024 Remaining	\$113,250
SC Juneteenth Freedom Festival	\$ 5,000
Total Allocation	\$ 5,000
FY25 Approved Allocations YTD	\$176,000
Remaining FY2025 Balance	\$ 14,675

C. Legislative / Chronological History

- 3rd Reading of the Budget – June 8, 2017
- Regular Session - May 15, 2018
- 3rd Reading of the Budget FY19- June 21, 2018
- 3rd Reading of the Budget FY20- June 10, 2019
- 3rd Reading of the Budget FY21- June 11, 2020
- 3rd Reading of the Budget FY22- June 10, 2021
- 3rd Reading of the Budget FY23- June 7, 2022
- 3rd Reading of the Budget FY24- June 6, 2023
- 3rd Reading of the Budget FY25- June 18, 2024

D. Alternatives

1. Consider the request and approve the allocation.
2. Consider the request and do not approve the allocation.

E. Final Recommendation

Staff does not have a recommendation regarding this as it is a financial policy decision of County Council. The funding is available to cover the request. Staff will proceed as directed.



REQUEST OF ACTION

Subject: FY25 - District 6 Hospitality Tax Allocations

A. Purpose

County Council is being requested to approve a total allocation of **\$3,000** for District 6.

B. Background / Discussion

For the 2024 - 2025 Fiscal Year, County Council approved designating the Hospitality Discretionary account funding totaling \$82,425.00 for each district Council member. The details of these motions are listed below:

Motion List (3rd reading) for FY17: Hospitality Tax discretionary account guidelines are as follows: (a) Establish a H-Tax discretionary account for each Council District; (b) Fund the account at the amount of \$164,850.00; (c) Council members will recommend Agencies to be funded by their allocation. Agencies and projects must meet all of the requirements in order to be eligible to receive H-Tax funds; (d) All Council recommendation for appropriations of allocations to Agencies after the beginning of the fiscal year will still be required to be taken back to Council for approval by the full Council prior to the commitment of funding. This would only require one vote.

Motion List (3rd reading) for FY25, Regular Council Meeting – June 18, 2024: Establish Hospitality Tax discretionary accounts for each district in FY25 at the amount of \$82,425. Move that up to \$300,000 of unallocated district specific H-Tax funding for FY23-24 be carried over and added to any additional funding for FY24-25.

Pursuant to Budget Memorandum 2017-1 and the third reading of the budget for FY25 each district Council member was approved \$82,425.00 to allocate funds to Hospitality Tax eligible organizations of their own discretion. As it relates to this request, District 6 H-Tax discretionary account breakdown and its potential impact is listed below:

Initial Discretionary Account Funding	\$ 82,425
FY2024 Remaining	\$300,000
South Carolina Ballet	\$ 3,000
Total Allocation	\$ 3,000
FY25 Approved Allocations YTD	\$ 97,000
Remaining FY2025 Balance	\$282,425

C. Legislative / Chronological History

- 3rd Reading of the Budget – June 8, 2017
- Regular Session - May 15, 2018
- 3rd Reading of the Budget FY19- June 21, 2018
- 3rd Reading of the Budget FY20- June 10, 2019
- 3rd Reading of the Budget FY21- June 11, 2020
- 3rd Reading of the Budget FY22- June 10, 2021
- 3rd Reading of the Budget FY23- June 7, 2022
- 3rd Reading of the Budget FY24- June 6, 2023
- 3rd Reading of the Budget FY25- June 18, 2024

D. Alternatives

1. Consider the request and approve the allocation.
2. Consider the request and do not approve the allocation.

E. Final Recommendation

Staff does not have a recommendation regarding this as it is a financial policy decision of County Council. The funding is available to cover the request. Staff will proceed as directed.



REQUEST OF ACTION

Subject: FY25 - District 9 Hospitality Tax Allocations

A. Purpose

County Council is being requested to approve a total allocation of **\$5,000** for District 9.

B. Background / Discussion

For the 2024 - 2025 Fiscal Year, County Council approved designating the Hospitality Discretionary account funding totaling \$82,425.00 for each district Council member. The details of these motions are listed below:

Motion List (3rd reading) for FY17: Hospitality Tax discretionary account guidelines are as follows: (a) Establish a H-Tax discretionary account for each Council District; (b) Fund the account at the amount of \$164,850.00; (c) Council members will recommend Agencies to be funded by their allocation. Agencies and projects must meet all of the requirements in order to be eligible to receive H-Tax funds; (d) All Council recommendation for appropriations of allocations to Agencies after the beginning of the fiscal year will still be required to be taken back to Council for approval by the full Council prior to the commitment of funding. This would only require one vote.

Motion List (3rd reading) for FY25, Regular Council Meeting – June 18, 2024: Establish Hospitality Tax discretionary accounts for each district in FY25 at the amount of \$82,425. Move that up to \$300,000 of unallocated district specific H-Tax funding for FY23-24 be carried over and added to any additional funding for FY24-25.

Pursuant to Budget Memorandum 2017-1 and the third reading of the budget for FY25 each district Council member was approved \$82,425.00 to allocate funds to Hospitality Tax eligible organizations of their own discretion. As it relates to this request, District 9 H-Tax discretionary account breakdown and its potential impact is listed below:

Initial Discretionary Account Funding					\$ 82,425
FY2024 Remaining					\$232,935
	Columbia Association	Music	Festival		\$ 5,000
Total Allocation					\$ 5,000
FY25 Approved Allocations YTD					\$119,000
Remaining FY2025 Balance					\$191,360

C. Legislative / Chronological History

- 3rd Reading of the Budget – June 8, 2017
- Regular Session - May 15, 2018
- 3rd Reading of the Budget FY19- June 21, 2018
- 3rd Reading of the Budget FY20- June 10, 2019
- 3rd Reading of the Budget FY21- June 11, 2020
- 3rd Reading of the Budget FY22- June 10, 2021
- 3rd Reading of the Budget FY23- June 7, 2022
- 3rd Reading of the Budget FY24- June 6, 2023
- 3rd Reading of the Budget FY25- June 18, 2024

D. Alternatives

1. Consider the request and approve the allocation.
2. Consider the request and do not approve the allocation.

E. Final Recommendation

Staff does not have a recommendation regarding this as it is a financial policy decision of County Council. The funding is available to cover the request. Staff will proceed as directed.



Richland County Council

STATEMENT OF RECUSAL

In accordance with Section 8-13-700(B) [provides in part that no public official, public member or public employee may make, participate in making, or in any way attempt to use their official office, membership or employment to influence a governmental decision in which they, a member of their immediate family, an individual with whom they are associated, or a business with which they are associated has an economic interest.], I hereby recuse myself from all votes, deliberations and other action on the following matter(s):

(Please add agenda Item number and description): Regular Council Meeting 5.6.25
11a / 17b - Project Mockingbird and
Project Huger

REASONS FOR DISQUALIFICATION:

My parent company represents the
Applicant

Jessica Mackey / Jessica Mackey
Print and sign your name

Anette King / Anette King
Print and sign your name

5/6/25
Date

5/6/25
Date received by Clerk Dept.



Richland County Council

STATEMENT OF RECUSAL

In accordance with Section 8-13-700(B) [provides in part that no public official, public member or public employee may make, participate in making, or in any way attempt to use their official office, membership or employment to influence a governmental decision in which they, a member of their immediate family, an individual with whom they are associated, or a business with which they are associated has an economic interest.], I hereby recuse myself from all votes, deliberations and other action on the following matter(s):

(Please add agenda Item number and description): Council Agenda 5-6-26

8-C - 120 Clemson Rd. - TMS: R25680-01-38
+ 8-E B/S Clemson Rd. TMS: R25800-04-01

REASONS FOR DISQUALIFICATION:

Own property next to this.

Dan Weaver Dan R. Weaver
Print and sign your name

5/6/25
Date

Anette King Anette King
Print and sign your name

5/6/25
Date received by Clerk Dept.